



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, October 2, 2006**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:04 P.M.**

**BOARD MEMBERS:**  
 BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 JIM BLAKELEY, Present  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present  
 RANDY MUDGE, Present  
 DAWN SHERRY, Absent  
 MARK WIENKE, Present

**CITY COUNCIL LIAISON:** GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present from 3:04 p.m. to 4:14 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)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](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 28, 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.)

No public comment.

## B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 25, 2006, with corrections.

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

## C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Jim LeCron, with the exception of item P and landscaping for Items A and G reviewed by Mudge.

Action: Manson-Hing/Mudge, 7/0/0. Sherry absent.

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

## 1. Ms. Brodison made the following announcements:

- a) Member Sherry will not attend the meeting.

## 2. Mr. Limon made the following announcements:

- a) It is requested that an ABR member attend the appeal hearing of 216 E Calle Laureles on October 12, 2006. Privacy issues are the basis of the appeal.
- b) An Upper State Street Study walking tour will be conducted on Saturday, October 7, 2006. Starting times are 8:00, 8:30, 9:00, and 9:30 a.m. Please meet in the Patio/Foyer of Grace Lutheran Church, 3869 State Street.

## 3. Board member Manson-Hing suggested the Board visit the Langlo Terrace site. Mr. Manson-Hing reported pine trees along the coast are being infested with a beetle and may someday become endangered.

## 4. Chair Bartlett announced that he will step down from Item 2, 1102 Canon Perdido Street.

## E. Subcommittee Reports.

No reports.

## F. Possible Ordinance Violations.

- a) Mr. Limon stated that the previously reported bird netting on the roof of Eladios has been removed.
- b) Mr. Wienke reported that the sidewalk at Laguna and Carrillo has not been completed.

**DISCUSSION ITEM****1. 500 FOWLER RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003  
Application Number: MST2005-00764  
Owner: City of Santa Barbara  
Applicant: Laurie Owens  
Architect: Josh Grogan  
Architect: Fred Sweeney

(The proposed project is Phase I of the Airline Terminal Improvement Project as identified in the 2002 Aviation Facilities Plan. The project involves demolition of the 1967 and 1976 additions to the existing terminal building, relocation of the original 1942 Terminal approximately 70 feet south of its present location and rehabilitation of the 1942 Terminal building. The project also involves construction of a new two-story terminal measuring approximately 61,000 square feet.)

**(Recommendations to City Council on revised site plan prepared by Howard, Needles, Tammen and Bergendoff for Airline Terminal Improvement Project.)**

(3:25)

Present: Laurie Owens, Applicant; Joseph Grogan, architect; Fred Sweeney, Architect.

Public comment opened at 4:45 p.m., and as no one wished to speak, public comment closed at 4:45 p.m.

**Summary**

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

**1)** The majority of the Board find the revised site plan to be more functional than the PCD original scheme, and it addresses the programmatic issues originally outlined  
**2)** The Board is concerned with the proposed relocation of existing terminal building and juxtaposition to the new structure. Study further options for the placement of the original structure, whether: **a)** To the north for use as a restaurant, or **b)** To the east as a transportation hub. **3)** Study providing a larger space to truly function as a courtyard, by either: **a)** Moving the existing building further from the new building or, **b)** Carving out additional courtyard space out of the proposed new structure. **4)** As to the westerly viewing platform: most of the Board feels the area is less than current layout. Study ways to enhance this unique part of the Santa Barbara experience. **5)** As to the architecture: the Board requests that the applicant: **a)** Study larger examples of this style of architecture, **b)** Break up the apparent symmetry, **c)** Use larger wall planes of plaster, **d)** Continue some of the fenestrations to ground level. **e)** Break up the apparent linearity of the continuous ridged tile roof (some of the clear stories illustrations appear successful). **f)** Further express the towers, both in vertical difference to the main building and be more simplistic in materials to match the building. Eliminate the metal or copper materials at the tower roofs. **6)** Most of the Board is not in support of Moorish treatment to the entrance nearest the car rental area. **7)** The Board looks for greening of the building in a way that feels natural with the materials and forms, and in such a manner that does not appear to be added on. **8)** Some Board members find the northern rotunda to be a nice iconic element. Look for ways to express the rotunda without limiting the views from the north wing.

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

**PRELIMINARY REVIEW****2. 1102 E CANON PERDIDO ST**

Assessor's Parcel Number: 031-060-042  
Application Number: MST2005-00140  
Engineer: Penfield and Smith  
Owner: Gregory Tice and Deborah, Revocable Trust  
Architect: Thomas Hashbarger  
Agent: Jessica Grant

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 052-06 AND NO. 053-06.)**

(5:04)

Present: Thomas Hashbarger, Architect; Gregory Tice, Owner.

Public comment opened at 5:20 p.m., and as no one wished to speak, public comment closed at 5:20 p.m.

**Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:**

**1)** The architecture is nicely conceived and detailed. **2)** The Boards concerns have been mitigated by reducing the mass and break up of the buildings. **3)** The Board appreciates the views studies and story poles. **4)** Provide an additional tree to the planter area midway along road adjacent to Unit A. **5)** Study landscape enhancement to screen the wall at the infinity pool.

Action: Manson-Hing/Blakeley, 5/1/0. Mosel opposed. Bartlett stepped down. Sherry Absent.

**PRELIMINARY REVIEW****3. 403 ALAMEDA PADRE SERRA**

R-2 Zone

Assessor's Parcel Number: 031-391-015  
Application Number: MST2004-00353  
Owner: TNS Group, LLC by Thomas Condon  
Applicant: Thomas Meaney  
Architect: Tom Meaney

(Proposal to demolish an existing single family residence and a detached two-car garage and to construct two new condominiums totaling 3,530 square feet and two attached two-car garages totaling 800 square feet. Modification are requested for encroachment into the required front, interior and open yard.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 015-05.)**

(5:25)

Present: Tom Meaney, Architect.

**Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:**

1) The Board finds the buildings to be nicely articulated. 2) The board appreciates the ironwork. 3) Study changing the roof pitch to 4 and 12 to lower the apparent height of the buildings. 4) Return to Consent Calendar for an in-progress review of the colors and materials.

Action: Wienke/LeCron, 6/0/0. Mudge stepped down. Sherry absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 595 SYCAMORE VISTA RD**

A-1 Zone

Assessor's Parcel Number: 013-163-001  
Application Number: MST2006-00540  
Owner: Noel Greenwood  
Engineer: Braun & Associates (Soils)

(Proposal to restore and repair a hillside slope after landslide. The project consists of 1,800 cubic yards of cut and 2,300 cubic yards of fill grading on the approximately 24,400 square foot parcel in the Hillside Design District. Planning Commission review is required due to grading in excess of 500 cubic yards.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL FOR GRADING OUTSIDE THE MAIN BUILDING FOOTPRINT.)**

(6:07)

Present: Noel Greenwood, Owner.

Public comment opened at 6:15 p.m., and as no one wished to speak, public comment closed at 6:15 p.m.

**Motion: Continued indefinitely to the Consent Calendar with the following comments:**  
1) The project will have no adverse visual impacts. 2) Preliminary Approval and Neighborhood Preservation Ordinance Findings can be made at Consent Calendar.  
3) Provide a Landscape Re-vegetation Plan at Consent.

Action: LeCron/Wienke, 7/0/0. Sherry absent.

\*\*\*\*\* **THE BOARD RECESSED FROM 5:50 P.M. UNTIL 6:07 P.M.** \*\*\*\*\*

**CONCEPT REVIEW - CONTINUED ITEM****5. 416 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-271-020  
Application Number: MST2005-00543  
Owner: B & W Investments  
Architect: Don Pederson  
Applicant: Hal Bruington

(Proposal for a three-story mixed-use building consisting of 989 square feet of commercial space on the ground floor, two two-bedroom residential condominium units on the second-floor with square footages of 1,023 and 1,077 square feet, and one 1,680 square foot residential condominium unit on the third floor. An existing 2,960 square foot commercial building would remain at the rear of the 9,000 square foot lot and an existing 1,500 square foot commercial building would be demolished. The proposal includes four covered and five uncovered spaces, and 179 cubic yards total of cut grading. This project, previously approved by ABR on March 4, 2003, has been changed to propose that the three rental units be approved as condominiums. The project now requires additional comments from the ABR to recognize the units as condominiums and will also require Staff Hearing officer approval of a Tentative Subdivision Map and approval of a Modification for reduction of the 10% open space required.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

(5:23)

Present: Chuck McClure, Landscape Architect; Richard Johnson, Architect.

**Motion:** **Continued indefinitely to the Staff Hearing Officer with the following comments:**  
**1)** The aesthetic improvements to the pedestrian entry experience are successful. **2)** Provide additional decorative lighting to highlight the pedestrian entryway along the covered driveway approach to the elevator lobby. **3)** The Board appreciates the increased landscape, and the added landscaping on the upper level balconies. **4)** The Board finds the enhanced paving at driveway entrance and pedestrian sidewalks to be an improvement. **5)** The Board understands the recesses at the sound walls will be painted with a darker tone or differentiated material to read as a deeper recess. **6)** Final Approval can be made at Consent Calendar.

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

**PRELIMINARY REVIEW****6. 1009 DEL SOL AVE** R-2/SD-3 Zone

Assessor's Parcel Number: 045-074-001  
Application Number: MST2005-00132  
Owner: Shawn Dirksen  
Architect: Andrew Roteman  
Architect: Bill Wolf

(The project consists of the demolition of a single-family residence and garage and the construction of two new three-bedroom condominium units within a two-story duplex on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The units would be 1,447 square feet and 1,467 square feet and four parking spaces would be provided within two attached two-car garages. Planning Commission approval for a Coastal Development Permit and a Tentative Subdivision Map is requested.

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 021-06.)**

(6:45)

Present: Bill Wolf, Architect; Shawn Dirksen, Owner.

**Motion:** **Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:** 1) The proposed dormers add apparent mass and create the appearance of a third-floor and should be eliminated. 2) Final approval can be made at Consent.

Action: LeCron/Wienke, 7/0/0. Sherry absent.

**PRELIMINARY REVIEW****7. 532 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 019-333-015  
Application Number: MST2006-00078  
Owner: Michael Pavioff  
Applicant: Ben Liu

(Proposal to add a 612 square foot second story to an existing 1,478 square foot single-story-single family residence on a 8,734 square foot lot in the Hillside Design District.)

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

(7:03)

Present: Ben Liu, Applicant, Michael Pavioff, Owner.

Public comment opened at 7:09 p.m.

Shane Alexandar, neighbor, expressed concern with height and privacy impacts of the project.

Linda Alderman, neighbor, expressed concern with loss of views and potential loss in property value.

Public comment closed at 7:12 p.m.

- Motion:** Continued indefinitely to the Full Board with the following comments:  
1) The Board is uncomfortable with the 12 foot floor-to-floor height of the proposed addition. a) Restudy the roof over the existing living room to reconfigure and reduce the upper floor level to 9 feet. from 10 feet floor-to-floor. b) Pull down the roof mass accordingly. 2) Consider additional landscape on the East side to provide privacy to the adjacent neighbor.
- Action:** LeCron/Blakely, 7/0/0. Sherry absent.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

8. **2540 SELROSE LN** E-3/SD-3 Zone  
Assessor's Parcel Number: 041-311-035  
Application Number: MST2006-00533  
Owner: Frank Wascoe  
Architect: Richard Thorne

(Proposal to construct a 2,956 square foot two-story single-family residence, attached two-car garage, a 357 square foot second story deck, and a detached 297 square foot accessory structure. The proposal includes demolition of the existing 1,531 square foot residence and 486 square foot garage, and 237 cubic yards of grading. Planning Commission approval of a Coastal Development Permit is requested.)

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

(7:28)

**Present:** Richard Thorne, Architect.

Public comment opened at 7:38 p.m., and as no one wished to speak, public comment closed at 7:38 p.m.

- Motion:** Continued indefinitely to the Planning Commission with the following comments:  
1) The project is ready for Preliminary Approval and may return to the Consent Calendar.  
2) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns to Consent. 3) The Board finds that the addition is handsomely conceived and detailed. 4) The Board requests that the applicant study utilizing stone at the chimney element. 5) Provide high quality carriage style garage doors.
- Action:** Manson-Hing/LeCron, 7/0/0. Sherry absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 836 W ARRELLAGA ST**

R-2 Zone

Assessor's Parcel Number: 043-211-013  
Application Number: MST2006-00548  
Owner: Peterson Family Trust 2-23-93  
Designer: Sophie Calvin

(Proposal to convert an existing 889 square foot duplex to a single-family residence and construct an attached 722 square foot three-car garage with a 400 square foot accessory dwelling unit and 215 square foot deck above the garage. The existing garage and storage shed on the 5,021 square foot lot will be demolished.)

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

(7:42)

Present: Sophie Calvin

Public comment opened at 7:50 p.m., and as no one wished to speak, public comment closed at 7:50 p.m.

**Motion: Continued indefinitely to the Consent Calendar with the following comments:**

**1)** The project is ready for Preliminary Approval and may return to the Consent Calendar. **2)** The Board finds that the site planning is appropriate. **3)** The driveway to the proposed new garage would be better served with a double driveway apron in order to save the existing street tree that is centered between the proposed garages. **4)** Announce the pedestrian entry to the accessory dwelling unit with a side walk and gate. **5)** Provide photo documentation from the proposed second level balcony of the accessory unit to address privacy concerns of the neighbor to the north. **6)** Study the roof form over the secondary dwelling unit, perhaps expressing a gable or hip rotated 90 degrees over the proposed bedroom area. **7)** Study detailing of a possible cantilever above the two-car garage door. **8)** Provide high quality carriage style garage doors.

Action: Wienke/Blakeley, 7/0/0. Sherry absent.

**CONCEPT REVIEW - CONTINUED ITEM****10. 2016 MISSION RIDGE RD**

A-1 Zone

**(7:30)** Assessor's Parcel Number: 019-162-002  
Application Number: MST2001-00833  
Owner: Jan Marco Von Yurt  
Designer: 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.)

**(Third 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.)**

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

(8:02)

Present: Mr. and Mrs. Jan Marco Von Yurt, Owners.

**Motion:** 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, and continued indefinitely to the Consent Calendar with the following condition(s): 1) Provide a detailed landscape plan. 2) The Board understands that the plate height at the garage is 13 feet.

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

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. LA VISTA DEL OCEANO ROAD EXTENSION**

E-1 Zone

Assessor's Parcel Number: 035-180-085  
Application Number: MST1999-00714  
Owner: Sidney and Pamela Macofsky  
Owner: David and Jane Geyer  
Owner: Eugene and Patricia Bucciarelli  
Agent: Don Weaver  
Agent: Bob Goda  
Architect: Tom Meaney  
Owner: Gene Schecter  
Contractor: Russell Banko Design & Construction

(Proposal for approximately 6,050 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 2,480 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

**(Review After Final for revisions to grading related to the roadway improvements.)**

Final Approval of the Review After Final as noted for the landscape.

**REVIEW AFTER FINAL****B. 1310 CRESTLINE DR**

E-1 Zone

Assessor's Parcel Number: 049-251-002  
Application Number: MST2005-00484  
Owner: Larry Urzua  
Architect: Joaquin Ornelas, Jr.

(Proposed replacement of existing windows for an existing 2,876 square foot single family residence on a .25 acre lot in the Hillside Design District.

**(Review After Final for revised front entry and window configuration.)**

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

Continued one week.

**REVIEW AFTER FINAL****C. 1759 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 027-141-006  
 Application Number: MST2005-00780  
 Owner: 1759 Grand Avenue Associates, LLC  
 Architect: Kirk Gradin

(Proposal to construct a 2,318 square foot, two-story residence (Unit A) with an attached 503 square foot garage; a 1,840 square foot two-story residence (Unit B) with an attached 518 square foot garage; and a 2,245 square foot residence (Unit C) with an attached 503 square foot garage on a vacant 16,900 square foot lot located in the Hillside Design District. The project will result in 7,927 square feet of structures on the lot. Two modifications are requested for front yard encroachment for the garage and for an over-height wall along the driveway.)

**(Review After Final for changes to wall along driveway.)**

Continued one week at applicant's request.

**REVIEW AFTER FINAL****D. 120 S HOPE AVE F-27**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
 Application Number: MST2006-00161  
 Owner: Macerich La Cumbre, LLC  
 Applicant: The Conceptual Motion Co.  
 Designer: WD Partners

(Proposal to change the exterior facade of an existing building in the La Cumbre Mall from a restaurant use to a retail use, and to construct two new awnings on the building.)

**(Review After Final to change one wall from glazing to stucco with awning above.)**

**REVIEW AFTER FINAL****E. 182 LA VISTA GRANDE**

E-1 Zone

Assessor's Parcel Number: 015-130-001  
 Application Number: MST2005-00008  
 Owner: David Nordahl  
 Applicant: Larry Clark  
 Architect: Larry Clark

(Proposal to demolish a 410 square foot two-car garage and construct a 490 square foot two-car garage, add 305 square feet to the ground floor and add a 574 square foot second story to an existing one-story 1,506 square foot single family residence on a one acre lot located in the Hillside Design District.)

**(Review After Final for change in roof from hipped to gable end.)**

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

Final Approval as submitted of the Review After Final 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****F. 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.)

**(Final Approval is requested.)**

Final Approval as submitted, and the applicant is to return with color samples.

**FINAL REVIEW****G. 6 ST ANN DR** E-1 Zone

Assessor's Parcel Number: 041-175-009  
Application Number: MST2006-00053  
Owner: Stephen and Laura Wheeler

(Proposal to expand existing decks from 5' in depth to 10', both upper and lower decks. Upper deck to include a quarter arch in center cantilevered out approximately 2 1/2'. Adjacent deck to be conformed with new decks by changing out balusters.)

**(Final Approval is requested.)**

Final Approval as noted of the Architecture 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****H. 402 E GUTIERREZ ST** M-1 Zone

Assessor's Parcel Number: 031-343-009  
Application Number: MST2006-00179  
Owner: Laguna Industrial Partners  
Architect: Douglas Keep

(Proposal to demolish the existing non-bearing walls at front of building, add a new entry to the north side of the building including new roof area and reconfigure the entry to its original condition, new landscaping and new CMU plaster wall for parking on the north side of the building all on a 3.71 acre lot.)

**(Preliminary Approval is requested.)**

Final Approval as submitted.

**REFERRED BY FULL BOARD****I. 1515 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-060-005  
Application Number: MST2004-00861  
Owner: Amalia Alcantar Castelo, 2000 Family Trust  
Architect: Gil Garcia

(Proposal to add 133 square feet to the basement level, add 215 square feet to the first floor and add a 276 square foot loft to the main level of the existing 4,902 square foot single-family residence with a 648 square foot attached garage. Proposal will also include a remodeled and re-finished exterior finish. The project will result in a three-story 5,525 square foot single-family residence with an attached 648 square foot two-car garage on a 28,781 square foot lot located in the Hillside Design District.)

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

Final Approval 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. The applicant is to return with color board in one week.

**REFERRED BY FULL BOARD****J. 434 TERRACE RD**

E-3 Zone

Assessor's Parcel Number: 035-191-031  
Application Number: MST2006-00257  
Owner: Jane and Collie Conoley  
Architect: Dennis Thompson

(Proposal to construct a 513 square foot second story addition to an existing 1,666 square foot one-story single-family residence with an attached 462 square foot garage on a 6,502 square foot lot. Modifications are required to allow the second floor deck to encroach into the required interior yard setback, and to allow the porch to encroach into the required front yard setback.)

**(Modification approved on July 19, 2006. Preliminary Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 040-06.)**

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

**REFERRED BY FULL BOARD****K. 514 W VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 039-103-007  
Application Number: MST2006-00110  
Owner: Jose Rosario Pinedo  
Applicant: Armando Arias

(Proposal to construct a 1,950 square foot two-story residential unit including a 420 square foot two-car garage. This new unit will be attached to the rear of the existing 1,896 square foot single family residence and two-car garage to create a duplex on the 6,187 square foot lot.)

**(Preliminary Approval is requested.)**

Final Approval as noted. Applicant to return in one week for Review After Final with revised window details.

**CONTINUED ITEM****L. 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.)

**(In-progress review for "as-built" exterior color change to classroom building.)**

Final Approval as submitted.

**NEW ITEM****M. 66 BARRANCA SHORELINE HOA**

R-2/SD-3 Zone

Assessor's Parcel Number: 045-270-018  
Application Number: MST2006-00572  
Owner: Sandoval Family Trust 7/30/03  
Agent: Jean-Pierre Ainciart

(Proposal to replace the existing wood siding to stucco to match the color of the existing stucco and repair wood framing as required on a 56-unit condominium development.)

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

Final Approval as submitted.

**NEW ITEM****N. 3965 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-021  
Application Number: MST2006-00584  
Owner: FW Ca-Five Points Shopping Center  
Applicant: Ernie Jur  
Business Name: Ross Store

(Proposal to install five new air conditioning units on the roof of the building of the Ross Store at the Five Points Shopping Center.)

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

Final Approval as submitted.

**NEW ITEM****O. 2927 DE LA VINA ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-202-026  
Application Number: MST2006-00585  
Owner: Montana Vista  
Designer: Tom Kress  
Contractor: Robert Taylor  
Business Name: Tynan Group

(Proposal to cover an existing arbor with tongue and groove decking and roofing to resolve drainage problems on the third floor porch and to add two downspouts on the exterior of the existing commercial building on a 29,172 square foot commercial lot.)

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

Final Approval as noted.

**NEW ITEM**

**P. 1451 HARBOR VIEW DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 015-271-011  
Application Number: MST2006-00580  
Owner: Matthew and Leslie Hetrick  
Applicant: Matthew Hetrick

(Proposal to construct 174 linear feet of concrete block retaining walls topped with 110 linear feet of chain link fencing on a portion of the wall.)

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

Continued indefinitely.

**\*\* MEETING ADJOURNED AT 8:04 P.M. \*\***