



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 1, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:05 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 LAURIE ROMANO, Present
 DAWN SHERRY, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present from 3:05 p.m., until 3:40 p.m.; from 4:49 p.m. until 5:16 p.m.
 KELLY BRODISON, Planning Technician, Present
 KATHLEEN GOO, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on April 27, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of April 24, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 24, 2006, with corrections.

Action: Wienke/Manson-Hing, 8/0/0 (Bartlett abstained from Item #2, 1480 Lou Dillon Lane, and Romano abstained from Item #6, 2027 Santa Barbara Street).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member LeCron with the exception of the landscaping for Items J & K reviewed by Board member Mudge.

Action: Manson-Hing/Sherry, 8/0/0.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Brodison announced the following changes to the agenda.

- a) Item #6, 1916 Chino Street has been continued one week at the applicant's request.
- b) For the record: Letters from Ms. Virginia Ramsey and Mr. Brian Herskerwitz were not received in time to be read at the April 24, 2006 ABR meeting for Item #5, 1303 Ferrelo Road, Lot 28, regarding their opposition to the amount of earthwork and the mass, bulk, and scale of the proposed project.
- c) With the Board's unanimous agreement, a site visit will be arranged before the proposed 1480 Lou Dillon Lane project is next scheduled to return before the Board.
- d) The applicant, Mr. Jerome White, for Item #4, 230 Stearns Wharf on tonight's agenda is requesting final approval for the proposed project.

2. The Board had no announcements.

3. Jaime Limón, Senior Planner, made the following announcements:

- a) Reminded the Board of the televised unveiling for Neighborhood Preservation Ordinance (NPO) presentation, workshop and open house scheduled for 12:30 p.m., Saturday, May 13, 2006 at the Main Library's Faulkner Gallery, of which City Council, Planning Commission, and the Historic Landmarks Commission (HLC) will also be in attendance.
- b) The first Public Hearing of these NPO Guidelines has been scheduled for the ABR Full Board Agenda on Monday, May 22, 2006 for the Board's input, discussion, and review, with a follow-up meeting to occur the following month. An NPO information packet will be sent to all Board members prior to these scheduled meetings.

E. Subcommittee Reports.

Chair Bartlett announced that, due to scheduling conflicts, Mark Wienke will be taking over for him as Airport Subcommittee *liaison*, and that he will now serve as an alternate.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW: JOINT SESSION ITEM WITH HISTORIC LANDMARKS COMMISSION**1. CITYWIDE**

? Zone

Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2004-00691
 Owner: City of Santa Barbara

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 059-04)

(3:31)

Fred Luna, Project Manager for Santa Barbara County Association of Governments (SBCAG); David Beard, Caltrans; Scott Newland, Caltrans; and Peter New, Caltrans Landscape Architect, present.

HLC Commissioners present (Roll call of HLC members taken by Mr. Limón):

Philip Suding, HLC Chair (left at 3:56 p.m.); William LaVoie, HLC Vice-Chair; and HLC Commissioners Louise Boucher, Steve Hausz (left at 5:12 p.m.), Fermina Murray (left at 5:12 p.m.), and Susette Naylor (left at 4:49 p.m.); present.

HLC Commissioners: Vadim Hsu, Alex Pujo, and Caren Rager are absent from tonight's joint meeting.

Peter New announced new project items of interest regarding the Old Coast Highway Improvement Sidewalk, and a Multi-Purpose Path Construction that does not yet have a presentation ready.

Public comment opened at 3:57 p.m. and, as no one wished to speak, closed at 3:58 p.m.

Motion: Final Approval with the following conditions: 1) As to the Bridges: The Board finds the Milpas Street Bridge to be successful and acceptable with no adjustments to be made. 2) The Cacique Bridge's capitals should be raised closer to the spring line of the arch. 3) The arch shadow line on the return panels shall mimic more closely the profile of the center span. 4) As to the Signage: The sign shape should be simplified, i.e., a rectangular form without the blue sky option. 5) Restudy other choices for the coloration and design style for the support, i.e., provide other choices for review by the Board other than the truss and bent arm approach. 6) As to the Butterfly Pedestrian Undercrossing: Restudy the arch form above the current undercrossing to be more similar in style to what is be found at the Mission. 7) The addition of buttresses should receive the end wall treatment of the adjacent pilasters where the chain link fence hits the new steel railing at the entrance to the underground stairs. 8) As to the Lighting: The lighting, especially along Alisos and Cacique Streets, shall follow the new City Streetlight Standards utilizing the fluted grey concrete poles with the Lumec Domus light fixtures. 9) As to the Sound walls and Retaining walls: The color should be of a more muted (less intense) or grey tone mixture, in order to accentuate the differentiation with the sandstone cap. 10) Collectively, the HLC Commission and ABR Board members would like to extend their appreciation to Caltrans for their continued effort on this project. 11) The applicant shall return to the Consent Calendar for a Review After Final regarding the aforementioned changes.

Action: ABR: LeCron/Wienke, 8/0/0.

HLC: 5/0/0 (Suding stepped down; Hsu, Pujo, and Rager absent)

Motion: **LANDSCAPING:** Final Approval as submitted of the landscape plan with the following conditions: 1) The applicant shall explore upsizing some of the more mature tree species where they will have a significant impact. 2) The Board will be looking for up to 48-inch box trees. 3) The applicant shall return to the Consent Calendar for a Review After Final regarding the aforementioned changes.

Action: ABR: Mudge/Romano , 8/0/0.
HLC: 5/0/0 (Suding stepped down; Hsu, Pujo, and Rager absent)

HOT SPRINGS ROUNDABOUT IMPROVEMENTS

(5:13)

Fred Luna, SBCAG Project Manager, George Hale, Art Tyree, David Black, Landscape Architect, present.

HLC Commissioners present: Commissioners Bill LaVoie, and Louise Boucher.

Public comment opened at 5:38 p.m.

Mr. David VanHoy, architect for the Montecito Country Club, supplied additional information to the Board on coordinating efforts with SBCAG for the transition area north of the roundabout and before the Montecito Country Club regarding grading, retaining wall, and other related landscaping, berming, and improvement issues for the proposed project.

Mr. Thomas Bollay, for the Coast Village Business Association, queried whether there was a possibility to soften the hardscape or amount of runoff paving, enlarge the mediums, affect the onramps and off ramps to appear less urban and more rural, meander the sidewalks in the landscaping away from the paving, and increase the overall landscaping for the proposed roundabout project.

Public comment closed at 5:43 p.m.

Motion: Final Approval as submitted with the following conditions: 1) As to the Roundabout: The applicant shall research ways to meander or pull the sidewalks back from the curb line at former gas station site and along the proposed landscaping improvements abutting the golf course. 2) The stone work on the roundabout shall be of a hand-hewn detail. 3) As to the Street Lighting: The streetlights shall match the new City Streetlight Standards utilizing the fluted grey concrete poles with the Lumec Domus light fixtures. 4) The pedestrian and bicycle path lighting shall match the standard that is currently used on Coast Village Road. 5) As to the Old Coast Highway Sidewalk Improvements: The Board will look for new landscaping efforts both in the parkway and behind the walk as the sidewalk varies in location. 6) Study the feasibility of a 30-inch parkway along Old Coast Highway in terms of practical sustainable planting for a more rural look as opposed to a manicured landscape, depending upon the planned planting palate and landscape treatment. 7) As the sidewalk approaches the intersection of Cabrillo Boulevard, near the onramp, the handicap ramp shall be reconfigured to allow for more landscaping and a more graceful end to the sidewalk at that location. 8) As to the Zoo wall: The buttresses are acceptable as proposed, with the landscaping to eventually cover the proposed wall. 9) The applicant shall return to the Consent Calendar for a Review After Final regarding the aforementioned changes.

Action: ABR: Wienke/Romano, 8/0/0.
HLC: 1/1/0 (LaVoie opposed).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 900 - 1100 LAS POSITAS RD**

COUNTY Zone

Assessor's Parcel Number: 047-010-016
Application Number: MST99-00608
Architect: Jeff Gorrell
Engineer: Peter Nostrand
Applicant: Mark Lee

(This is a revised proposal for Veronica Meadows. The project consists of the annexation of approximately 50 acres. A subdivision and development is proposed on approximately 15 acres. The remaining 35 acres would remain in open space. The site plan is completely revised in response to City Council direction. The proposed site layout now contains 15 residential lots and a location for a proposed footbridge (shared by City) to cross the creek at the south end of the property.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

(6:04)

Jeff Gorrell, Architect; Mark Lee, Engineer; Steve Norrell, representative for the Applicant; and Bettie Weiss, City Planner, present.

Public comment opened at 6:21 p.m.

Ms. Elaine Bowie, neighbor, expressed concern regarding visual compatibility, aesthetics, accessibility, and design issues of the proposed project, and requested an Environmental Impact Report be done on the project. A letter was also submitted for the record files.

Mr. Ridge Baccash, neighbor from the Braemar Ranch Homeowner Association (including Alan Road, Vista Del Mar, and Wade and Solana Courts), expressed concern regarding the entrance access on Alan Road and compatibility, safety and accessibility issues of the proposed project. A letter was also submitted for the record files.

Walter & Inge Knapp, neighbor, expressed concern regarding the proposed project's compatibility with the surrounding neighborhood.

Ms. Delois Cramer, neighbor, expressed concern regarding creek setback issues of the proposed project.

Ms. Amanda DeLucia, neighbor, expressed concern regarding compatibility with the surrounding neighborhood of the proposed project.

Mr. Alan Ruper, neighbor, expressed concern regarding compatibility issues and traffic impacts of the proposed project.

Mr. Andrew Segal, neighbor, expressed concern regarding emergency vehicle accessibility and traffic impacts.

Mr. Daniel McCarter, neighbor, expressed concern regarding the proposed project's neighborhood compatibility issues with the character of the Arroyo Burro neighborhood, connectivity, routes to school, and new pedestrian links (proposed bridge placements) within the City Pedestrian Master Plan.

Public comment closed at 6:41 p.m.

Ms. Bettie Weiss, City Planner, clarified that staff has been working with the applicant on a new approach regarding issues of annexation, zoning, and a specific plan and details regarding the proposed project. She informed the Board that the proposed project is also being reviewed for input from the Creeks Advisory Committee, the Parks and Recreation Commission, and the Planning Commission. While the expressed comments and concerns regarding compatibility, approach circulation, and pedestrian path connection issues are of value, Ms. Weiss advised the Board that the other aforementioned Commissions will also be providing input and direction regarding creeks, setbacks, and drainage issues of the proposed project.

Motion: Continued indefinitely to the Planning Commission. The Board understands that the proposed project is a new proposal and has no purview over the issue of access, but the majority of the Board feels that the previous proposal was a better solution and offered many advantages to the City (i.e., creek restoration and dedicated open spaces, etc.). Given that the applicant has been directed by City Council and other advisory entities to abandon the previous proposal, the Board suggests the following additional comments: 1) The reduced density and proposed layout of the 15 lots is appropriate given the topography, creek, and the flood setbacks. 2) The transitions from the tract house theme of Alan Road to the more rural character of the proposed development is acceptable, with the entry node of the proposed oak groves serving as a good visual buffer between these two areas. 3) The building envelope at Lot 1 should have an increased setback with regard to the Alan Road subdivision in order to add to the visual buffer for the continuation of the proposed oak grove. 4) The Board appreciates the applicant's desire for the public roadway to have an aesthetic rural, rustic, and private feel and looks forward to the Public Works Department working closely with the applicant on the proposed project. 5) The applicant should explore the feasibility of reducing the large building envelopes on the west of the site in order to increase the open space area further along the creek, and not impinge or encroach upon the creek setback zone. 6) A common area shall be established beyond the 50-foot setback area. 7) Study the feasibility of a pedestrian/emergency access to connect the 15 homes to Las Positas Road and trail area 8) The example styles for the homes (Greene + Greene) are appropriate for the rural character of the proposed project. 9) The Board looks forward to the design guidelines to implement low lighting emission levels for public improvements and individual residences. 10) The Board understands that the building envelopes for structures would be set outside the 100-foot setback, and that the roadway would encroach into the 100-foot setback area as well as the usable back yard spaces for the individual residences, but no vertical structures within that buffer area.

Action: LeCron/Wienke, 8/0/0.

Ms. Weiss interjected into the motion that the aforementioned "private road" refers to a "public road with a private aesthetic feel," and that the Board needed to comment specifically on how the applicant could successfully accomplish a transition from one neighborhood to the other (i.e., increasing the setback and common area).

***** THE BOARD RECESSED FROM 7:30 P.M. UNTIL 7:58 P.M. *****

PRELIMINARY REVIEW**3. 800 MIRAMONTE DR**

A-1/C-X/E-1 Zone

Assessor's Parcel Number: 035-050-063
Application Number: MST2005-00352
Owner: Dreier Properties, LLC
Architect: Pacific Architects

(Proposal for a 2,117 square foot single-floor addition to an existing 17,873 square foot commercial building and the 1,476 square feet of detached garage area. There are 72 uncovered parking spaces on the 3.8 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION No. 004-06.)

(7:59)

Bill Wolfe, Architect; and Sam Mathis, Landscape Architect, present.

Public comment opened at 8:07 p.m. and, as no one wished to speak, closed at 5:08 p.m.

Motion: Final Approval with the following conditions: 1) The stone entry piece shall be lowered 12 inches. 2) The trees in the parking lot shall be changed to Melaleuca or Quercus trees.

Action: LeCron/Mudge, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 230 STEARNS WHARF**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022
Application Number: MST2004-00309
Owner: City of Santa Barbara
Applicant: Jerome White
Architect: Jerome White

(Proposal for a new 140 square foot outdoor seating area with four tables and a new 20 square foot recycling enclosure at the Santa Barbara Shellfish Company located on Stearns Wharf.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 024-05.)

(8:12)

Jerome White, Applicant and Architect, present.

Motion: Final Approval as noted in the plans.

Action: LeCron/Wienke, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 625 FLORA VISTA DR**

E-1 Zone

Assessor's Parcel Number: 041-385-003
Application Number: MST2006-00176
Owner: Allen Levy
Architect: Tom Ochsner

(Proposal to convert an existing attached 420 square foot two-car garage to living space, build a 144 square foot one-story addition, and a new attached 400 square foot two-car garage. The existing 1,688 square foot one-story single-family residence is located on a 13,752 square foot lot in the Hillside Design District. Modifications are required for encroachment of the converted living space within the front and side setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

(8:19)

Tom Ochsner, Architect; and Tisha Levy, Owner, present.

Motion: Continued indefinitely to Staff Hearing Officer with the following comments: 1) The Modification for Change-of-Use within the existing garage structure is supportable in that it precludes the necessity of a second-story addition. 2) The Board feels that it could support the front and side yard encroachments of the existing garage due its existing one-story building envelope and that it is only an internal change of use. 3) The proposed upgrades with the new garage and new entry structure are an enhancement to the neighborhood. 4) Reduce the paving for the proposed driveway and add a separate entrance walk to the front door. 5) Add vine pockets or trailing plants at the proposed retaining wall adjacent to the new garage. 6) Replacements for the two palm trees that are to be removed will be reviewed when the applicant returns. 7) After SHO and completing the aforementioned changes, the project is ready for Preliminary Approval and the applicant shall return to the Consent Calendar, with NPO findings to be made at Consent.

Action: Sherry/Mosel, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**6. 1916 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 043-122-022
Application Number: MST2005-00566
Owner: Angelo Salvucci
Applicant: Susan McLaughlin
Architect: David Winitzky
Agent: Don Elconin

(Proposal for condominium conversion of a one-story, 890 square foot, single-family residence and a two-story duplex with two 949 square foot units. The existing two-car carport will be demolished and a new two-car carport and an additional storage area will be constructed. The project will have three covered and three uncovered parking spaces, new pedestrian walkways, and additional hardscape for uncovered parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR A CONDOMINIUM CONVERSION.)

(8:34)

Motion: Continued one week at the applicant's request.

Action: Sherry/Manson-Hing, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1208 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 039-162-022

Application Number: MST2006-00196

Owner: Michael D. Steiner, C/O Dana Langley

Designer: Design Group

Agent: Raymond Appleton

(Proposal to add a new 366 square foot second-story to an existing 727 square foot one-story single-family residence on a 2,800 square foot lot. The proposal includes a new 437 square foot attached two-car garage with laundry space, and the demolition of the existing one-car garage. Modifications are required to allow encroachment into the interior yard setback, and to provide less than the required square footage of private outdoor living space.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:35)

Motion: Postponed indefinitely due to the applicant's absence.

Action: Wienke/LeCron, 8/0/0.

Motion: To re-open Item #7 due to the applicant's return.

Action: Mudge/Manson-Hing, 8/0/0.

THIS ITEM WAS HEARD OUT OF ORDER DUE TO THE APPLICANT'S RETURN.

(8:59)

Raymond Appleton, Agent from Permit Planners & Design Group, present.

Public comment opened at 9:06 p.m.

Chair Bartlett read a letter from Ms. Joan Livingston, neighbor, expressing her opposition to the large size of the proposed project on too small a lot, and questioned the justification for the requested Modification and zoning exemptions.

Public comment closed at 9:08 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments: 1) The Board finds the requested Modification is supportable since it is a definite improvement to the existing condition, abates non-conforming parking and setback, and is an aesthetic architectural upgrade to the neighborhood. 2) The reduction to the open space is supportable due to the small constrained size of the lot which creates a hardship and is taking two cars off the street. 3) The ribbon drive is a softer and a more historically interesting element. 4) The second-story balcony columns appear unsupported, and a simpler solution should be considered that doesn't compete with the first-floor details. 5) The second-story balcony plaster supports shall be replaced with a less heavy material, such as wood. 6) Restudy the heavy overhang and overdone roof skirt element to match the massing of the building, and consider giving the second-floor balcony it's own roof element. 7) It is understood that the water heater to the apartment will be removed.

Action: LeCron/Wienke, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1515 CLIFF DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-031-005
Application Number: MST2006-00203
Owner: Jeffrey Seawards
Architect: William Cooper

(Proposal to construct a new 3,347 square foot two-story, single-family residence with attached 480 square foot two-car garage, and a 473 square foot second-floor covered deck and stair on a vacant 10,996 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The project includes 207 cubic yards of grading outside the building footprint.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A COASTAL DEVELOPMENT PERMIT.)

(8:36)

William Cooper, Architect; and Jeffrey Seawards, Owner, present.

Motion: Continued indefinitely to Full Board with the following comments: 1) The applicant shall study a solution to minimize the retaining walls and driveway grading at the north east rear or property line side of the house. 2) Study the proposed house design to better follow the site topography. 3) Study minimizing the large roof overhang of the southwest rear deck portion of the house.

Action: LeCron/Sherry, 7/1/0 (Wienke opposed).

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 745 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 031-141-004
Application Number: MST2001-00730
Architect: Richard Johnson
Owner: Charles Crawford

(Proposal for a 340 square foot addition to the lower level of residence, a 204 square foot deck repair and 300 square foot deck addition, a 580 square foot patio, a new five foot high stucco wall at rear property line, and new roof to match existing. There is an existing residence on-site with a two-car garage located in the Hillside Design District.)

(Review After Final to change lower level siding from stucco to board and batt in the same color.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 518 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-211-028
Application Number: MST1999-00916
Owner: Planned Parenthood
Architect: Peter Ehlen
Applicant: Joe Steller

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of a new 7,150 square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley - APN 031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial and the second-story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

(Review After Final for replacing existing trellis with new trellis design and removal of exterior trim color.)

Continued two weeks to the Consent Calendar with the comment that the applicant shall return with a color board and connection details.

NEW ITEM**C. 54 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 015-312-004
Application Number: MST2006-00057
Owner: Symeon D. & Antoinette S. Argyropoulos
Designer: Christo Karsikis
Applicant: Christo Karsikis

(Proposal to repair structural members of exterior decks totaling 1,087 square feet, replace the guardrails and the stairway of an existing three-story single-family residence on a 17,027 square foot parcel located in the Hillside Design District.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final Approval of the project as noted on the plans with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

NEW ITEM**D. 1131 PUNTA GORDA ST**

R-3 Zone

Assessor's Parcel Number: 017-291-011
Application Number: MST2006-00244
Owner: Ernest & Lois M. Preston, Trustees

(Proposal for the rebuild of a 777 square foot non-conforming dwelling destroyed by fire that includes exterior changes to materials. There is an existing dwelling at the rear of the 7,850 square foot lot.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans.

NEW ITEM**E. 328 E MISSION ST**

E-1 Zone

Assessor's Parcel Number: 025-332-003
Application Number: MST2006-00235
Owner: Barbara Sanchez

(Proposal to permit an "as-built" freestanding trellis in the front yard and an "as-built" attached rear patio cover on an 8,823 square foot lot in the Mission Area Special Design District currently developed with a single-family residence.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final Approval as submitted.

NEW ITEM**F. 3245 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-104-008
Application Number: MST2006-00214
Owner: Christine Hammond
Architect: Richard Redmond

(Proposal to permit an as-built wood and stucco pier fence along Campanil Drive and the east property line approximately 160 feet long along Campanil Drive and 60 feet long along the eastern property line. Also proposed is the addition of 20 feet of new fence to the existing as-built fence on a 1.10 acre lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week to the Consent Calendar.

NEW ITEM**G. 305 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-211-019
Application Number: MST2006-00237
Owner: John E. & Janna M. Price
Agent: Eddie Deras

(Proposal to resurface existing stairs at the rear of an existing commercial building with tile, resurface existing treads, and install tile to the existing planter wall cap adjacent to the building.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Indefinite continuance at the applicant's request.

NEW ITEM**H. 1285 BEL AIR DR**

E-1 Zone

Assessor's Parcel Number: 049-232-004
Application Number: MST2006-00243
Owner: Hengameh Amiri
Architect: Douglas Jernberg

(Proposal to replace existing windows and a door, relocate existing electrical meter from rear of house to side of house, and an interior remodel for an existing 2,300 square foot two-story single-family residence with an attached 440 square foot garage on an 8,971 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

NEW ITEM**I. 3060 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 053-342-032
Application Number: MST2006-00248
Owner: Donald V. & Juanita J. Abel, Trustees
Engineer: A & S Engineering
Owner: Shell Oil

(Proposal to replace the decorative screen wall approximately 15 feet long and 6 feet high along the west side of the existing service station.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

FINAL REVIEW**J. 3060 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 053-342-032
Application Number: MST2003-00762
Owner: Donald V. & Juanita J. Abel, Trustees
Applicant: A & S Engineering

(Proposal for alterations on a existing Shell gas station including raising the existing canopy from 12.5 feet to 14.5 feet and replacing the existing canopy lighting with flush mounted non-drooped lenses.)

(Final Approval of the Landscape Plan is requested.)

Final Approval as submitted of the landscape plan.

FINAL REVIEW**K. 20 S VOLUNTARIO ST** R-2 Zone

Assessor's Parcel Number: 017-172-008
Application Number: MST2005-00068
Owner: Thomas Hashbarger and Richard Merrill
Architect: Thomas Hashbarger

(Proposal to convert two residential units to two condominium units and convert existing carport to garage. Project will result in one two-bedroom unit and one three-bedroom unit. Three covered and one uncovered parking spaces will be provided.)

(Final Approval is requested.)

Preliminary Approval as submitted of the Architecture and Final Approval as noted of the Landscape Plan.

**** MEETING ADJOURNED AT 9:26 P.M. ****