



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 17, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 CHRISTOPHER MANSON-HING, Present (left at 8:00 p.m.)
 GARY MOSEL, Present
 RANDY MUDGE, Present
 LAURIE ROMANO, Present (left at 3:24)
 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 (left at 3:50 p.m.)
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, 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 July 20, 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 8:00 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.

Board member Manson-Hing reported that the University of California at Santa Barbara Design Review Committee presently reviewing a proposal by Robert Ventury for the installation of text (6 words) thirty feet in height, lighted, and reflective on the northern face of the building that facing the entry highway. Mr. Manson-Hing would like to request courtesy review as UCSB is a Santa Barbara gateway. Mr. Limon stated that on behalf of the Board he will extend the request to the County of Santa Barbara.

B. Approval of the minutes of the previous Architectural Board of Review meeting.

Motion: Approval of the minutes of the Architectural Board of Review of Monday, July 10, 2006.
Action: LeCron/Manson-Hing 7/0/1. Mosel abstained.

C. Consent Calendar

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Mark Wienke.
Action: Manson-Hing/LeCron, 8/0/0.

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

Board member Manson-Hing announced that he will step down on Item #7, and he will leave at 8:00 p.m.

Board member Romano announced that due to a conflict of interest between Arcadia Studio and the City of Santa Barbara, she will excuse herself from the rest of the meeting, and tender her resignation to City Council forthwith.

E. Subcommittee Reports:

No subcommittee reports

F. Possible Ordinance Violations:

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1204 CALLE DEL SOL**

R-1 Zone

Assessor's Parcel Number: 041-091-014
Application Number: MST2006-00344
Owner: Javier Jaramillo
Designer: Tom Kress

(Proposal to add a second story of 532 square feet, convert the existing 341 square foot garage to habitable space, and add a 550 square foot attached two-car garage to the existing 1,514 square foot one-story single family residence on a 7,391 square foot lot.)

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

(3:31)

Present: Tom Kress, Designer.

Public comment opened at 3:40 p.m.

Ron Buckley, resident, submitted photos and spoke in opposition.

Ms. Brodison read into the record the names and address of several residents who submitted letters.

Public comment closed at 3:43 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board acknowledges that the second-story has been eliminated from the proposal. 2) There is concern with the linearity of the proposal in its lack of stepping away from the front setback and in the continuous gabled roof. 3) The garage overwhelms the front façade in height and width. 4) Study to prominently define the front pedestrian entry. Suggestions include: a) Consider a central entry court, and b) Study relocating the master suite and garage to provide more relief along the street. 5) Simplify the Mediterranean style to blend with the ranch style characteristics of the neighborhood. 6) Return with plans that are more in character with the neighborhood, and show the removal of the second level.

Action: Manson-Hing/LeCron, 7/0/0.

***** THE BOARD RECESSED FROM 4:06 P.M. TO 4:10 P.M. *****

2. 116 E YANONALI ST

OC/SD-3 Zone

Assessor's Parcel Number: 033-083-018
Application Number: MST2006-00361
Owner: 116 East Yanonali, LLC
Owner: DBN Yanonali, LLC
Architect: The Conceptual Motion Company

(Proposal to construct a three story mixed use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel in the Coastal Zone. Modifications would be required to provide fewer than The required number of parking spaces and less than the required open yard area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PLAN APPROVAL FINDINGS AND MODIFICATIONS.)

Continued indefinitely at the applicant's request

IN-PROGRESS REVIEW

3. 6100 HOLLISTER AVE

Assessor's Parcel Number: 073-080-065
Application Number: MST2005-00480
Owner: Karen Ramsdell/City of Santa Barbara
Business Name: Citrix Centre
Agent: Susan Mclaughlin
Applicant: Andrew Bermant
Agent: Laurel Fisher Perez

(Proposal to develop a mixed use industrial and commercial development, totaling 180,000 square feet located in sub-area #2 and sub-area #3 of the Santa Barbara Airport Area Specific Plan.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO.029-99.)

(4:10)

Present: Andrew Bermant, Bermant Development, Applicant; Brent Poliquin, Poliquin-Kellog Design Group Architect.

Motion: Continued to Consent Calendar with the following comments: 1) The Board understands that this review is for Buildings A and B, and that the remainder of the project will return for continued review. 2) The Board finds that the proposal for buildings A and B is moving in right direction. 3) Simplify the column and gutter elements; to be simpler and square cut to match the building style. 4) For consistency, refine the mix of steel and wood trellis elements. The upper level trellises and eyebrows would be more appropriate in steel, and the grade level elements would be more fitting in wood. 5) Study the rear curved arcade element on building A to: a. Bolster the wall thickness; b. Clarify the cantilever trellis element; c. Show the proposed reflected ceiling plan. 6) Study the wrought iron detail of the mechanical screen openings as it is inconsistent with the building architecture. 7) Minimize the wall cap treatments of the mechanical screens. 8) Eliminate the built-out window surrounds at the recessed windows of Buildings A and B. 9) Maintain the horizontal bands at the wall plane off sets. 10) The projecting green screen elements at the ends of the building should return on the side flanks. 11) Study the detail of the roof overflow drains. 12) Simplify and square detailing at the trellis beam ends. 13) Eliminate the ledger at the trellis as it abuts the wall. 14) All glass doors of Building A should be Herculite style doors without vertical mullions at the jambs; to be reviewed at subsequent submittals. 15) Indicate any additional exterior lighting on subsequent submittals.

Action: Wienke/Manson-Hing, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 216 E CALLE LAURELES**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-091-011
Application Number: MST2006-00322
Owner: Paula S. Schaefer
Applicant: Paul Poirier
Architect: Paul Poirier

(Proposal for a 1,080 square foot, two-story addition to an existing 743 square foot, one-story, single family residence on a 6,352 square foot lot. Proposed are a 487 square foot first floor addition, a 593 square foot second floor addition, a second story deck, and a 184 square foot addition to the existing attached 210 square foot garage.)

(Second Concept Review.)

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

(5:33)

Present: Paul Poirier, Architect; Paula and Sam Schaefer, property owners.

Public comment opened at 5:43 p.m.

Greg Mohr, resident, not opposed to the project.

Robert Taylor, resident, spoke in opposition.

Ms. Brodison read into the record the names and addresses of two residents who submitted letters.

Public comment closed at 5:48 p.m.

Motion: Preliminary Approval 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, and return to Consent Calendar with the following comments: 1) The revisions to second floor and second floor deck are enhancements over the previous submittal. 2) The Board is concerned with the roofline of the west street elevation as illustrated. a) Study utilizing a dormer or break pitched roof over the entry element to improve the roof and second story wall intersection, and b) align the garage roof with the roof element over the living room. 3) Provide clarity of the fireplace flue placement in subsequent submittals. 4) The Board is in favor of a small opening on the north face of the deck wall. One suggestion is to utilize a screen type element for privacy yet allow ventilation. 5) The Board supports the materials and colors as presented.

Action: Mudge/Sherry, 7/0/0.

***** THE BOARD RECESSED FROM 6:06 P.M. UNTIL 6:33 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**5. 1340 CLIFTON ST**

R-2 Zone

Assessor's Parcel Number: 017-154-018
Application Number: MST2005-00500
Owner: Richard Golden

(This is a revised project. Proposal to construct a 1,895 square foot three-story single-family residence to include a 610 square foot two-car garage and 94 square feet of covered deck area. The project is on the same 6,067 square foot lot as the existing 1,004 square foot two-story single-family residence with a first floor 440 square foot garage. Modifications are required to allow less than 1,250 square feet of open yard space and for encroachments into the front yard setback.)

(Third Concept Review.)

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

(6:33)

Present: Eric Swenumson; architect; Richard Golden, applicant.

Public comment opened at 6:54 p.m.

Maria Sate, opposed.

Ann Harkey, opposed.

Ron Harkey, opposed.

Monty Hudson, opposed.

Chair Bartlett read into the record a letter from Chris Tamura in opposition to the project.

Public comment closed at 7:03 p.m.

Motion: Continued indefinitely to Staff Hearing Officer, Ready for Preliminary approval and return to Consent Calendar with the following comments: 1) The Board acknowledges that the applicant has done a good job in reducing the project scale. 2) The architectural style is more compatible with the neighborhood, with the full width front porch facing Salinas Street. 3) There is concern with the discrepancy of the floor plans and exterior elevations with regard to the width of second floor. Study pulling back the second floor dormers a minimum of two feet from the east and west walls of the lower level. 4) The Dormers should intersect the main roof below the ridgeline. 5) Provide deep roof overhangs on the eaves as depicted on the plans. 6) Study authentic detailing such as brackets or beam extension to support the eaves. 7) Detail the front porch in a traditional fashion with appropriate moldings. 8) The Board supports the modification of the yard area given that this is a small corner lot. 9) The Board supports the covered porch within the front yard set back as it provides open space and adds aesthetically to the neighborhood. 10) The Board is concerned with pedestrian circulation and recommends that a shared sidewalk from Salinas Street should be added to serve both serve structures. 11) The Board is concerned with privacy. Study ways to reduce the second floor window size on the south elevation. One suggestion is to flip the interior floor plan and allow small windows on the south and larger windows on the north

elevation. 12) Study ways to relieve the apparent flatness on the north and south elevations. 13) Study ways to mitigate the previous loss of Yucca trees. 14) Provide foundation planting along the south elevation, possibly vines or Espaliers on the structure, and one or two small trees in the side yard. 15) The Board is not in support of raising the grade at the street elevation. 16) The topo survey should include elevation points at the adjacent property line retaining wall fence; show topography lines at 1 foot intervals. 17) The Board carried forward Comment #1 from the minutes of April 17, 2006: The Board is concerned with the accuracy of the presented documentation, especially the previously requested topographic map which should return with both vertical and horizontal accuracy and drawn to scale showing the relative heights of the proposed project and adjacent structures so that the Board can understand the relative roof and finished floor elevations of the immediately adjacent properties.

Action: Sherry/Mosel, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 3500 MCCAWE AVE

P-R/SD-2 Zone

Assessor's Parcel Number: 051-230-005
 Application Number: MST2006-00230
 Owner: City of Santa Barbara
 Agent: Bob Sedivy
 Applicant: Scott Jorgenson
 Architect: Robert Grant
 Business Name: Santa Barbara Golf Club

(Proposal for a 1,812 square foot one-story addition to the existing one-story Santa Barbara Golf Club maintenance building. The proposal includes remodeling the existing restroom for ADA compliance, replacing the existing skylights, and addition of new gutters and downspouts. The project requires Development Plan Approval findings at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(6:33)

Present: Billy Goodnick, Arch, Parks & Recreation Department; Bob Sedivy, Supervising Engineer.

Public comment opened at 7:46 p.m.

Jane Frederick, resident, requested more details about the parking area and the contents of what the building will house.

Ms. Brodison recommended that in keeping with zoning requirements, noise-generating equipment not be stored in the structure.

Public comment closed at 7:53 p.m.

Motion: Preliminary approval with Development Plan Approval Findings and continued indefinitely to the Consent Calendar with the following comments: 1) The proposed addition is a suitable improvement to the existing building. 2) The applicant is to work with neighbors to add landscaping at the northwest corner to help mitigate visibility of equipment stored in the yard. 3) Study using a darker color on the building exterior.

Paint the existing building to match the new addition. 4) It is understood that no stationery, permanent noise generating equipment will be housed in this addition. 5) Acknowledged the following **Development Plan Approval Findings**: 1. The proposed development complies with all provisions of the Zoning Ordinance, based on a preliminary plan check review by Planning Division staff. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division; and, 2. The proposed development is consistent with the principles of sound community planning, as determined by the project's consistency with the City's General Plan; and, 3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will be compatible with the neighborhood; and, 4. It will not have a significant unmitigated adverse impact upon City and South Coast housing stock, as the project will not result in the loss of any affordable housing; and, 5. It will not have a significant unmitigated adverse impact on the City's water resources as the expected increase in water use resulting from the proposed development is minimal, which is consistent with the General Plan; and, 6 It will not have a significant unmitigated adverse impact on the City's traffic, based on comments provided by the Transportation Division; and, 7. Resources will be available, and traffic improvements will be in place at the time of project occupancy.

Action: Wienke/Manson-Hing, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1018 ROBLE LN

E-1 Zone

Assessor's Parcel Number: 019-241-007
Application Number: MST2006-00347
Owner: Dan & Mary Mccammon
Architect: Amy Von Protz

(Proposal to remodel existing patio enclosure and retaining walls, add a wooden pergola, and add decorative elements to the existing front entry. The existing 2,989 square foot, two-story, single-family residence is located on an 8,148 square foot lot in the Hillside Design District. Modifications are requested for the pergola and retaining wall remodel to be located in the front yard setback, and for over height walls.)

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

(8:00)

Present: Amy Von Protz, Architect; Mary McCammon, Owner.

Public comment opened at 8:14 p.m., and as no one wished to speak, closed at 8:14 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board is not in support of the full height privacy wall. The Board does support a maximum three-foot high wall incorporating more stone elements. 2) Provide additional landscaping to buffer the wall height. 3) Increase the number of proposed wood corbels under the existing deck. 4) The Board is not in favor of the proposed window treatment. Provide

alternatives such as paint or furring out the front wall to create a traditional recessed window. 5) Provide more variation in the wrought iron design, possibly adding periodic knoll posts. 6) The Board supports the proposed pergola modification. 7) The Board appreciates the stone pilaster bases. 8) Consider narrower column widths.

Action: LeCron/Mosel, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 609 E ORTEGA ST

R-3 Zone

Assessor's Parcel Number: 031-103-022
Application Number: MST2006-00267
Owner: Alfonso B. Espinoza
Applicant: Robert Stamps

(Proposal to construct a two-story 1,166 square foot single-family residence and an attached 277 square foot one-car garage. The proposal includes demolition of the existing 826 square foot single-family residence. There is an existing 1,676 square foot duplex, a three-car carport, and two uncovered parking spaces on the 7,000 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(8:21)

Present: Robert Stamps, applicant.

Public comment opened at 8:32 p.m., and as no one wished to speak, closed at 8:32 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) Reconsider the two-story front façade. 2) Provide additional details or charm giving elements to the front elevation of the two-story element. 3) Consider a balcony with French doors on second floor. 4) Provide an exposed guardrail at the front elevation. 5) Eliminate the solid wall at the stair location to provide a more pedestrian friendly walkway. 6) The Board is not in favor of the 6-inch plaster separation between second floor windows. The Board suggests providing more than 6 inches of plaster between the two windows on the second elevation, or combining the windows thereby eliminating the separation. 7) Provide more photo documentation of neighboring structures for the entire block. 8) Provide landscape plans for the front house.

Action: Sherry/LeCron, 6/1/0. Mosel opposed.

CONSENT CALENDAR**CONTINUED ITEM****A. 1346 MANITOU RD** E-1 Zone

Assessor's Parcel Number: 049-210-010
Application Number: MST2006-00247
Owner: Robert K. and 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.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(Preliminary Approval is requested.)

Final as approval 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**B. 817 ARBOLADO RD** E-1 Zone

Assessor's Parcel Number: 019-231-021
Application Number: MST2006-00194
Owner: Frederick M. and Jane Paulson Trustees
Architect: Peter Becker

(Proposal to construct 182 square feet of first floor additions and 32 square feet of "as-built" first floor additions, 8 square feet of second floor additions and 165 square feet of "as-built" second floor additions. Proposal includes demolishing 196 square feet on the first floor which includes converting 172 square feet of an existing family room to an open loggia, and demolishing 35 square feet on the second floor. Demolish 10 square feet of the existing 498 square foot basement/hobby room. Add 45 square feet of "as-built" floor area to the existing 457 square foot carport and convert to a garage. Proposal includes demolishing 63 square feet of "as-built" additions to an existing 563 square foot detached art studio. The existing permitted two-story single family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 6,463 square feet. The project also includes new wrought iron entry gates, various changes to windows and doors, remodel existing front pergola, and a new tile front terrace. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

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

Final as approval 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. Colors, details, and materials are to match the existing.

NEW ITEM**C. 3201 CAMPANIL DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-110-005
Application Number: MST2006-00422
Owner: Lewis G. Bishop
Agent: Raymond Appleton

(Proposal to permit as-built changes to the exterior doors and windows on the rear elevation, installation of glass railings on the second floor decks, and replacement of the hip roofed of the pool house with glass rails & a fireplace at the roof deck on a 3.75 acre lot in the Hillside Design District. The project includes the abatement of violations listed in ENF2006-00325.)

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

Preliminary Approval 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, and with the following comments: 1) Applicant to work with the Home Owner's Association to obtain the appropriate approvals. 2) Provide evidence for how the tree removal along the property line will be replaced in size and kind. 3) Applicant to return with a detail of the plaster wall on the roof at corner to glass. 4) The glass railing shall be non-reflective glass. 5) All plaster corners on roof decks shall be aligned with the mass of buildings below, not the roof overhangs.

NEW ITEM**D. 3214 CALLE CEDRO**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-261-004
Application Number: MST2006-00419
Owner: Roman Catholic Archbishop of Los Angeles

(Proposal to reconfigure the bottom landing of the main entrance of the San Roque Church to include additional handrail, improving the ADA access and revising the bottom set of stairs due the existing grade at the sidewalk along the Calle Cedro entrance of the church.)

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

Final approval as submitted.

NEW ITEM**E. 525 BRAEMAR RANCH LN**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-027
Application Number: MST2006-00426
Owner: Breen James J/Sandra G
Applicant: Channel Coast Corporation
Architect: John Godkin

(Proposal to remove the existing atrium skylights and replace them with new fiberglass casement windows in white at front and side and new shingled shed roof to match existing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final as approval 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. Colors are to match the existing, and the dormer is to have three windows on the sides.

*******MEETING ADJOURNED AT 8:45 P.M.*******