



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Monday, September 18, 2006     David Gebhard Public Meeting Room: 630 Garden Street     3:00 P.M.**  
**BOARD MEMBERS:**

BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 JIM BLAKELEY, Absent  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present  
 RANDY MUDGE, Present (arrived at 3:15)  
 DAWN SHERRY, Absent  
 MARK WIENKE, Present (stepped out from 4:35 to 4:45)

**CITY COUNCIL LIAISON:** GRANT HOUSE

**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Absent  
 KELLY BRODISON, Planning Technician, Present  
 GLORIA SHAFER, Commission Secretary, Present

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://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 Thursday, September 14, 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](http://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. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

## B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 11, 2006, with corrections.

Action: Mudge/LeCron, 4/0/ 2. Manson-Hing and Wienke abstained. Blakely and Sherry absent.

## C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Wienke and LeCron.

Action: LeCron/Manson-Hing, 4/0/2. Manson-Hing and Wienke abstained. Blakeley and Sherry absent.

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

1. Ms. Brodison reported that Members Blakeley and Sherry will not attend the meeting.
2. Chair Bartlett announced that he and Member LeCron will attend a Joint meeting with City Council and Planning Commission Tuesday morning for a discussion of housing policy considerations.
3. Board member Wienke announced that he will step down from Item #2, 517 W. Figueroa Street.
4. Board member announced that he will step down from Item # 3, 321 W. Del La Guerra Street.

## E. Subcommittee Reports.

No reports.

## F. Possible Ordinance Violations.

No reports.

**CONCEPT REVIEW - CONTINUED ITEM****1. 1575 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-170-023  
Application Number: MST2003-00652  
Owner: Gene Schecter  
Engineer: Penfield & Smith Engineers  
Agent: Bob Goda  
Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

**(Third Concept Review.)**

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

(3:13)

Present: Brian Hofer, Architect; Marisela Salinas, Associate Planner, City of Santa Barbara.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board understands that the proposed wall to support the La Vista Del Oceano Drive street improvement is only to be built should the residence be constructed. 2) The Board finds that the majority of the wall will be hidden from view of neighboring residents. 3) Wall material is to have a Sandstone facing. 4) Study adding a pedestrian style railing at the top of the wall similar to the railing proposed for the residence. 5) Landscape is to be planted which will cascade over the wall. 6) One Board member is uncomfortable with the proposed wall given the amount of wall already incorporated into the project. 7) Investigate with Transportation Division whether the vehicular guardrail can be eliminated.

Action: Wienke/Mudge, 6/0/0. Blakeley, Sherry absent.

**CONCEPT REVIEW - CONTINUED ITEM – PUBLIC HEARING****2. 517 W FIGUEROA ST**

R-3 Zone

Assessor's Parcel Number: 039-010-010  
Application Number: MST2005-00143  
Owner: Steven Johnson  
Architect: Mark Wienke

(Proposal for a three-story, nine-unit apartment building. The new 18,265 square foot building includes a 7,577 square foot subterranean parking garage and a central courtyard. Each of the nine units would have two bedrooms and a 150 square foot roof deck. The project includes an onsite above- and below-ground bio swale drainage system, a bike path along the access driveway, and riparian restoration for Old Mission Creek. There would be 1,500 cubic yards of cut and fill grading on the 22,497 square foot lot. Planning Commission approval of a map amendment is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR AN AMENDMENT TO PC RESOLUTION NO. 009-05 TO CHANGE THE BUILDING ENVELOPE.)**

(3:50)

Present: Mark Wienke, Architect; Steve Johnson, Owner.

Motion: Continued indefinitely to the Planning Commission with the following comments:

- 1) The Board finds the current site plan to be much improved over the prior submittal.
- 2) The Board is in support of the proposed amendment to the development envelope because it moves the project further back from the railroad tracks.
- 3) The Board finds that the subterranean parking would mostly be hidden from the neighborhoods view.
- 4) The proposed subterranean bio-swale that connects to the abandoned Mission Creek provides opportunities to regain usable open space.
- 5) The applicant is encouraged to utilize the space above the underground bio-swale as open space for the west facing units, preferably as private outdoor space to adjacent bedrooms.
- 6) Provide increased variety on exterior elevations to help modulate the floor plans and units. The Board likes the Mediterranean style and feels the simple floor plan diagram with central paseo works well.
- 7) The applicant is encouraged to study a common use area as an extension of the paseo on the south end of the project that opens to the rear open space.
- 8) The Board appreciates the interior paseo planters; however, the applicant is to study ways to provide larger trees.
- 9) Restudy the paseo stairway as it descends to the parking garage so as to not conflict with the building envelope or the creek setback.
- 10) Some Board members are concerned that the street elevation is simplistic and looks forward to increased enhancement, other Board members like the simplicity.
- 11) As to the proposed sound wall adjacent to the railroad tracks, the Board prefers to see the applicant study the use of a fence that allows vined landscape and to only consider the solid sound wall on the southerly portion of site to mitigate the sound to the open yard space.
- 12) Although the bike path is a future consideration, linking it to the driveway depression adjacent to the parking garage creates an awkward condition with the slope. Seek a better solution for the bike path, even if it is not on this parcel.

Action: Manson-Hing/Mudge, 5/0/0. Wienke stepped down. Blakeley and Sherry absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 321 W DE LA GUERRA ST**

R-4 Zone

Assessor's Parcel Number: 037-073-002  
Application Number: MST2006-00499  
Owner: Gregory L. and Elvira M. Davis  
Architect: Gregory Jenkins

(Proposal for a 10,259 square foot two-story seven-unit apartment building. The proposal includes 10 covered and four uncovered parking spaces, new landscaping and hardscaping, 600 cubic yards of grading, and demolition of all existing buildings on the 19,406 square foot parcel.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(4:35)

Present: Gregory Jenkins, Architect; Mark Davis, Owner.

Public comment opened at 4:47 p.m., as no one wished to speak, public comment closed at 4:47 p.m. Teddy Gasser, neighbor, expressed concerned of the creek bridge and the proposed setbacks.

Gary Mosel, neighbor, is concerned that the site appears motel like with too much hardscape and the development appears to be turning back to street rather than facing street.

Motion: Continued indefinitely to the Full Board with the following comments:  
1) Provide photo documentation from the project outward to the neighborhood and from the neighborhood inward to the site. 2) The Board is concerned that the overall site planning direction and large internal motor-court are due to a vehicle oriented site planning approach. Study ways to: a. minimize the auto-court to allow for a more street friendly relationship, especially from De La Guerra Street; b. to relieve the "U" shaped mass of the buildings by breaking it up the into separate structures in keeping with the scale of the neighborhood. 3) There is concern with the amount of upper level balconies facing adjacent neighbors and the multiple levels of balconies facing the creek. One suggestion is that some balconies turn inward to the courtyard. 4) Study ways to relieve the proximity of the building to the setback line by reducing the amount of hardscape in the internal courtyard. 5) Include pedestrian friendly materials in walkways to announce pedestrian access to the units. 6) Maintain the essence of the existing stone wall on De La Guerra Street. 7) Document major trees and vegetation that will be removed or maintained. 8) Provide additional photos of the bridge to document any potential issues that have not been addressed.

Action: LeCron/Mudge, 5/0/0. Blakeley, Sherry absent. Mosel stepped down.

\*\*\*\*\* **THE BOARD RECESSED FROM 5:15 P.M. UNTIL 5:58 P.M.** \*\*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 49 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 013-230-012  
 Application Number: MST2002-00712  
 Owner: Paul and Karen Kurth  
 Architect: Neumann, Mendro, Andrulaitis, Architects  
 Agent: Isaac Romero

(Proposal to demolish a 3,410 square foot residential unit and construct a new 5,358 square foot one-story residential unit with an attached 934 square foot garage and laundry/storage room on a 1.1 acre lot located in the Hillside Design District. The proposal includes 570 cubic yards of grading under the main building, and 2,650 cubic yards elsewhere on site. Planning Commission review is required because the grading, excluding that necessary for the building foundation, exceeds 500 cubic yards and there are previous Planning Commission Resolution conditions. A Modification is requested for the garage to exceed 750 square feet.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04.)**

(5:58)

Present: Issac Romero, Agent; Danny Longwill, Architect; Dave Mendro, Architect; Andy Neumann, Architect; Karen and Paul Kurth, Owners.

Public comment opened at 6:15 p.m.

Frank Blue, neighbor, expressed concerns regarding demolition and construction impacts to the neighborhood.

Public comment closed at 6:17 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:  
 1) The Board appreciates the refinement, reduction, and relocation of the house. The Board understands the required lot line modification will enable these changes to occur.  
 2) The Board appreciates the low profile, simple roof form, and dark natural materials that will blend into the hilltop.  
 3) The relocation of the pool is beneficial as the pool will be less noticeable by neighbors.  
 4) The Board likes the natural concrete. Provide color samples if the concrete is to be integral color concrete.  
 5) There is concern about the effect of daytime glare and night time glow from the windows, and in particular the south facing windows. Study types of glazing which will reduce these effects.  
 6) There is concern that HVAC equipment on the roof will be detrimental to the simplistic roof form. The applicant is to seek a resolution.  
 7) The Board would like to see integration of the site and landscape plans for a more refined entry experience. Add significant trees, especially on the north side of house, to continue the eye beyond the hill and roof line of the house.  
 8) It was suggested by one Board member that the applicant study the introduction of a lightwell or skylight into the subterranean pool bathroom.  
 9) The Board appreciates that the pool is separate from the house allowing for landscaping in between.  
 10) Garage doors shall be of a high quality material.

Action: Manson-Hing/Wienke, 6/0/0. Blakeley, Sherry absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 138 SKYLINE CIR**

E-1 Zone

Assessor's Parcel Number: 041-172-004  
Application Number: MST2006-00498  
Owner: James Bradley and Yolanda Apodaca  
Architect: Dwight Gregory

(Proposal to add a second floor and convert an attached one-car garage to a workshop for an existing 1,120 square foot one-story single-family residence. The new second floor would consist of 1,391 square feet of living space and a 468 square foot two-car garage. The proposal would result in a 3,361 square foot two-story dwelling, including garage, on the 9,961 square foot parcel. The proposal includes a new uncovered parking space and driveway accessed from Litchfield Place, a new retaining wall, and a driveway ramp. Modifications are requested for encroachment of the improvements into the front and interior setbacks and into the non-conforming open yard.)

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

(6:45)

Present: Dwight Gregory, Architect; James Bradley, Owner.

Public comment opened at 6:45 p.m.

Rob Rebstock, opposed, stated his opposition to the requested modifications and submitted a letter signed and several neighbors.

Robert Beard, opposed, addressed concern with Litchford Place curb cut and driveway.

Public comment closed at 6:56 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The Board finds that the current program does not take advantage of opportunities presented by the hillside site:
  - a. The topography drop off toward Litchford Place provides opportunities to tuck under many of the programmatic elements/workshops so they are not visible to the public. Restudy to find a better solution that integrates with the topography and existing building footprint.
  - b. The proposed upper level addition presents a large mass of new structure adjacent to the downhill neighbor; study locating the mass more toward the uphill side of the site.
  - c. The project should step as it moves down the hillside both along Skyline Circle and toward Litchfield Place to the west.
- 2) The proposed upper level does not align to the existing structure's footprint. It presents walls that are out of plane to the original structure and floating beyond the original structure, expressing an extreme amount of under-story as viewed from Litchfield Place.
- 3) The Board is not in support of grading and parking under the large 36" rear yard Oak tree. The Board understands the intent to provide a third parking stall for the boat, but sees other opportunities to do so in the rear yard without impacting the Oak tree.
- 4) Provide more photo documentation in terms of privacy impacts created by the upper level decks.
- 5) Provide cross sections taken through the site in both directions to show the relationship to the two streets and the adjacent neighbors. Demonstrate how grading is

compatible with the existing topography per site design guidelines. 6) There is concern with placement of the proposed garage and bridge on Skyline Circle. The Board is not convinced that a drive bridge is the solution, particularly as a modification is required. Restudy the location to minimize the amount of grading and the looming architecture. 7) Restudy the multi-levels of decks and large amount of under-story presented at the west/rear elevation of the house.

Action: LeCron/Mosel, 6/0/0. Blakeley, Sherry absent.

## **PRELIMINARY REVIEW**

### **6. 611 W DE LA GUERRA ST**

R-3 Zone

Assessor's Parcel Number: 037-061-006  
 Application Number: MST2005-00540  
 Owner: David Henry Camarillo  
 Architect: Ron Sorgman

(Proposal for first and second-story additions and an attached garage for an existing 1,572 square foot one-story single-family residence. The proposal includes an 82 square foot addition to the first floor, a new 403 square foot second floor, 346 square feet of roof terraces, an attached 393 square foot two-car garage, and demolition of the existing detached garage. The project would result in a 2,058 square foot, two-story single-family dwelling and an attached 393 square foot two-car garage on the 5,000 square foot lot. A modification is required to encroach into the interior yard setback.)

**(Modification approved September 21, 2005.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(7:32)

Present: Ron Sorgman, Architect.

Summary

Motion: Continued indefinitely to the Full Board with the following comments:

1) The majority of the Board is uncomfortable with the change in design style from the previous presentation: a. The architectural massing was more successful with the clapboard siding and window breakups. b. The Board prefers the original architectural style, but could support a Spanish Bungalow if the design were more consistent throughout. c. There is concern that the proposed porch is lacking the street friendly charm giving elements that currently exist on the original porch. The Board prefers relocating the entry to be more reminiscent of the original, or restudying to add charm giving details. 2. The landscape plan is appropriate as far as it went. Provide additional landscape on the ribbon drive. 3) There appears to be a discrepancy of the fireplace location on the plans versus the exterior elevations. 4) The Board appreciates the elimination of the front yard chain link fence.

Action: Mosel/Wienke, 5/0/1. LeCron abstained. Blakeley, Sherry absent.

**CONCEPT REVIEW - CONTINUED ITEM****7. 2016 MISSION RIDGE RD**

A-1 Zone

**(7:10)** Assessor's Parcel Number: 019-162-002  
Application Number: MST2001-00833  
Owner: Ronald Hays  
Agent: Tony Xiques

(This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two-car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.)

**(Second Concept Review of the Review After Final for a new 746 square foot garage and conversion of a 300 square foot attached carport to habitable space.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH RESOLUTION NO. 001-03.)**

(8:03)

Present: Mr. and Mrs. Ronald Hays, Owners.

Motion: Continued indefinitely to the Full Board with the following comments:  
1) Restudy the retaining wall heights and how they connect to the architecture. 2) Study reducing the highest of the proposed screen walls to be as minimal as possible. 3) Study the materiality of the screen walls. 4) Provide a landscape plan that buffers the new walls.

Action: Mudge/LeCron, 6/0/0. Blakeley, Sherry absent.

**PRELIMINARY REVIEW****8. 221 N NOPAL ST**

M-1 Zone

Assessor's Parcel Number: 017-041-004  
 Application Number: MST2006-00015  
 Owner: Archdiocese of Los Angeles  
 Designer: Joseph Amestoy  
 Agent: Gil Garcia  
 Applicant: Our Lady of Guadalupe Church

(Proposal to construct a 2,423 square foot addition to an existing 4,152 square foot church and to permit the "as-built" 1,058 square foot fiesta booth and "as-built" 510 square foot storage building. The proposal includes the demolition of 765 square feet of a classroom/meeting building, 38 square feet of the church, 189 square feet of an "as-built" storage building and the conversion of a 1,449 square foot pavilion to a new carport and demolition a 328 square foot stage structure. The existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 2,999.97 square feet, and therefore requires Development Plan Approval.)

**(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)**

(8:25)

Present: Gil Garcia, Agent; Joseph Amestoy, Designer.

Motion: Preliminary Approval with Development Plan Approval Findings and continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the proposed changes to the existing building to be an enhancement, but understands that they are not required. 2) The applicant is to provide a paint sample of existing color when the project returns to the Consent Calendar. 3) Acknowledged the following Development Plan Approval findings as stated in Subsection 28.87.300 of the City of Santa Barbara Municipal Code: 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. It will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock, as the project does not propose any new residential unit which will have a negligible or positive effect on the City's affordable housing stock; and, 4. 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, 5. It will not have a significant unmitigated adverse impact on the City's traffic, according to the attached analysis from the Transportation Division; and 6. Resources will be available and traffic improvements will be in place at the time of project occupancy, 7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

Action: LeCron/Manson-Hing, 6/0/0. Blakeley, Sherry absent.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 2540 CLIFF DR (LOT 2)**

E-3 Zone

Assessor's Parcel Number: 041-230-002  
Application Number: MST2004-00569  
Applicant: Patrick Pouler  
Owner: Dan Clause

(Proposal to construct a two-story 2,597 square foot single-family residence with an attached 425 square foot garage and a 400 square foot attached secondary dwelling unit on a newly created 8,433 square foot lot. Access is through an easement across an adjacent parcel on Cliff Drive.)

**(Review After Final for window changes.)**

Final Approval as submitted of the Review After Final for window changes on the new Santa Barbara stone base.

**REVIEW AFTER FINAL****B. 2540 CLIFF DR (LOT 3)**

E-3 Zone

Assessor's Parcel Number: 041-230-002  
Application Number: MST2004-00570  
Owner: John Genivra Vangordon  
Owner: Dan Clause  
Owner: Bill Forker  
Owner: John Becker  
Architect: Patrick Pouler

(Proposal to construct a 2,486 square foot single-family residence with an attached 425 square foot garage on a newly created 9,488 square foot lot. Access is through an easement across an adjacent parcel.)

**(Review After Final for window changes and new trellis.)**

Final Approval of the Review After Final, and Final Approval, as noted on the plans, of the Landscape Plan.

**REVIEW AFTER FINAL****C. 1650 MIRA MESA DR**

E-1 Zone

Assessor's Parcel Number: 035-160-021  
Application Number: MST2005-00429  
Owner: Barbara Toumayan  
Applicant: Dawn Sherry  
Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in The Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second floor deck by 186 square feet.)

**(Review After Final for 24 square foot addition to master bedroom, 17 square foot addition to entry way, 18 square foot addition to kitchen and new windows at the west upper floor elevation.)**

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.

**REVIEW AFTER FINAL****D. 1131 PUNTA GORDA ST**

R-3 Zone

Assessor's Parcel Number: 017-291-011  
Application Number: MST2006-00244  
Owner: Ernest and Lois M. Preston Trustees  
Applicant: Jim Siffert

(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.)

**(Review After Final to change exterior materials from siding to stucco.)**

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, with the comment that the applicant to provide revised elevations, and, that the stucco shall be x73 eggshell and the windows are to be white.

**REVIEW AFTER FINAL****E. 1555 MARQUARD TERR**

R-1 Zone

Assessor's Parcel Number: 041-032-003  
Application Number: MST2004-00503  
Owner: Arthur Biancone  
Applicant: Tom Dain

(Proposal to convert a 148 square foot carport to a two-car garage by adding 292 square feet. Proposal also includes a 189 square foot second story addition and a 127 square foot stairwell addition to an existing 1,680 square foot single-family residence. The additions will result in a 2,436 square foot single-family residence on a 6,000 square foot lot in the Hillside Design District.)

**(Review After Final for revisions to window sashes, as-built deck inserts, addition of stairs next to entry bridge, chimney cap, light fixture, and changes to landscape and hardscape in front yard.)**

Continued one week at the applicant's request.

**REFERRED BY FULL BOARD****F. 1615 LOMA ST**

R-2 Zone

Assessor's Parcel Number: 027-153-017  
Application Number: MST2006-00370  
Owner: James Tassos  
Architect: Anthony Spann

(Proposal for a 783 square foot addition to an existing 1,617 square foot two-story residence. The proposal includes a first floor addition of 464 square feet, a second floor addition of 319 square feet, a 133 square foot addition to the existing deck, and a 52 square foot addition to the existing covered balcony. The first floor addition would attach to the existing residence and to the existing detached garage. The project would result in a 2,400 square foot two-story single-family residence and an attached 360 square foot legal non-conforming two-car garage located on a 6,720 square foot lot in the Hillside Design District.)

**(Final Approval is requested.)**

**(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.

**FINAL REVIEW****G. 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.)

**(Final Approval is requested.)**

Final Approval of the project as submitted.

**NEW ITEM****H. 821 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-042-027  
Application Number: MST2006-00539  
Owner: Robert C. and Sara L. Birgbauer, Trustee  
Applicant: Tim Fredrich  
Business Name: Taco Bell

(Proposal to change the exterior color of an existing Taco Bell restaurant on a 10,731 square foot lot.)

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

Final Approval of the project as submitted.

**REFERRED BY FULL BOARD****I. 2 SANTA CRUZ BLVD**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-185-009  
Application Number: MST2004-00232  
Owner: Hoffmann Family Trust  
Architect: Chris Dentzel

(Proposal for a 838 square foot second-story addition to an existing 1,560 square foot single-family residence with a 391 square foot detached garage.)

**(Final Approval is requested.)**

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.

**REVIEW AFTER FINAL****J. 1013 SAN DIEGO RD**

E-1 Zone

Assessor's Parcel Number: 029-202-015  
Application Number: MST2005-00562  
Owner: Kurta Family Trust 12/12/00  
Architect: Peter Becker

(Proposal to add exterior deck and stairs onto rear of primary dwelling. Remodel kitchen; raise portion of roof 1 to 9 inches; add stair linking main floor and basement; remodel existing bathrooms and powder room; replace various doors and windows and a fence. This is an enforcement case.)

**(Review After Final for the addition of an 8' high 18' long CMU wall and a new wrought iron railing to replace the wood railing.)**

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.

**REVIEW AFTER FINAL****K. 3721 MODOC RD**

E-3/R-2 Zone

Assessor's Parcel Number: 049-030-018  
Application Number: MST99-00510  
Applicant: Murray Duncan  
Applicant: Tom Smith  
Applicant: Trent Lyon  
Applicant: Mark Shlight  
Applicant: Emanuel Lutheran Church

(Proposal to install six temporary classroom buildings totaling 9,120 square feet. Minor landscaping improvements are also proposed. The existing church and school facility consists of structures which total 18,750 square feet and 131 parking spaces on a 4.3 acre lot. The project description has been changed to reflect the revised project.)

**(Review After Final for new fencing and landscaping.)**

Final Approval of the project as noted on the plans with the condition that the north side gate and fence shall be regal style ornament fence, not chain link.

**FINAL REVIEW****L. 709 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-063-009  
Application Number: MST2004-00526  
Owner: Bernardo Barragan, Jr., Trustee  
Designer: Cliff Hickman

(Proposal to demolish an existing 1,009 square foot single-family residence and construct a two-story 3,529 square foot three unit condominium project with five attached garage spaces on a 6,250 square foot lot. A zoning modification is requested for the trash enclosure to encroach into the required rear and interior yard setbacks.)

**(Final Approval of the Architecture and Landscape Plan is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 005-06.)**

Final Approval as submitted of the Architecture, and Final Approval as submitted of the Landscape Plan.

**REVIEW AFTER FINAL****M. 3002 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-201-008  
Application Number: MST2005-00696  
Owner: Raul Gutierrez  
Architect: Joaquin Ornelas, Jr.

(Proposal to construct a new 1,276 square foot, two-story addition to an existing 1,436 square foot, one-story residence on a 7,500 square foot lot. There is an existing two-car garage, habitable accessory space, and a non-conforming open yard. )

**(Final Approval of the Landscape Plan is requested.)**

Continued one week at the Staff's request.

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