



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 12, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:10 P.M.**

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

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, (from 3:10 until 4:00 p.m., and 4:45 until 5:59 p.m.)
 TONY BOUGHMAN, Planning Technician I, Present,
 KELLY BRODISON, Planning Technician II, Present (from 3:10 until 3:30 p.m.)
 GLORIA SHAFER, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, March 8, 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.)

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

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

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christopher Manson-Hing and Randy Mudge.

Action: Mudge/Manson-Hing, 5/0/0, (Blakeley absent).

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

1. Mr. Limon, Design Review Supervisor, made the following announcements:

- a) Ms. Brodison will be leaving following the Consent Calendar report, and Tony Boughman will take over as ABR Staff.
- b) Council appointed Clay Aurrel and Paul Zink to the ABR. Mr. Blakeley has been reappointed.
- c) An appeal has been filed for the Traffic Calming Devices. It is requested that an ABR representative attend the April 3rd City Council meeting.
- d) A continued discussion concerning the possibility of forming a Neighborhood Preservation Committee will take place tomorrow, March 13th in City Council Chambers at noon.

2. Mr. Boughman made the following announcements:

- a) An appeal has been filed for the Planning Commission's approval of 1443 San Miguel. It is requested that an ABR representative attend the April 10th City Council meeting.
- b) A Site Visit of 561 W. Mountain Drive has been scheduled for next Monday, March 19th at 2:00 p.m.

E. Subcommittee Reports.

Board member Mudge reported that Caltrans is seeking guidance regarding the stairway and handrails for the Hot Springs Road interchange project. Mr. Mudge suggested stone with a handrail similar to that at the State Street underpass.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - CONTINUED ITEM**1. 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 2,085 square foot three-story single family residence with a 332 square foot basement, an attached 450 square foot garage, a 343 square foot roof-top terrace, 181 square feet of balconies and a 340 square foot detached accessory structure with a 108 square foot terrace 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 378 cubic yards of grading.)

(Third Concept Review.)

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

(3:26)

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

Public comment opened at 3:45 p.m., and as no one wished to speak, public comment was closed.

(Failed)

Motion: Preliminary Approval and continued indefinitely back to Full Board for in progress review with the following comments and conditions:

- 1) The applicant is to improve all drawings to include all sidewalks and retaining walls particularly the areas below the cabaña.
- 2) Provide a complete landscape plan for the entire site.
- 3) Provide as many large trees as possible between the two buildings, taking into consideration Fire Department regulations.
- 4) Add more landscaping at the west side of the property.
- 5) Study the locations of retention basins at the lower end of the drainage pipe in proximity to the neighboring property line.
- 6) The storage door on the west elevation of the cabaña should be real wood plank doors to match the window panes.
- 7) Revise and provide all statistics on the cover sheet, including the cabaña and lower level of the cabaña, as described in the section. This may change the size of the cabaña area and whether it meets the maximum allowable square footage for accessory buildings. The Board was informed that no modifications are anticipated for the cabaña accessory building.
- 8) Show all topography for the site, including below the cabaña at the western end.
- 9) Show and delineate the size of the oak tree located next to the pool.

- 10) Provide an Arborist analysis of the proposed pool location in relation to the existing oak tree. Include sections through the pool and the grade.
- 11) Provide all floor plans, including the cabaña storage area. On all floor plans, show all roofs and stairs.
- 12) Provide all elevations, including the retaining wall for the pool, on all sides.
- 13) The landscape, the pool retaining walls, grading for the stairway, and sidewalk at the western side of the cabaña are not a part of the Preliminary Approval and are to return to the Full Board for an in progress review.

Action: Sherry/Mudge, 2/3/0. **Motion failed.** (Blakeley absent.)

Motion: Continued three weeks back to the Full Board with the following comments:

- 1) The Board is comfortable with the design of the main house portion of the project as presented.
- 2) The applicant is to improve all drawings to include all sidewalks and retaining walls particularly the areas below the cabaña.
- 3) Provide a complete landscape plan for site.
- 4) Provide as many larger trees as possible between the two buildings, taking into consideration Fire Department regulations.
- 5) Add more landscaping below and down the slope to the west.
- 6) Study the locations of retention basins at the lower end of the drainage pipe in proximity to the neighboring property line.
- 7) The storage door of the cabana should be real wood plank doors, stained to match the front door, or painted to match the window panes.
- 8) Revise and provide all statistics on the cover sheet, including the cabana and lower level of the cabana (as shown in the section). This may change the size of the cabaña area and the allowable square footage for accessory buildings. The Board was informed that no modifications are anticipated for the cabana accessory building.
- 9) Show all topography for the site, including below the cabaña at the western end.
- 10) Show and delineate the size of the Oak tree, located next to the pool.
- 11) Provide an Arborist analysis of the proposed pool location in relation to the existing oak tree. Include sections through the pool and the grade.
- 12) Provide all floor plans, including the cabaña storage area below. Indicate on all floor plans the extent of all roofs or stairs above or below.
- 13) Provide all elevations, including the retaining wall for the pool, on all sides.

Action: Mosel/Manson-Hing, 4/0/1. Motion carried. (Wienke abstained. Blakeley absent.)

CONCEPT REVIEW - CONTINUED ITEM**2. 3002 PASEO DEL REFUGIO**

E-3 Zone

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

(Revised plan for a new two-story residence previously approved by ABR on March 13, 2006. Proposal to construct a new two-story 2,546 square foot single-family residence, including 440 square foot attached two-car garage on a 7,500 square foot lot. A modification is requested to allow alterations to nonconforming portions of the building being reconstructed to encroach into the required front yard.)

(Second Concept Review.)

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

(4:30)

Present: Joaquin Ornelas, Jr., Architect.

Public comment opened at 4:40 p.m.

John Mealy, opposed.

Chair Wienke read into the record four public comment letters in opposition to the project. Letters were received from Isabelle Green, Doris Roof, Bruce McIver, and Mark Swank.

Public comment closed at 4:45 p.m.

Motion: Continued one week back to the Full Board with the following comments:

- 1) Revise the drawings to eliminate discrepancies between the floor plan, site plan, and elevations.
- 2) Study the courtyard canopy tree for opportunities to move it closer to the street or possibly use a different tree species.
- 3) Review standard Redwood tree protection measures which may apply to the neighboring redwood trees, and incorporate them onto the plans.
- 4) The applicant is encouraged to simplify the building wherever possible.
- 5) Provide a detailed elevation showing all exposed and proposed fences and gates with height dimensions per city standards.
- 6) The Board is comfortable with the modification for the living room window as it is technical in nature. The Board looks for a thickened wall approach with windows recessed 4 to 6 inches.
- 7) Clarify the discrepancy of the front elevation massing.
- 8) The Board would prefer: a. bullnose returns and recesses on all windows and door openings; b. no plaster plinth on windows; c. window sills shown as sloped, or having a window sill projection, if simplified in nature.
- 9) Provide O'Hagen roof vents, or similar, in plane with the existing roofing tile. Do not use the half round aluminum dormer style roof vents.

- 10) Reduce the number of exterior light fixtures as much as possible.
- 11) The Board is satisfied with the revised site plan showing the garage out of the setbacks, and the outdoor space between the detached garage and the house.
- 12) Overall, the Board is pleased with the simplified style of the facades and looks forward to further refinements.

Action: Manson-Hing/Mosel, 5/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING

3. 199 N HOPE AVE

E-3/SD-2 Zone

Assessor's Parcel Number: 057-240-023
 Application Number: MST2007-00016
 Owner: Roman Catholic Archbishop of Los Angeles
 Applicant: Raj Narayanan
 Architect: Concorde Consulting Group
 Business Name: Calvary Cemetery

(Proposal for grading in the northeast corner area of cemetery that has not been developed. The proposal would spread grave spoils to provide a gently sloping area and involves 2,478 cubic yards of combined cut and fill grading on site with no import or export, and the construction of a stormwater drainage system. This parcel, the "Calvary Cemetery", is on the City's List of Potential Historic Resources. The resources on this property include the Stations of the Cross, Crypt, Mausoleum, and earthquake sinkhole.)

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

(5:15)

Present: Terry Bartlett, Agent; George Harsch, Property Manger; Raj Narayanan, Applicant/Engineer; Jaime Limon, Design Review Supervisor.

Public comment opened at 5:26 p.m., and as no one wished to speak, public comment was closed.

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

- 1) The Applicant is to comply with Staff's Conditions of Approval: a. Applicant shall retain a licensed pest control specialist to control rodents during site grading and for a period of six months after project completion; b. At no point shall soil be stored on site in excess of 50 cubic yards. Soil is to be exported off site. c. Provide an accurate site plan showing the Stations of the Cross and the sinkhole to document the locations of the historic structures on site.
- 2) Continue the hedge along Hope Avenue matching the existing style
- 3) Show on the site plan all existing significant trees in the proposed area, including size, location and species.
- 4) For Phase 1, show any proposed new trees, and indicate species, for every 30 lots, as proposed.
- 5) Show proposed lawn grass areas and erosion control measures on the plans.
- 6) The Board understands the graded portion will be planted with grass.

Action: Mosel/Mudge, 5/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**4. 1015 SAN ANDRES ST**

R-2 Zone

Assessor's Parcel Number: 039-242-011
Application Number: MST2006-00438
Owner: The Rodríguez and Espinosa Family Trust
Designer: Carlos Amaro

(Proposal for a new 5,127 square foot two-story duplex including two new 402 square foot attached two-car garages on an 8,000 square foot lot. The existing single-family residence and detached two-car garage would be demolished.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:50)

Present: Carlos Amaro, Designer.

Public comment opened at 6:00 p.m.

Julie Vior, opposed.

Public comment closed at 6:03 p.m.

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

- 1) The Board appreciates the setback of the garages to the middle of the lot.
- 2) The Board is please with the front porch addressing the sidewalk.
- 3) At this time, the Board is not comfortable stating whether the size, bulk, and scale are appropriate to the neighborhood.
- 4) The Board is uncomfortable with the amount of two-story façade. Study options such as setting the second story further back on the front elevation, and potentially on the rear elevation.
- 5) Choose a homogenized style with detailing indicative of that style.
- 6) Demonstrate how the chosen style blends with the neighborhood by providing exempling of other neighborhood properties. All details, materials, eave conditions, windows and window recessing surrounds etc shall be commensurate with the newly proposed style.
- 7) Provide additional photographs of the adjacent properties.

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

**** THE BOARD RECESSED FROM 6:35 P.M. UNTIL 6:54 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM**5. 1501 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-182-010
Application Number: MST2006-00753
Owner: Roger A. McIntosh
Architect: Peter Hunt

(Proposal for a 130 square foot addition to the second floor of an existing 2,731 square foot single-family residence. The project is located on a 4,969 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals are requested for a modification to allow encroachment of the addition into the required front yard and for a Coastal Development Permit.)

(Second Concept Review.)

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

(6:54)

Present: Peter Hunt, Architect.

Public comment opened at 6:59 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued one week back to the Full Board with the comment that the applicant is to provide three dimensional drawings, sketches, or a photo montage to more delineate the building.

Action: Manson-Hing/Sherry, 4/1/0. Motion carried. (Mosel opposed. Blakeley absent.)

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**6. 308 & 310 W MICHELTORENA ST**

R-4 Zone

Assessor's Parcel Number: 027-212-013
Application Number: MST2007-00084
Owner: Ruben Montes
Architect: Victor Schumacher

(Proposal for a 1,005 square foot two-story addition and remodeling for an existing 2,060 square foot two-story duplex residence. The proposal also includes demolition of the existing 262 square foot detached garage, addition of a 485 square foot two-car attached garage, and a 125 square foot second-story front porch.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:32)

Present: Victor, Schumacher, Architect; Pat Cooper, Associate.

Public comment opened at 7:37 p.m.

Sarah Blaine: loss of Jacaranda tree, privacy, and sunlight.

Forest Wilde: concerned with loss of parking in the area.

Public comment closed at 7:42 p.m.

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

- 1) The Board finds the proposal to be too bulky in its volume and not subjugated enough to the existing structure which is already quite wide.
- 2) The Board looks for a reduction in the proposed height, and an increased set back of the addition that, in its design, would play off existing gable elements that are seen on the west elevation of the existing structure.
- 3) The Board would prefer to see significant mitigation of the landscape and open space amenities to offset a very aggressive program for the site and neighborhood.
- 4) Study the mitigation aspects of the possible loss of the large specimen Jacaranda tree, and provide a proposal that will compensate for that loss.
- 5) Provide additional photos of the neighboring properties from the project site.

Action: Manson-Hing/Sherry, 5/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING

7. 129 E LOS OLIVOS ST

E-1 Zone

Assessor's Parcel Number: 025-201-004

Application Number: MST2007-00086

Owner: Robert Armington

Applicant: Brian Miller

Contractor: Thomas Heath Construction

(Proposal for additions and remodeling of an existing one-story 1,259 square foot single-family residence on a 7,488 square foot lot in the Mission Area Design District. The proposal includes a new 983 square foot second story, a 246 square foot first-floor addition, a new 499 square foot two-car detached garage with a 324 square foot second story, and a swimming pool. Modifications are requested for the garage to encroach into side and rear setbacks and for window and door changes on the portions of the existing house that are in the setbacks.)

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

(8:10)

Present: Brian Miller, Applicant.

Public comment opened at 8:17 p.m. The following individuals expressed concerns:

Charles Maunz: excessive mass, bulk and scale, and height on elevated site.

Tony Fisher: excessive mass, bulk and scale; project exceeds recommended Floor Area Ratios; suggested story-pole installation.

Bob Kennedy: excessive mass, bulk, scale, and height on elevated site.

Dale Francisco: excessive size, bulk and scale; property will loom over the neighborhood.

Lisa Burns: loss of privacy and building height on the elevated site.

Chair Wienke read into the record a letter from E. Arthur Larson Jr., opposed to the size, bulk, and scale, and setback encroachment.

Public comment closed at 8:29 p.m.

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

- 1) The applicant is to verify the 75 foot back-out distance with the Transportation Department. Study relocating the garage to avoid having to back out of the driveway.
- 2) Provide composite elevations through the site showing the rear of the garage and the front house, include a site section showing the relationship to the street and sidewalk.
- 3) Check the right side of house for possible violation of the solar ordinance and redesign accordingly.
- 4) Some Board members feel that the massing is too wide on the side elevations.
- 5) Reduce the bulkiness and mass of the proposed building.
- 6) Study different shapes for the front windows, in particular the arched windows on the front elevation.
- 7) Study the stone surround at the entry porch for a better solution.
- 8) Study the retrofit of the existing front fireplace for a more appropriate style.
- 9) Provide streetscape photographs showing neighbors on both side of the street.
- 10) Provide photos from the roof of the exiting house toward the surrounding neighbors.
- 11) Provide forms project statistics forms on the coversheet.

Action: Manson-Hing/Mosel, 5/0/0. Motion carried. (Blakeley absent.)

CONSENT CALENDAR

FINAL REVIEW

A. 1588 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 029-060-021

Application Number: MST2006-00623

Owner: William F. and Harriette C. Cook

Architect: Harrison Design Associates

(Proposal for a 470 square foot addition consisting of 257 square feet at the main floor level and a new lower floor of 213 square feet. Approval is requested for the unpermitted deck at the front of the residence. The existing 1,918 square foot one-story residence with attached garage is located on an 11,403 square foot lot in the Hillside Design District. Modifications are requested for encroachment of the addition and the deck into the required front yard.)

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

Continued one week at the applicant's request.

CONTINUED ITEM**B. 3940 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-029
Application Number: MST2006-00763
Owner: Franchise Realty Interstate Corp
Applicant: Daniel Monares
Architect: Larry Ifurung
Business Name: McDonald's Restaurant

(Proposal to remove exterior children's play structure and six tables with 16 chairs and install new tables and chairs and a new dolphin play sculpture.)

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

Final Approval as submitted, with the comment that the applicant is to return with manufacturers cut sheet of seating with colors and materials.

NEW ITEM**C. 2222 BATH ST**

C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2007-00069
Owner: City Commerce Bank
Agent: Patrick Marr

(Proposal to add 74 square feet to the rear of an existing 1512 square foot commercial building. Proposal also includes a new front porch, new ATM and access ramp, one new parking space, and interior remodel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely at the applicant's request.

NEW ITEM**D. 1505 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 029-041-002
Application Number: MST2007-00096
Owner: Klaus W. and Adelgund Heinemann, V 198
Architect: Sophie Calvin

(Proposal to enclose a 145 square foot covered rear porch and construct a 48 square foot deck for an existing 3,962 square foot single family residence and 222 square foot attached one-car garage. The project is located on a 16,923 square foot lot in the Hillside Design District.)

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

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 with the comment that the applicant is to return to Consent Calendar with construction details, finish materials, and colors.

NEW ITEM**E. 416 W ANAPAMU ST A**

R-4 Zone

Assessor's Parcel Number: 039-161-016
Application Number: MST2007-00100
Owner: Housing Authority/City of Santa Barbara
Applicant: Hector Torres

(Proposal to replace windows on six existing four-plexes, for a total of 52 windows on 24 units. The new windows will use the existing window openings.)

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

Continued indefinitely to the Consent Calendar with the following comments: 1) Study using a more articulated window style; 2) provide a profile drawing, a manufacturer's cut sheet of windows and installation details; 3) retain casement style of windows unless sliding windows are high quality, resembling casement; 4) consider white colored windows.

NEW ITEM**F. 124 W ALAMAR AVE COMMON**

R-4/SD-2 Zone

Assessor's Parcel Number: 051-430-020
Application Number: MST2007-00101
Owner: Meche Family Trust
Applicant: Vernon Meche

(Proposal to replace wood siding portions of buildings with stucco for a multi-residential property.)

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

Continued indefinitely to the Consent Calendar with the following comments: 1) Applicant to return with proposed drawings showing the existing balcony railings; 2) Provide stucco details for head of wall corner and detail of parapet fascia board; 3) clearly show on plans the areas of wood siding to be replaced with stucco.

NEW ITEM**G. 1137 CRESTLINE DR**

E-1 Zone

Assessor's Parcel Number: 049-183-008
Application Number: MST2007-00103
Owner: Richard I. and Cynthia Marie Castañeda
Architect: Jose Esparza

(Proposal to construct a 375 square foot one-story addition, a new entry porch, replace windows, and replace the roof. The existing 1,847 square foot one-story single-family residence and attached 441 square foot garage is located on a 12,890 square foot lot in the Hillside Design District.)

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

Continued one week to the Consent Calendar with the following comments: 1) consider a 4.5:12 rather than a 5:12 roof pitch; 2) clad-wood windows are preferred over vinyl; 3) refine the columns and outriggers; 4) the clad-wood sliding door is acceptable.

NEW ITEM**H. 1058 MIRAMONTE DR 11**

E-1 Zone

Assessor's Parcel Number: 035-390-045
Application Number: MST2007-00108
Owner: Paul More
Applicant: Channel Coast Corporation

(Proposal to replace one sliding glass door and four windows and add one new window over the kitchen sink for a condominium at the Santa Barbara Highlands located in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely to the Consent Calendar with the comment that the applicant should take photographs showing detailing of similar installation of vinyl windows.

CONTINUED ITEM**I. 420 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Jeff Gorrell

(The existing residence is Landmark-worthy. Proposal to construct two new condominium units adjacent to an existing single-family residence for a total of three two-story condominium units. An existing one-car garage is proposed to be demolished and replaced with three new two-car garages. A total of 3,770 square feet of living space and 1,377 square feet of garage space is proposed for the 9,044 square foot lot.)

(Preliminary approval is requested based on recommendation by the Historic Landmarks Commission action on March 7, 2007.)

Preliminary Approval, in concurrence with the Historic landmarks Commission Preliminary Approval.

REFERRED BY FULL BOARD**J. 1302 SAN ANDRES ST**

P-R Zone

Assessor's Parcel Number: 039-101-005
Application Number: MST2006-00624
Owner: City of Santa Barbara
Applicant: City Parks and Recreation
Landscape Architect: Van Atta & Associates

(Proposal to construct a new City "pocket park" with benches, lawns, landscaping, and minor children's art elements on a newly created lot (APN 039-151-015) totaling 12,750 square feet. The project involves removing the existing paving on the Victoria Street right-of-way for a connection to the proposed stairway at Bohnett Park.)

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

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

CONTINUED ITEM**K. 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 of stonework is requested.)

Final Approval with the following conditions: 1) stone work shall be Cherokee sandstone, at a minimum 4 inch thickness; 2) the stones shall be placed at a random pattern of 4", 6", and 8"; 3) there shall be a similar number of stones at 4", 6", and 8".

FINAL REVIEW**L. 3501 SEA LEDGE LN**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-004
Application Number: MST2004-00141
Owner: David Neubauer
Architect: Don Pedersen

(The project consists of demolishing an accessory structure, storage building, workshop, and two-car garage and constructing a new 494 square foot two-car garage with a 176 square foot workshop. Attached and above to the proposed garage is a new 450 square foot cabana with an approximate 504 square foot deck. A lap pool, spa and sun deck is proposed between the house and accessory structure. The proposal also includes adding new drought tolerant vegetation and palm trees to the site with drip irrigation and the addition of a new security gate. The project will result in a 3,468 square foot single family residence with a detached 720 square foot three-car garage on a 1.03 acre lot.)

(Final Approval of the landscape plan is requested.)

Final approval of the Landscape Plan with the condition that the applicant is to return to staff with Architect stamped plans, plant list, and low water usage statement on plans.

****MEETING ADJOURNED AT 9:08 P.M. ****