

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 Thursday, February 15, 2007 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (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 the minutes of the Architectural Board of Review meeting of February 12, 2007.

Motion: Table the minutes of the Architectural Board of Review meeting of February 12, 2007.

Action: Mosel/Blakeley, 5/0/0. (Sherry absent)

C. Consent Calendar.

1. Motion: Approve the Consent Calendar minutes of January 29, 2007. The Consent Calendar was reviewed by Dawn Sherry and Randy Mudge.

Action: Mosel/Manson-Hing, 5/0/0. (Sherry absent.)

2. Motion: Ratify the Consent Calendar of February 20, 2007. The Consent Calendar was reviewed by Manson-Hing with the exception of the landscaping for Items J and K, reviewed by Randy Mudge.

Action: Mudge/Blakeley, 5/0/0. (Sherry absent.)

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

No announcements.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

1. 1575 LA VISTA DEL OCEANO DR

E-1 Zone

(3:15) Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Owner: Gene Schecter
Engineer: Penfield & Smith Engineers
Agent: Jessica Kinnahan
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.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 055-06.)

(3:15)

Present: Brian Hofer, Architect; Gene Schecter, Owner; Marisela Salinas, Project Planner, was available to respond to questions.

Public comment opened at 3:33 p.m.

Matthew Edwards, opposed. Concerned with privacy and mass, bulk, and scale.

Public comment closed at 3:41 p.m.

Straw vote: How many Board members prefer option A? 4/0/0. (Manson-Hing, Sherry absent.)

Motion: Continued 2 weeks to the Full Board with the following comments:

1. Preliminary Approval of the landscape as submitted. The applicant is to study additional landscape features that will enhance privacy to the neighbors. *All comments from the landscape review of July 24, 2006 were carried forward:
 - *1) The Board appreciates the landscape plan and the integration through the use of Oak Trees with the adjacent lot. *2) The Board appreciates the tall see through trees on the south side of the building to buffer the architecture. *3) Provide vines on the south side of the structure to relieve the verticality. *4) Extend the landscape beyond the property line to the back of the guard rail on the north side. *5) Some board members would prefer retaining walls made of stone throughout; and prefers no cap on top of a plaster wall as that might appear too aesthetically urban. *6) Study providing access from the downstairs bedroom to the terrace.
2. The applicant is to study raising the grade at the southwest corner to help mitigate the under-story.
3. All of the garden walls are to be faced in sandstone veneer.

4. The Board finds garage option A, as presented, to be the preferred design for that corner of the building as it steps back further and provides relief from the street. One suggestion is to create a hybrid between options A and B in relation to the entry tower, the closet and garage door overhang.
5. Regarding the great room on the main level, study ways to simplify the cantilevered condition to lessen the significance of the cantilever on the downhill side. Study options for creating balconies on the corners, as opposed to cantilevering off the already cantilevered face. One option may be to protrude out the lower level bedroom 3 area a small amount, to get some relief from the second-story face.
6. On the plot plan, include an outline of the existing neighboring house.
7. Provide a lighting plan for exterior fixtures.
8. Provide more decorative chimney caps and provide details.
9. The Board expects to see fine detailing throughout the exterior.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 727 WESTWOOD DR

E-1 Zone

(4:00)

Assessor's Parcel Number: 041-202-009
 Application Number: MST2006-00536
 Owner: Adeline Ratliff
 Designer: Robert Stamps

(Proposal for approvals and permits for "as-built" work including 460 square feet of additions, a patio, and a retaining wall. A modification is requested for less than minimum required building separation. The 2,143 square foot single-family residence, including detached two-car garage, is located on a 13,548 square foot lot in the Hillside Design District.)

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

(4:18)

Present: Robert Stamps, Agent.

Public comment opened at 4:29 p.m., and as no one wished to speak, public comment closed at 4:29 p.m.

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

1. The Board suggests that the applicant apply to the Staff Hearing Officer for a modification for the distance between the buildings, because it is only 5 inches.
2. An alternative is to move the wall of the living room back by 5 inches in order to avoid the need for a modification.
3. The balcony and small roof connecting the main house to the garage is not satisfactory. The Board would prefer a large picture window in lieu of the balcony in that location. The Board is not satisfied with the design as presented.
4. On the plans, show the enlarged garage door to 16 feet wide as required.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1429 SAN MIGUEL AVE**

E-3/SD-3 Zone

(4:30) Assessor's Parcel Number: 045-132-029
Application Number: MST2007-00045
Owner: Christine Mctague
Applicant: Thomas Ochsner

(Proposal to construct a second-floor 405 square foot accessory space over an existing detached two-car garage on a 10,455 square foot lot with an existing 2,190 square foot single-family residence.)

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

(4:40)

Present: Thomas Ochsner, Architect.

Public comment opened at 4:40 p.m., and as no one wished to speak, public comment closed at 4:40 p.m.

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. Move back the balcony landing to accommodate the stairs for head height.
2. Match the second level entry porch roof overhang with the existing eave overhangs.
3. One board member suggested that the south elevation window may need some study on a purely aesthetic basis, although it faces the trees.
4. Provide color boards and exterior lighting per city standards when returning on Consent Calendar.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 521 SANTA BARBARA ST**

C-M Zone

(5:00) Assessor's Parcel Number: 031-201-009
Application Number: MST2007-00008
Owner: David Willows
Architect: Ron Sorgman

(Proposal to demolish and re-build an existing 1,411 square foot two-story single-family residence on a 2,408 square foot lot. The building is proposed to be centered on the site, which results in modification requests for encroachments into the interior-yard setbacks. The existing residence was legal non-conforming with no on-site parking and no parking spaces are proposed.)

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

(5:02)

Present: Ron Sorgman, Architect; Jaime Limón, Senior Planner II, was available to respond to questions.

Public comment opened at 5:15 p.m., and as no one wished to speak, public comment closed at 5:15 p.m.

For purposes of a straw vote, option #1 is the original proposal with parking at less than 20 feet; option #2 is a two-story structure with the garage pushed back to 20 feet; option #3 is a three-story structure.

Straw Vote: How many prefer option #2, a two-story with the garage pushed back? 4/0/0. (Manson-Hing, Sherry absent.)

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

1. The Board is in favor of option #2, a two-story structure with the garage pushed back to 20 feet due to neighborhood compatibility.
2. The Board prefers the proposed 3-1/2 foot interior-yard setback as opposed to the existing condition of zero feet.
3. The applicant is to study and return with a Landscape Plan. Study the rear-yard landscaping for the possibility of an additional tree. The Board appreciates saving the front easement tree.
4. One Board member can support the two-story option with the driveway as presented, with further refinement of the architectural detailing.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 2222 BATH ST

C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2007-00032
Owner: City Commerce Bank
Architect: Patrick Marr

(Proposal to re-roof an existing 1,800 square foot commercial building on a 8,513 square foot lot. The proposed roof material is Class A composition shingle CertainTeed "Landmark Premium" in Graphite color. The proposal also includes the removal of a portion of the existing chimney and replacing the access ramp and restripping the existing parking space to create an ADA loading aisle.)

(Review After Final for addition of a guard rail and a bike rack.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 2513 CASTILLO ST**

R-3 Zone

Assessor's Parcel Number: 025-011-010
Application Number: MST2002-00351
Owner: Jose Adorno
Architect: Jose Esparza

(Proposal to construct a 117 square foot, second-story addition and first- and second-story decks to an existing 1,488 square foot, two-story residence located on a 6,440 square foot lot currently developed with an additional 800 square foot residence.)

(Review After Final for a new 112 square foot front porch, 102 square foot side deck with new French doors and additional doors to access deck.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 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 for 32 square feet of "as-built" first floor additions and 165 square feet of "as-built" second floor additions, demolition of 635 square feet at the first floor family room which includes converting it to an open terrace, and demolishing 35 square feet on the second floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. 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 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. 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 and to convert the existing basement exercise room into a garage.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**D. 3603 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-101-005
Application Number: MST2004-00880
Owner: Guilfoyle and Shari Guilfoyle
Architect: Bryan Pollard
Landscape Architect: Sam Maphis
Engineer: Mike Gones

(This is a revised project. The purpose of this hearing is to review the amount of grading associated with the project. Revised Final approval proposes 349 cubic yards of cut, 150 cubic yards of fill and 1,605 cubic yards of re-compaction outside the main building footprint for a swimming pool and spa. The project which received approval on May 23, 2005 is a proposal to add an additional 417 square feet to the existing terrace and convert an existing under-story to an exercise room. The existing 5,480 square foot residence is located on a one acre lot located in the Hillside Design District. Proposal also includes the replacement of a window & door, landscaping improvements to provide usable yard areas by terracing the existing slope with retaining walls.)

(Review After Final to replace a door with a window in the laundry room and replace two pairs of French doors with one French door to access the half bath and dressing room.)

Continued one week at the applicant's request.

FINAL REVIEW**E. 915 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-070-029
Application Number: MST2006-00685
Owner: Cecile Lyons
Applicant: Robert Pester

(Proposal for a 426 square foot master bedroom and kitchen addition to the rear of an existing 1,821 square foot one story single family residence with a 415 square foot attached garage on a 15,769 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**F. 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: Sohpie 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.)

(Preliminary Approval is requested.)

Continued indefinitely to the Consent Calendar with the following comments: 1) The applicant is to provide evidence from Transportation Planning that two curb cuts is not allowable; 2) Announce the pedestrian entry to the accessory dwelling unit with a side walk and gate and provide elevations and details of the new gated entry with Landscaping; 3) The applicant is to propose mitigation measures to address the privacy concerns of the adjacent neighbor to the north from the second floor deck; 4) Study the roof form over the secondary dwelling unit, perhaps expressing a gable or hip rotated 90 degrees over the proposed bedroom area; 5) Study detailing of a possible cantilever above the two-car garage door; 6) Provide high quality carriage style garage doors.

REFERRED BY FULL BOARD**G. 1944 EUCALYPTUS HILL RD**

A-2 Zone

Assessor's Parcel Number: 015-100-019
Application Number: MST2006-00561
Owner: Richardson H Smith, III
Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and first- and second-floor additions totaling 503 square feet. The existing 1,863 square foot two-story single-family residence and attached 388 square foot two-car garage are located on a 14,990 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

Final Approval as submitted, with the comment that the new plaster surfaces are to match the existing and the applicant is to submit a color sample of the plaster for Staff approval.

CONTINUED ITEM**H. 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.)

Final Approval as noted with the condition that the inset portion of the north elevation of the project along the Montecito Street patio shall be painted a shade lighter than the main building and the applicant is to provide a color sample for Staff approval.

NEW ITEM**I. 1029 ORILLA DEL MAR DR**

R-4/SD-3 Zone

Assessor's Parcel Number: 017-322-023
Application Number: MST2007-00071
Owner: Arcana Corporation
Owner: Scott Smigel
Business Name: The Inn at East Beach

(Proposal to repaint the exterior of an existing commercial building.)

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

Continued 1 week back to the Consent Calendar with the comments that the proposed color combination is acceptable and the applicant is to return to Consent Calendar for location of the proposed colors on the building.

FINAL REVIEW**J. 401 S HOPE AVE** E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-018
Application Number: MST2005-00091
Owner: Cutter Properties LTD
Contractor: Lusardi Construction Company

(Revised proposal to construct a concrete vehicle display/demonstration course in the display parking lot for Land Rover for an existing 34,687 square foot car dealership.)

(Final Approval is requested)

Final Approval of the project, with the comment that the Landscape Plan and stone materials are to return to the Consent Calendar for Final Approval.

REVIEW AFTER FINAL**K. 2109 CLIFF DR** E-3/SD-3 Zone

Assessor's Parcel Number: 045-083-007
Application Number: MST2002-00434
Owner: Cliff Drive, LLC
Designer: Peter Haddad

(Proposal to rezone a 15,228 square foot lot from E-3 to R-2; remove the existing 1,100 square foot, single-family residence and non conforming garage; and construct multiple residential units. The project includes construction of five two story residential units with attached garages. The project consists of two approximately 2,400 square foot market rate units and three 1,300 square foot affordable middle income units. Modifications are requested to encroach into the required front yard setback, construct a six foot tall wall within the front yard setback, reduce the required open space and for bonus density. Review of the apparent massing and architectural detailing is requested.)

(Review After Final to change wall material from stone veneer to plaster with a stone cap with vine pockets.)

Preliminary Approval of the Review After Final for the changed wall material to plaster with stone caps, with the comment that the applicant is to return in one week with proposed colors of the walls to compare with the previously approved color of the buildings.

**** MEETING ADJOURNED AT 5:32 P.M. ****