



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 15, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:04 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
- KELLY BRODISON, Planning Technician, Present
- KATHLEEN GOO, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW (ABR) SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 May 11, 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 (ABR) 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.)

Public comment opened at 3:05 p.m.

Mr. Bill Mahan, Planning Commissioner and citizen, spoke regarding the Joint Awards Program involving both the ABR & Historic Landmarks Commission (HLC) in their annual *joint* decisions on nominations for mayoral awards for excellence, such as the George Washington Smith Award for Architecture, the Lockwood DeForest Award for exemplary Landscape Design, the Saint Barbara Award for Public Service, and the Pearl Chase Award. Since 1986, he has been a part of this program which bestows mayoral awards in the form of handsome plaques to various deserving nominees. These tile and bronze plaques are usually given singly or in pairs with one intended for the actual recipient, and the other to be mounted or affixed to a building or landscape dedication area. Mr. Mahan also made the happy announcement that the Santa Barbara Architectural Foundation has generously offered to pay the expense (\$250 per award), in perpetuity, to provide for the two awards per year for the Program. A similar announcement will be made at the next HLC meeting this coming week.

Public comment closed at 3:12 p.m.

B. Approval of the minutes of the Architectural Board of Review meeting of May 8, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 8, 2006, with corrections.

Action: Mudge/Manson-Hing, 8/0/0 (Manson-Hing abstained on Item #4, 157 La Jolla Drive).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Wienke with the exception of the landscaping for Items O (400 Block Coronel Street), P (3245 Campanil Drive), and Q (155 Cedar Lane) reviewed by Board member Mudge.

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

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

1. Ms. Goo announced that she just received an email from Jeni Eddington, Creeks Program Assistant from the Park and Recreation Department/Creeks Program which mentioned that she will be including in next week's ABR agenda packet an invitation to the groundbreaking ceremony to celebrate the initiation of the Arroyo Burro Estuary and Mesa Creek Restoration Project. Details will be included in the agenda packet's invitation.

2. The Board made the following announcements:

- a) Chair Bartlett will be stepping down from Item #6, 1130 N. Milpas Street.
- b) Board member Wienke clarified that at last Saturday's NPO open house and workshop on May 13, 2006, "neighborhood compatibility" was interpreted to mean the distinctive style that already exists within a neighborhood, and is what gives the Board it's guidance to determine the stylistic character of a particular neighborhood.
- c) Chair Bartlett reminded the rest of the Board to submit their comments and suggestions to the appropriate staff regarding the Neighborhood Preservation Ordinance (NPO) Update, and the Bungalow Haven Historic District (Lower Riviera) informational packets they

received, which need to be reviewed and commented by the Board before these items come back at the May 22nd and May 30th meetings, respectively.

E. Subcommittee Reports.

Board member Sherry reported that at last week's Streetlight Guidelines Advisory Group meeting a discussion was held regarding whether the Guidelines should either be incorporated into the existing Santa Barbara Lighting Ordinance or incorporated as a resolution to the Ordinance. The issue is currently being discussed with the City Attorney's Office to determine the most appropriate method, i.e., possible incorporation into the existing Ordinance, with further subsequent changes incorporated as a resolution to the existing Ordinance.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 618 MIRAMONTE DR

E-1 Zone

(3:20) Assessor's Parcel Number: 035-252-004
 Application Number: MST2006-00228
 Owner: Douglas M. & Diane D. Eardley
 Architect: John Kelley

(Proposal to construct a new 209 square foot front porch and stairs and replace front door, two garage doors and some existing windows. The existing 105 square foot front porch & existing stairs will be demolished. The property consists of a 3,952 square foot single-family residence that includes a 413 square foot two-car garage and a 315 square foot basement located on an 11,691 square foot lot in the Hillside Design District. A modification is required for work in the front yard setback.)

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

(3:45)

John Kelly, Architect; and Douglas Eardley, Owner, present.

Public comment opened at 3:49 p.m. and, as no one wished to speak, closed at 3:50 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer (SHO) with the following comments:
 1) The front yard modification for reconfiguring the entry stairs and slightly enlarging the entry porch is minor in nature and provides a benefit to the neighborhood of a more usable front porch space. 2) The Board finds that the proposed replacement of the improvements does not increase the habitable area in the front yard setback. 3) Applicant shall restudy ways to add additional landscaping, e.g., at the base of the new porch wall, and adjacent to the westerly existing retaining wall along the driveway. 4) Applicant shall consider additional landscape screening of the open driveway/guest parking which is a visual barrier from the street. Screening shall not exceed the allowable heights. 5) The proposed recessed windows are an enhancement to the front elevation of the home. 6) The Board is concerned with the apparent lightness of the mass and scale of the proposed trellises; therefore, the applicant shall study and provide additional detailing on the proposed trellises. 7) The applicant shall proceed to the Consent Calendar when returning from SHO.

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

IN-PROGRESS REVIEW**2. 1009 DEL SOL AVE**

R-2/SD-3 Zone

Assessor's Parcel Number: 045-074-001
Application Number: MST2005-00132
Owner: Shawn K. Dirksen
Architect: Karl Eberhard

(Proposal to demolish an existing 1,650 square foot residence and associated site improvements to construct a two-story, two unit condominium duplex on a 6,000 square foot lot. The proposed units are 1,447 square feet and 1,467 square feet with two, two-car attached garages. Planning Commission approval for a Coastal Development Permit and a Tentative Subdivision Map is requested.)

(THIS IS AN IN-PROGRESS REVIEW OF THE ADDITION OF THIRD-STORY ROOF DECKS FOR EACH UNIT AND THE LANDSCAPE PLAN. PROJECT REQUIRES PLANNING COMMISSION REVIEW)

(4:01)

Karl Eberhard, Architect; and Shawn K. Dirksen, Owner, present.

Motion: Continued indefinitely to Full Board or Planning Commission with the following comments: 1) As to the Architecture: The Board finds the changes to the project to accommodate the third-story roof decks and stairs is not acceptable as presented. 2) The Board would consider the addition of roof decks if the applicant were to provide an access stairway that does not add mass, and did not add a third-story element to the building. 3) The applicant shall provide photo documentation from proposed third-story elevated levels to adjacent neighbors to evaluate impacts and privacy issues. 4) As to the Landscaping: The Board finds the Landscape Plan is acceptable as presented.

Action: LeCron/Wienke, 8/0/0(Wienke stepped down on the 4th comment regarding landscaping).

DISCUSSION ITEM:**3. PRESENTATION AND DISCUSSION OF PROPOSED FINANCIAL PLAN 2006-07; OPERATING AND CAPITAL BUDGET**

Staff: Bettie Weiss, City Planner

(Focus on Community Development Department, Planning Division and Major Workload Programs.)

(4:18)

Bettie Weiss, City Planner, present (with Michele De Cant, Administrative Analyst II, present in lieu of Mr. Paul Casey, Community Development Director, to assist in additional questions from the Board).

Ms. Weiss began her introduction by thanking the Board members for their attendance at last Saturday's Neighborhood Preservation Ordinance workshop and open house on May 13' 2006. Chair Bartlett complemented her staff on a great presentation.

UPDATE: Ms Weiss stated that the proposed budget presented for discussion regards the second year of a two-year fiscal financial plan for the Community Development (CD) Department, which does not include any estimated adjustments to implement the Neighborhood Preservation Ordinance information. The background information packet provided to the Board includes Planning Division programs and activities, proposed fee increases, annual performance plans for the CD Department-FY 2007, the budget worksession and public hearing schedule, and the City’s internet website location for further information. Ms. Weiss explained that this informational packet is based upon a performance measure program called P³, under the City Administrator, Jim Armstrong’s direction. The P³ program’s purpose is to create a greater tie between City resources and how they’re being used, City programs and their level of output, and other broader goals and objectives. Among the items discussed were: General Fund budget information, Fee Study update, major workload efforts, and P³ highlights.

Clarifications made in response to comments, suggestions, and/or questions by the Board:

1. REGARDING THE PRESENTED FEE COMPARISON CHART: The Tentative Subdivision Map’s current and proposed totals are a result of a goal adjustment of 30% for this fiscal year. The substantial percentage increase is result of an effort to make the remaining full adjustment during this part of the current fiscal year. REGARDING DART REVIEW: Every effort is given to ensure that the applicant achieves design review (DART) completion within the expected “full review process,” normally a standard two reviews (30-days), with an extra fee charged for every subsequent review i.e., third and fourth reviews, etc. Currently, the Planning Division has a record of approximately 70% of applications which achieve completeness by their second review in the DART process.
2. Requested more funding for an increase in staff in order to hold Completeness Reviews for applications in the design review process for the ABR which would greatly streamline the Board’s agendas, and prevent incomplete proposals lacking vital input from departments like Transportation that often necessitating re-design stipulations from the Board.
3. A suggestion was made to allow the Board to obtain individual Continuing Education credits (accredited) for Board member’s hours spent attending ABR meetings.

FINAL REVIEW

4. 40 CASS PLACE

A-F/SD-3 Zone

(4:40) Assessor's Parcel Number: 073-302-0BL
 Application Number: MST2004-00334
 Applicant: Owen Thomas
 Architect: David Black
 Owner: City of Santa Barbara - Airport
 Architect: Banyan Architects

(Proposal to construct three metal aircraft hangars (T-hangars) totaling 31,000 square feet and to demolish an 8,400 square foot building at the Santa Barbara Municipal Airport. The project also includes the Taxiway B realignment project, which consists of the demolition of the existing northern end of Taxiway B (approximately 93,200 S.F.) including the removal of existing taxiway paving and lighting and the construction of a new taxiway B (approximately 167,760 S.F.) including asphalt paving, drainage, marking, lighting and signing.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 016-06.)

(4:52)

David Black, Architect; Owen Thomas, Supervising Engineer, present.

- Motion: Final Approval with the applicant to return for a Review After Final at the Consent Calendar with the following conditions: 1) Applicant to restudy using a darker grey tone for the standing seam metal roof. 2) Restudy the grey for the corrugated metal siding with less pink in hue. 3) The proposed area light fixture, detail G, Sheet 28, should match the new, soon to be adopted City Streetlight Standards with the fluted grey concrete base pole and the Lumec Domus light style fixture. The street light fixture, if replaced, shall also follow this same standard.
- Action: Weinke/Mosel, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 110 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2006-00223
 Owner: Macerich La Cumbre, LLC
 Owner: Greg Coulas
 Engineer: John Maloney

(Proposal to replace the parking lot lighting at La Cumbre Plaza. The 43 existing cobra-head fixtures will be replaced with new cut-off fixtures on the existing poles. The proposal includes reinstatement of festival lighting at Entry Court 8b.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:32)

John Maloney, Engineer, present.

Public comment opened at 5:36 p.m. and, as no one wished to speak, closed at 5:37 p.m.

- Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) Ready for Final Approval with the understanding that the proposed parking lot light poles and fixtures shall be the dark grey tone with round profile poles and the straight (SRA) arm configuration at a mounting height of 24 feet. 2) The Board supports the reinstatement of outdoor café lighting since it is internal to the pedestrian area of the mall.
- Action: LeCron/Wienke, 8/0/0.

***** **THE BOARD RECESSED FROM 5:55 P.M. UNTIL 6:31 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1130 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-201-004
Application Number: MST2005-00376
Owner: Santa Barbara Bowl Foundation
Agent: Fermina Murray
Architect: Lori Kari

(Proposed Change of Use. The project requires Planning Commission approval of a Conditional Use Permit. Proposed future uses(Phase 1) include temporary storage and staging for Santa Barbara Bowl functions. Phase 2 may include relocation of the box office and construction of a grand pedestrian walkway. The existing house, two greenhouses, and one lath house have been demolished. The stone walls and stone steps will remain. This project includes placement of two portable 160 square foot metal storage containers, gravel-surface parking for 5 cars, installation of a fence and landscape screening. The project is located on a 29,644 square foot lot in the Hillside Design District.)

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

(6:32)

Lori Kori, Architect; Eric Lasen, Architect/Agent for Santa Barbara Bowl Foundation; and Sam Scranton, General Manager for Santa Barbara Bowl Foundation, present.

Public comment opened at 6:35 p.m.

Pricilla Northam, an agent for Sunset Management Services and a representative for the owners of the adjacent properties, expressed concern regarding the site's drainage and water run-off situation when considering the Change of Use for the proposed project.

Vice-Chair LeCron stated that the items of concern mentioned by Ms. Northam are actually a concern for the Planning Commission, suggested that she address her concerns before that Commission, and reassured her that her comments before the Board will be entered into the public record of this meeting.

Public comment closed at 6:37 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The proposed project is acceptable and well thought out. 2) Applicant shall reduce the spacing between the proposed screen shrubs to 5 feet or less, in front of the vehicle gate for screening purposes, and add shrubs to thoroughly screen the proposed parking.
3) Applicant shall add a minimum of two small scale, non-native, fast growing screen trees in front of the storage container planting area. 4) It is understood that the storage containers shall be painted the same color as the retaining walls.

Action: Wienke/Mosel, 7/0/0, (Chair Bartlett stepped down).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1232 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 039-142-022
Application Number: MST2006-00218
Owner: Salvador & Maria E. Barragan
Designer: Darlene Allen

(Proposal for a one-story 1,763 square foot three-bedroom single-family residence including an attached 433 square foot two-car garage to replace an existing 929 square foot single-story residence. The 10,750 square foot lot contains an existing one-story duplex, a three-car garage, and two uncovered parking spaces which will remain.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:43)

Darlene Allen, Designer; and Roman Ponce of Custom Design Drafting, present.

Public comment opened at 6:53 p.m.

Ms. Celeste Barber, neighbor, conveyed her appreciation that the current building was to be demolished, and also expressed concern regarding in maintaining the historical integrity of the west side of Santa Barbara with a compatible design of the proposed project e.g., California Bungalow or California Cottage styles, which specifically include front porch elements. She also expressed concern regarding space for double garages, setback areas, and if the finished house would be tenant or owner occupied (owner occupied in this case). She also wanted to express her concern that all future development presented before the Board be required to "enhance" this high density neighborhood since it would affect parking, sewer, and the quality of living for all the surrounding residents in the area.

Public comment closed at 6:58 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board reserves judgment on the chosen architectural style until the applicant returns with streetscape photo documentation of both sides of Chino Street for the full length of the block, and significant influences of the surrounding neighborhood. 2) The current proposal indicates more than the minimum required parking, therefore, the applicant should seek other solutions to either concentrate all required parking to the rear, off of Mercedes Lane, or effect minimal intrusion from Chino Street through use of only a one-car garage. 3) Applicant shall review the zoning and setback requirements with staff, specifically for reduced setback for parking within the R2 zone. 4) Restudy a better pedestrian link from Chino Street to the rear units and open space circulation, as opposed to building the proposed structure to the minimal setbacks, since one of the sidewalks provides access to the rear units. 5) Applicant to provide a proposed location for trash on the proposed plan. 6) Applicant to provide quality detailing in the chosen architectural style based on the requested photo documentation. 7) The existing house to be demolished has a neighborly porch presence to the street, and the Board would like to see incorporation of similar design elements in the proposed project. 8) Applicant to clearly demonstrate how the proposal achieves the required open yard and open space for each of the units.

Action: Sherry/Wienke, 8/0/0).

PRELIMINARY REVIEW**8. 325 W ANAPAMU ST**

R-4 Zone

Assessor's Parcel Number: 039-212-004
Application Number: MST2004-00885
Owner: Cynthia Dee Howard/Janey Marks
Architect: Robin Donaldson
Applicant: Michael Stroh, Project Captain

(Proposal to demolish an existing two-story single-family residence, carport and garage totaling 5,061 square feet and construct a 6,235 square foot, three-story, four-unit condominium development each with a two-car garage on a 9,631 square foot lot.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION No. 003-06.)

(7:12)

Michael Stroh, Project Captain from Shubin & Donaldson; and Wayne Goodkind, Landscape Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) The Board finds the project is moving in the right direction, and looks for further evolution of the detailing on the final plans; specifically the proportioning of the sunshade elements, window mullions, corner trim, and lap siding exposure. 2) Restudy is needed on the enhanced paving at the driveway to further announce the two intermediate or mid-point entries. 3) One Board member is concerned that the front porch expression at the unit on Anapamu Street needs to be enhanced to mimic the neighboring buildings. 4) The Board is not in favor of the plaster chimneys and exposed fire arresters. The applicant shall study the proportions, finishes, and termination details for a more authentic appearance. 5) The Board recommends that the wood trim should be smooth as opposed to rough sawn. 6) Study the proportionality on the guardrails at the upper level decks. 7) The Board finds the proposed landscape plan to be appropriate, and looks forward to further irrigation details when the project returns for final landscape plan review at the Consent Calendar.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 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.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 1229 MANITOU LN**

R-1 Zone

Assessor's Parcel Number: 041-010-039
Application Number: MST2003-00905
Owner: Jeff Ridenour
Architect: Kirk Gradin

(Proposal to construct a new 3,500 square foot two-story residence with an attached 750 square foot three-car garage on a 28,406 square foot vacant lot in the Hillside Design District. There is approximately 60 cubic yards of grading proposed outside the main building footprint.)

(Review After Final to change the size of a window on the south elevation, install siding around the window, add a door to the west elevation, change the previously approved 2nd floor deck to be usable, and to change exterior door and window colors to paint.)

Final Approval as noted of the Review After Final.

REVIEW AFTER FINAL**C. 15 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 037-173-041
Application Number: MST2005-00776
Owner: Faulding Hotel, Inc.
Architect: Tom Moore

(Proposal to add trash enclosure, wheelchair accessible ramp, and two exterior light fixtures to the existing Faulding Hotel.)

(Review After Final for the addition of a door to the rear of the building.)

Final Approval as noted of the Review After Final.

FINAL REVIEW**D. 1808 STANWOOD DR**

A-1 Zone

Assessor's Parcel Number: 021-141-023
Application Number: MST2004-00646
Owner: Gary Heinemann & Yvonne Chen

(Proposal to demolish a 650 square foot detached accessory structure and construct a detached 450 square foot two-story accessory structure on a 36,567 square foot lot. The property contains a 999 square foot single-family residence with a 480 square foot detached garage in the Hillside Design District.)

(Request to re-instate the Preliminary Approval which expired on March 7, 2006. Final Approval is requested.)

Final Approval as noted on the plans.

FINAL REVIEW**E. 1222 CARPINTERIA ST D**

R-2 Zone

Assessor's Parcel Number: 017-600-004
Application Number: MST2006-00164
Owner: McToldridge-Hollenbeck Family Trust
Applicant: Michelle McToldridge

(Proposal to construct a 112 square foot one-story addition to an existing 690 square foot two-story duplex condominium unit. The lot is currently developed with three two-story duplexes on a 22,510 square foot lot.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**F. 1201 BLANCHARD ST**

R-2 Zone

Assessor's Parcel Number: 031-322-018
Application Number: MST2005-00659
Owner: Odilia V. Sanchez
Applicant: Jose Esparza

(Proposal to demolish an existing 326 square foot garage and construct a two-story 1,052 square foot structure which will include a 578 square foot accessory dwelling unit above a 413 square foot, two-car garage with 61 square feet of storage on a 5,172 square foot lot. The project includes the relocation of the existing curb cut and driveway. The existing 1,001 square foot, one-story, main residence will remain unaltered.)

(Final Approval is requested.)

Final Approval as noted on the plans.

REFERRED BY FULL BOARD**G. 401 W DE LA GUERRA ST**

R-4 Zone

Assessor's Parcel Number: 037-071-007
Application Number: MST2004-00537
Applicant: Steve Mori
Owner: David Karschner

(Proposal to construct two attached residential units with a total proposed 2,606 square feet of habitable space on a 5,015 square foot vacant lot. The proposal consists of a 1,365 square foot two-story unit with an attached 437 square foot garage and 92 square feet of balcony and covered porch area and a 1,241 square foot two-story unit with an attached 480 square foot two-car-garage and 119 square feet of balcony and covered porch area.)

(Modification approved March 29, 2006. Preliminary Approval is requested.)

Preliminary Approval as noted on the plans.

REFERRED BY FULL BOARD**H. 422 SANTA FE PL**

E-1 Zone

Assessor's Parcel Number: 035-191-001
Application Number: MST2003-00620
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: L&P Consultants
Architect: Zehren & Associates

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums. Of the 1.93 acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single Family Residential, to R-2, Two Family Residential. Seven of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and seven would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two-car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single Family Residence, to R-2, Two Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over-density units on a lot in the R-2 Zone; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and a Vesting Tentative Subdivision Map to merge and re-subdivide 1.93 acres into one lot for condominium purposes.)

(Final Approval of the crib wall to be included in the Grading Plan.)

Final Approval as submitted of the crib wall. Applicant to return for approval of the Landscape Plan.

CONTINUED ITEM**I. 502 LAS ALTURAS RD**

E-1 Zone

Assessor's Parcel Number: 019-273-006
Application Number: MST2003-00287
Owner: Patsy Moler
Architect: Anthony Spann

(Revision to project. Proposal to demolish an existing 365 square foot deck and rebuild within the same footprint with plaster skirt and access doors. No expansion proposed.)

(PROJECT REQUIRED NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted of the project 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.

CONTINUED ITEM**J. 100 VIA TUSA**

A-1 Zone

Assessor's Parcel Number: 055-240-004
Application Number: MST2002-00581
Owner: Tasca Carmelo
Architect: Amy Taylor
Owner: Angela Zungri

(Proposal to construct a 3,533 square foot, two-story residence with an attached 673 square foot, three-car garage; 471 square foot accessory building; and pool on a 2.36 acre vacant lot located in the Hillside Design District.)

(Request to re-instate the prior ABR approval dated June 22, 2004.)

Final Approval as submitted.

NEW ITEM**K. 904 JIMENO RD**

E-1 Zone

Assessor's Parcel Number: 029-053-003
Application Number: MST2006-00245
Owner: Daniela Banerjee
Architect: Kathy Hancock

(Enclose existing lower floor patio as part of existing bedroom enclosing 142 square feet. Add exterior stair from living room. Add pitched roof entry. Add 2 stucco posts.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND AN ENCROACHMENT PERMIT FROM PUBLIC WORKS.)

Preliminary Approval of the project 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. Final Approval pending road encroachment permit from the Public Works Department.

NEW ITEM**L. 632 SANTA BARBARA ST**

C-M Zone

Assessor's Parcel Number: 031-152-020
Application Number: MST2006-00263
Owner: John & Jill Shalhoob

(Proposal to permit "as-built" retractable awning.)

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

Final Approval as submitted.

NEW ITEM**M. 620 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-180-037
Application Number: MST2006-00272
Owner: SB Core Associates, LP
Applicant: Tectonica Design
Architect: Wolcott Architecture

(Exterior changes proposed, including new exterior paint and light fixtures, new guard rail to existing balconies and staircase (facing street), new roof and 8,010 square feet of new balconies on the second-story facing the interior of the property , new floor finish to the existing balconies.)

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

Continued one week to the Consent Calendar with the comment that the applicant shall provide photo documentation depicting the adjacent neighborhood.

NEW ITEM**N. 1346 MANITOU RD**

E-1 Zone

Assessor's Parcel Number: 049-210-010
Application Number: MST2006-00247
Owner: Robert K. & Madalene I. Towery
Applicant: Robert Towery

(As-built retaining walls/fencing to abate zoning violations and reinstallation of garage door. All buildings to be refinished smooth sand finish stucco, replacing the windows, replaced doors, installation of new windows and changing the colors.)

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

Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The proposed walls, garage door, colors, windows and doors are acceptable as submitted. 3) The as-built fencing on top of the south facing retaining walls shall be removed.

FINAL REVIEW**O. 400 BLK CORONEL ST**

Assessor's Parcel Number: 037-270-0RW
Application Number: MST2006-00135
Applicant: Heather Diez
Owner: City of Santa Barbara
Landscape Architect: Van Atta & Associates

(Proposal for public improvements in the 400 Block of Coronel Street including landscaping, construction of two one-way bike paths and a sidewalk.)

(Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**P. 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 41 feet of new fence to the existing as-built fence on a 1.10 acre lot in the Hillside Design District.)

(PROJECT REQUIRES 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.

REFERRED BY FULL BOARD**Q. 155 CEDAR LN**

E-1 Zone

Assessor's Parcel Number: 015-083-027
Application Number: MST2004-00502
Owner: William Pritchett Trust
Applicant: William Pritchett
Architect: Jerald Bell
Agent: Gary Myers
Applicant: Steve Hausz

(This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single-family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.)

(Review After Final for Landscape and Grading plans.)

Final Approval as submitted of the Landscape and Grading Plans.

**** MEETING ADJOURNED AT 7:51 P.M. ****