

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 Friday, February 9, 2007 at 4:00 p.m., a Revised 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. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

Jim Kahan, congratulated Mr. Wienke on his nomination as Chair of the ABR, and commented that an Environmental Impact Report should be prepared for the Whole Foods project.

B. Approval of the minutes of the Architectural Board of Review meeting of February 5, 2007.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 5, 2007, with corrections.

Action: Mudge/Mosel, 3/0/1. Manson-Hing abstained. (Blakeley, Sherry absent)

C. Consent Calendar of January 29, 2007.

Motion: Continue the Consent Calendar for January 29, 2007.

Action: Manson-Hing/Mosel, 4/0/0 (Blakeley, Sherry absent)

D. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christopher Manson-Hing with the exception of the landscaping for Items and, reviewed by Randy Mudge.

Action: Manson-Hing/Mosel, 4/0/0. (Blakeley, Sherry absent)

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

1. Ms. Brodison made the following announcements:

- a) Board member Sherry will not attend the meeting.
- b) Board member Blakeley will not attend the meeting.

2. Chair Wienke reported that on February 15th the Planning Commission will hear the project proposal for 116 E. Yanonali Street and requested that an ABR Member attend the meeting.

F. Subcommittee Reports.

No subcommittee reports.

G. Possible Ordinance Violations.

No reported violations.

Item G was referred to the Full Board for review of the windows.

FINAL REVIEW

G. 1321 GILLESPIE ST

R-2 Zone

Assessor's Parcel Number: 039-083-004
 Application Number: MST2006-00022
 Owner: Araceli Esparza
 Architect: Jose Esparza

(Proposal to construct a new 1,945 square foot two-story addition and attached 517 square foot garage and workshop to an existing 1,359 square foot, one-story single-family residence. The existing detached 400 square foot garage will be demolished. The proposal also includes a 378 square foot second-story deck and a 35 square foot front porch on the 6,250 square foot lot. Proposed grading is 58 cubic yards.)

(Final Approval is requested.)

(3:28)

Present: Jose Esparza, Architect; Araceli Esparza, Owner.

Motion: Final Approval of the project, with the following conditions:

1. Use Anderson vinyl clad wood windows with Simulated Divided Lights (SDL) throughout. Use Cottage style SDL on all windows, not Prairie style.
2. Do not use foam mold on the stucco window sills.
3. Recess all windows in the stucco condition for a bull nose return.

Action: Manson-Hing/Mudge, 4/0/0. (Blakeley, Sherry absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 3757 STATE ST

C-P/SD-2 Zone

Assessor's Parcel Number: 051-040-046
 Application Number: MST2005-00156
 Owner: Regency Realty Group
 Agent: Ken Marshall, Dudek & Associates
 Architect: Brian Cearnal
 Owner: RC CA Santa Barbara LLC

(Proposal for a new mixed-use development consisting of five buildings, from one to three stories, totaling 98,284 square feet. Proposed are the construction of 63,400 square feet of commercial/retail space for Whole Foods, Circuit City, Citibank, and others, 15 residential condominium units totaling 34,884 square feet including garages, and 281 new surface and rooftop parking spaces. The project is located on five parcels totaling 5.4 acres and includes demolition of 56,545 square feet of existing commercial buildings, 21,670 cubic yards of grading, drainage improvements, and creek habitat restoration. The proposal will result in an increase of 6,855 square feet of new commercial floor area. Planning Commission approval of the project is required.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR A ONE-LOT SUBDIVISION, A LOT MERGER, TRANSFER OF EXISTING DEVELOPMENT RIGHTS, A DEVELOPMENT PLAN AND MODIFICATIONS TO PROVIDE LESS THAN THE REQUIRED NUMBER OF PARKING SPACES AND ENCROACHMENTS INTO THE REQUIRED FRONT-YARD SETBACKS ALONG STATE STREET AND HITCHCOCK WAY.)

(3:44)

Present: Brian Cearnal, Architect; Adam Cunningham, Cearnal Architects; April Verbanac, and Ken Marshall, Dudek & Associates; Erwin Bucy, Owner; Allison De Busk, Project Planner; Jaime Limon, Design Review Supervisor.

Staff Comments: Ms. De Busk provided a project introduction, and reported that the project application has been deemed complete and staff is preparing an Initial Study. Ms. De Busk continued to be available throughout the presentation to respond to questions.

Public comment opened at 4:08 p.m.

Jim Elliot, opposed. Concerned with increased traffic and parking needs.

Judy Orias. Addressed creek flood plane issues, and traffic impacts.

Paul Hernadi, President, Hitchcock Ranch HOA, in favor, but concerned about compatibility and aesthetics.

Gil Barry, opposed. The height is not compatible with the neighborhood.

Karnig Beylikjian, opposed. Concerned with traffic and parking.

Jim Kahan. The design is good. Size, bulk and scale are excessive.

Connie Hannah, League of Women Voters, opposed. Concerned with the size, bulk, scale, increased traffic, and creek run-off. Written comments were submitted.

Chair Wienke read into the record comments submitted by Michael Self which request that the existing Zoning Ordinance be upheld.

Public comment closed at 4:28 p.m.

Ms. De Busk clarified that per the Municipal Code the proposal is considered a four-story structure.

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

1. The Board appreciates a. the use of the wider sidewalk and park way system along State Street. b. the sustainable design, LEED Certification, and permeable parking surfaces; c. the landscape plan and efforts to have more landscaping along Hitchcock Street; d. the mixed-use concept.
2. Overall the Board is comfortable with: a. the size, bulk, and scale of the project; b. the residential use along the creek, to provide buffering from the big box buildings; c. the smaller scale architectural elements along State Street and along the Creek. d. most of the Board appreciates the reduction in scale and playfulness of the Whole Foods side of project as seen from State Street, and less so for the Circuit City side as delineated in the elevations; e. the underground loading zone area.
3. The arcades at Circuit City are possibly too narrow and the arcade arches too large in relation to the human scale.
4. There is potential opportunity throughout the project for height variation between the roof elements. The condominium side along the creek has a nice variety of roof

elevation changes, but one Board member feels that the roof is relentless in its length; more substantial break up would be beneficial.

5. Most Board members feel more study is needed of the ramp along the Arroyo Burro Creek, which currently looks like a freeway ramp. Seek ways to integrate the ramp into architecture and landscaping.
6. Some Board members prefer having fewer condominiums at Hitchcock, along the loading dock ramp.
7. Some Board members would prefer to see more one and two-story mixed use along State Street.
8. At least one Board member is concerned that the proximity of the corner building at State Street and Hitchcock Street may be too close to the intersection. Study and provide perspectives of the corner at State and Hitchcock Streets.
9. Provide more information and site sections for the retaining walls on all property lines, existing and proposed, with sections. One Board member is concerned with the 12 foot high retaining wall, adjacent to northern property line.

Action: Manson-Hing/Mosel, 4/0/0. (Blakeley, Sherry absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 422 W PADRE ST

R-3 Zone

Assessor's Parcel Number: 025-221-018

Application Number: MST2006-00496

Owner: Steven Mountain, Trustee

(Proposal for a 3,723 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single-family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:32)

Present: Doug Keep, Architect; Kris Kirkelie, Intern Architect; Steve Mountain, Applicant.

Public comment opened at 5:43 p.m., and as no one wished to speak, public comment closed at 5:43 p.m.

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

1. The project is ready for Preliminary Approval.
2. The Board likes the size, bulk, and scale of the units, and the break up in the middle making the units appear smaller in scale.
3. The Board appreciates the use of clap board siding, stone chimneys, post bases, articulation and proportion of the cottage style windows, the carriage style garage doors, and the other architectural amenities such as brackets, beams, light fixtures, trim, windows and fine detailing, and the trash enclosure areas which are tucked under each individual unit.

4. Provide a landscape plan that complies with the City's water conservation plan. Show all proposed and existing trees, including easement and neighboring trees.
5. Wherever possible, the overlaps between wall masses and planes are to be a minimum of nine inches.
6. There is some concern with the double cantilevers. Provide articulation with brackets and beams to make it more visually pleasing.
7. Complete and correct all elevation drawings to match the plan.
8. Provide drawings to indicate the proposed fence and gate to the rear unit's front entry
9. Provide a color board when returning on Consent Calendar.

Action: Manson-Hing/Mudge, 4/0/0. (Blakeley, Sherry absent.)

***** THE BOARD RECESSED FROM 6:05 P.M. UNTIL 6:28 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM

3. 1025 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-052
 Application Number: MST2005-00791
 Owner: Steven Adrian and Gina Giannetto
 Architect: Steven Adrian

(Proposal for a new 1,978 square foot three-story single-family residence with an attached 404 square foot garage and a 460 square foot detached living space on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, and 466 cubic yards of grading.)

(Second Concept Review.)

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

(6:28)

Present: Steven Adrian, Architect and Owner; Gina Giannetto, Owner.

Public comment opened at 6:43 p.m., and as no one wished to speak, public comment closed at 6:43 p.m.

Motion: Continued 4 weeks to the Full Board with the following comments:

1. Provide site sections and additional photographs.
2. The Board finds that the mass, bulk, and scale is appropriate, but reserves final comment until after viewing site sections and photographs.
3. Provide a site plan which includes portions of the neighboring building.
4. Show both proposed buildings in the sections and elevations.
5. The Board is comfortable with the Moorish architectural style, but looks for simplification of the design details. Refine all fenestration and openings.
6. Provide a color and material board.
7. Provide a partial landscape plan, indicating grading and drainage.
8. Identify all existing and proposed trees.

Action: Manson-Hing/Mosel, 4/0/0. (Blakeley, Sherry absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 226 W DE LA GUERRA ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-015
 Application Number: MST2004-00675
 Owner: Steve Harrel
 Applicant: Steve Harrel

(Proposal for a two-story, 3,231 square foot triplex residential condominium. The proposal would add 138 square feet to an existing 978 square foot single-family residence; construct a second-story with two attached residential units. Parking is provided in a new attached 236 square foot one-car garage and existing four-car garage on the 6,250 square foot lot. Staff Hearing officer approval is requested for the condominium project.)

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

(7:02)

Present: Steve Harrell, Owner; Tim Ryan, Friend.

Public comment opened at 7:12 p.m., and as no one wished to speak, public comment closed at 7:12 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and Return to the Full Board with the following comments:

1. Recess and/or provide enclosure for electric meters, such as decorative cabinets.
2. Return with a chimney cap design and/or chimney flue termination design.
3. The Board appreciates the site planning, including the interlocking pavers and ribbon driveway.
4. The Board appreciates the new "courtyard" in the middle of the lot for entry to the second and third units.
5. Return with a larger scale supplemental landscape plan. Suggestions include a hedge, or other type of other planting material to the separate driveway from the new courtyard.

Action: Mudge/Manson-Hing, 3/1/0. Mosel opposed. (Blakeley, Sherry absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3825 LA CUMBRE HILLS LN**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-042
 Application Number: MST2007-00044
 Owner: John and Marcia Briggs

(Proposal for remodeling and additions to an existing 1,254 square foot single-family residence, with an attached 418 square foot garage on an 8,000 square foot lot. The proposal includes converting an existing 336 square foot second-story deck to habitable space, a 192 square foot addition, a 45 square foot deck, and a 382 square foot workshop at the lower level.)

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

(7:21)

Present: Marcia Briggs, Owner.

Public comment opened at 7:28 p.m.

Chair Wienke read into the record a letter from Chris and Marilee Bell, stating privacy concerns.

Public comment closed at 7:30 p.m.

- Motion: Continued indefinitely to the Full Board with the following comments:
- 1) Show the footprints of adjacent neighboring buildings on the site plan.
 - 2) Show compliance with the solar ordinance.
 - 3) Show all retaining walls at the proposed addition in the side yard.
 - 4) Slightly reduce the extension of the second floor for a stepped/tiered effect from the front elevation.
 - 5) Provide a quality designed garage door.
 - 6) Coordinate the elevations to show the correct grading, and reduce the grading as much as possible.
 - 7) Revise the drawings to show the trim as proposed on the existing house.
 - 8) Return with a color board that includes a photo of the existing house, and documentation of exterior light fixtures.
 - 9) Regarding the new revised entry steps to the front door, the lower landing section should be the full brick. The wall surrounding the steps to the lower section shall be the full height of the wall in Mohave cultured veneer. Include material information and sample on the color board.
- Action: Manson-Hing/Mudge, 4/0/0. (Blakeley, Sherry absent.)

CONCEPT REVIEW - CONTINUED ITEM

6. 602 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Architect: Christian Robert
Contractor: Campanelli and Associates

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/ nightclub. The proposal includes 935 square feet of new floor area within the existing building and two new exterior doors. The project requires Development Plan Approval findings at ABR.)

(Second Concept Review.)

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

(7:53)

Present: Isaac Romero, Agent; Gary Bollinger, Applicant/Tenant.

Public comment opened at 8:03 p.m., and as no one wished to speak, public comment closed at 8:03 p.m.

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

- 1) Review the American Disability Act (ADA) access requirements with the Building Department regarding revisions to the front entry at Cota and Anacapa Streets, and for all new door locations. Verify the elevation differences between the interior and exterior.
- 2) Investigate original building plans to determine the type of curtain wall system used and to match the existing type.
- 3) The Board finds the use of curtains behind the curtain wall to be acceptable.

Action: Mudge/Mosel, 4/0/0. (Blakeley, Sherry absent.)

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 817 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-231-021
Application Number: MST2006-00194
Owner: Frederick 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 tiled front terrace. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

(Review After Final for changes to the site plan and revisions to additions including the demolition of portions of the existing house to create a detached artist's studio in place of the existing attached library.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL**B. 716 JUANITA AVE**

E-1 Zone

Assessor's Parcel Number: 035-102-012
Application Number: MST2006-00667
Owner: Devon Marc Lazarus

(This is an enforcement case (ENF2006-00878) Proposal to remove the existing 2' high retaining wall in the rear yard and construct a new 6' high CMU retaining wall with stucco finish approximately 15' closer to the rear of property line, construct a new pool safety fence, a new exterior fireplace, and to remove the existing concrete patio and replace with tile pavers on a 12,003 square foot lot in the Hillside Design District. The proposal also includes approximately 176 cubic yards of cut and 52 cubic yards of fill.)

(Review After Final for the addition of a 6' high redwood pool fence.

A letter was received from John Liles, concerned with the loss of views from his property that could be caused by the installation of the proposed fence.

Cassie Liles, resident, concerned about the loss of view from her property.

Final Approval as Submitted of the Review After Final for a 5 to 6 foot high Redwood fence.

REVIEW AFTER FINAL**C. 4200 CALLE REAL**

R-3 Zone

Assessor's Parcel Number: 059-240-020
Application Number: MST98-00749
Applicant: Ben Phillips and Amy Bayley
Owner: Alicia Martin, D.C.
Architect(s): Mark Petit, Karl Eberhard, Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

(Review After Final to delete fountain from front of Building #113 and replace with paving and to add a wall screen for the mechanical equipment at the east covered patio for Building #215, Community Building.)

Final Approval of the Review After Final for removal of the fountain with the applicant to consider replacing the fountain with a tree or decorative paving and approval of the screen walls with the comments that the can be between 6' to 6'-6" in height.

REVIEW AFTER FINAL**D. 914 E HALEY ST**

C-2 Zone

Assessor's Parcel Number: 031-311-004
Application Number: MST2003-00593
Owner: James and Sandra Jean Delmonte
Architect: Murray Duncan

(Proposal to construct a 1,605 square foot two-story duplex with two attached one-car garages on the ground floor, a 2,391 square foot two-story duplex with two attached two-car garages on the ground floor, and two uncovered parking spaces on a 8,750 square foot lot. The demolition of four existing dwellings totaling 2,400 square feet is also proposed.)

(Review After Final to change the elevations to meet solar requirements.)

Final Approval as submitted of the Review After Final for the elevations.

REVIEW AFTER FINAL**E. 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.)

(Review After Final for the addition of a fireplace and chimney, changing an allan block wall to a 8' high masonry retaining wall with wood fence along the interior property line and to add two dormer windows to the attic.)

A public comment letter was received from John Beardsmore.

Final Approval of the Review After Final for the wall and fence and the addition of the chimney with the condition that it is to be a direct vent fireplace and approval of the electrical meters to be surface mounted on the east side of the building. Denial of the proposed roof dormers and the exterior surface mounted water heaters.

FINAL REVIEW**F. 842 MIRAMONTE DR**

E-1/A-1 Zone

Assessor's Parcel Number: 035-050-042
Application Number: MST2006-00380
Owner: R. Chad and Norean Dreier, Living Trust
Architect: Bill Wolf

(Proposal for a 784 square foot second-story addition to an existing 4,658 square foot two-story single-family residence with a 470 square attached garage on 2.1 acre lot in the Hillside Design District.)

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

Final Approval as submitted.

FINAL REVIEW**G. 1321 GILLESPIE ST**

R-2 Zone

Assessor's Parcel Number: 039-083-004
Application Number: MST2006-00022
Owner: Araceli Esparza
Architect: Jose Esparza

(Proposal to construct a new 1,945 square foot two-story addition and attached 517 square foot garage and workshop to an existing 1,359 square foot, one-story single-family residence. The existing detached 400 square foot garage will be demolished. The proposal also includes a 378 square foot second-story deck and a 35 square foot front porch on the 6,250 square foot lot. Proposed grading is 58 cubic yards.)

(Final Approval is requested.)

Final Approval as submitted with the comment that review of the windows is referred to the Full Board.

REFERRED BY FULL BOARD**H. 1229 GILLESPIE WY**

R-2 Zone

Assessor's Parcel Number: 039-141-003
Application Number: MST2005-00694
Owner(s): Kelly, Ramirez, and Wilson
Applicant: Paige Wilson
Designer: Colleen Kelly

(Proposal for a 422 square foot two-story addition, new entryway, and new porches for an existing 1,084 square foot two-story single-family residence located on an 8,000 square foot lot. Also proposed is a 219 square foot detached one-car garage to replace the existing 326 square foot carport, and one new uncovered parking space. The existing 1,918 square foot residence fronting Victoria Street would remain unaltered. Modifications are requested for parking to encroach into the front and interior-yard setbacks along Gillespie Way.)

(Modification approved on November 18, 2006.)

Continued indefinitely to the Consent Calendar with the comment that the applicant is to review the east and west elevations for alignment of the exterior walls and roof pitch break points, and coordination of roof eaves on the east elevation.

CONTINUED ITEM

I. 233 W MONTECITO ST

C-2/SD-3 Zone

Assessor's Parcel Number: 033-032-002
Application Number: MST2006-00651
Owner: George Alexiades, Trustee
Applicant: Richele Mailand

(Proposal to repaint the exterior of a commercial building, replace existing metal railing at front patio with stucco wall with light fixtures, and replace existing 8' wood fence at rear patio with a 14' high stucco wall, install new entry doors, remove existing railing at sidewalk and replace with 42" high stucco wall on a 3,249 square foot lot in the non-appealable jurisdiction of the Coastal Zone.)

(Third Concept Review.)

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

Continued one week at the applicant's absence.

CONTINUED ITEM

J. 1305 DOVER HILL RD

E-1 Zone

Assessor's Parcel Number: 019-202-006
Application Number: MST2006-00538
Owner: Peggy Haskell, Family Trust 8/24/94
Architect: Dwight Gregory

(Proposal to add a new wooden deck, balcony, laundry room, and second-floor interior-floor area, remove existing windows and install sliding doors, and add a door on the north side of the lower level of a 2,366 square foot house on a 12,372 square foot lot in the Hillside Design District. The 476 square foot attached garage is to remain. Modifications are requested for encroachments into the front and interior-yard setbacks.)

(Modification approved on January 31, 2007. Preliminary Approval is requested.)

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

CONTINUED ITEM**K. 1568 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Agent: Bob Goda
Contractor: Russell Banko Design & Construction
Applicant: Eugene and Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence with an attached 472 square foot garage on a vacant 14,400 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(Request to re-instate the prior Preliminary Approval.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

Final Approval of the reinstatement of the prior Preliminary Approval.

CONTINUED ITEM**L. 1516 DE LA VINA ST**

R-4 Zone

Assessor's Parcel Number: 027-222-021
Application Number: MST2003-00558
Owner: Cliff Kearsley

(Proposal to construct a 2,184 square foot three-story, two-unit residential building above a four-car garage at the rear of an existing 2,551 square foot two-story residence with a carport, located on an 8,607 square foot lot. There is an existing 308 square foot garage that is to be demolished.)

(Request to re-instate the prior approval.)

Michelle McCutchen, resident, provided public comment expressing concern about the excessive trash in yard.

Final Approval of the Reinstatement, with the comment that the applicant is to submit a site plan to Staff showing required zoning setbacks.

REVIEW AFTER FINAL**M. 1000 W MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 021-050-063
Application Number: MST2004-00498
Owner: Barry Semler
Agent: L & P Consultants

(Proposal to replace site walls and landscaping at entry. There is an existing entry gate which is proposed to remain. A modification is required for walls greater than 3 1/2 feet in height within 10 feet of the edge of the driveway.)

(Request to re-instate the prior approval.)

Continued indefinitely to the Staff Hearing Officer with the comment that gates are to be drawn to match the photos and the monument and metal address plaque is to be shown. Final Approval can be given Administratively by Staff. Approval of walls and fencing is based on the previous ABR approval of July 19, 2004.

REVIEW AFTER FINAL**N. 980 W MOUNTAIN DRIVE**

A-1 Zone

Assessor's Parcel Number: 021-050-059
Application Number: MST2004-00499
Owner: Tracy Shannon
Agent: L & P Consultants

(Proposal for a new entry gate and columns. A modification is required for walls greater than 3 1/2 feet in height within 10 feet of the edge of the driveway.)

(Request to re-instate the prior approval.)

Continued indefinitely to the Staff Hearing Officer with the comment that gates are to be drawn to match the photos and the monument and metal address plaque is to be shown. The gates should match those approved at 1000 W. Mountain Drive. Final Approval can be given Administratively by Staff. Approval of walls and fencing is based on the previous ABR approval of July 19, 2004.

REVIEW AFTER FINAL**O. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Landscape Architect: Bob Cunningham
Architect: Erich Burkhart
Architect: Brian Cearnal

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Review After Final for revised pavement design, removal of two decorative fountains, reconfigure access path, revised landscape plans and revised irrigation.)

Final Approval as submitted of the Review After Final.

**** MEETING ADJOURNED AT 8:18 P.M. ****