



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 28, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair
 CHRISTOPHER MANSON-HING, Vice-Chair
 CLAY AURELL
 JIM BLAKELEY
 GARY MOSEL
 RANDY MUDGE
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

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

GENERAL BUSINESS:

- A. The meeting was called to order at 3:02 by Vice-Chair Manson-Hing p.m.
- B. Roll call.
Members present: Aurell (arrived 3:13) Manson-Hing, Mosel, Sherry, Zink
Members absent: Blakeley, Mudge, Wienke
Council Liaison present: Francisco (from 3:02 to 3:30 p.m.)
Staff present: Bedard, Limon (from 4:44 to 7:01 p.m.), Shafer
- C. Public Comment:
Cheri Rae McKinney: appeal of 601 Anapamu Street (submitted documents in support of the appeal).
- D. Approval of the minutes.
Motion: Approval of the minutes of the Architectural Board of Review meeting of January 8, 2008, as amended.
Action: Zink/Mosel, 3/0/1. Motion carried. (Mosel abstained. Aurell, Blakeley, Mudge, Wienke absent.)

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 14, 2008, as amended.
Action: Sherry/Mosel, 4/0/0. Motion carried. (Aurell, Blakeley, Mudge, Wienke absent.)
- E. Consent Calendar.
Motion: Ratify the Consent Calendar of January 28, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing.
Action: Sherry/Zink, 4/0/0. Motion carried. (Aurell, Blakeley, Mudge, Wienke absent.)

Motion: Ratify the Consent Calendar of January 22, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing.
Action: Mosel/Sherry, 4/0/0. Motion carried. (Blakeley, Mudge, Wienke absent.)
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
Mr. Limon, Design Review Supervisor, made the following announcements;
a) Member Mudge will attend City Council on Tuesday for the appeal of 601 Anapamu.
b) Ordinance Subcommittee scheduled for January 29 is cancelled. Next meeting will take place February 12, a representative is requested.
- G. Subcommittee Reports.
No subcommittee reports.
- H. Possible Ordinance Violations.
No violations reported.
- Item C was referred on Consent Calendar to the Full Board.

REFERRED BY FULL BOARD**C. 644 CALLE RINCONADA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-063-010

Application Number: MST2006-00111

Owner: Kenneth and Jane Hahn Family Trust

(Proposal to add a second-story to an existing 1,703 square foot one-story, single-family residence. The project includes demolition of 156 square feet on the first floor, addition of 626 square feet of living space on the first and second-floors, and 270 square feet of garage space for a second car. The resulting two-story single-family residence will total 2,443 square feet. The project is located on a 6,864 net square foot vacant lot. The 2,443 square foot proposed total is 84% of the maximum FAR. A modification is requested for encroachment of the garage into the interior yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 060-06.)

(Request to reinstate Preliminary Approval granted on 12/04/06 and consider for Final Approval.)

Public Comment: Tony Fisher. The project should be publicly noticed and heard by the SFDB.

Motion: Continued indefinitely to the Full Board.

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

Jaime Limon reported that staff has determined that the applicant has expired, therefore the project to return to SFDB.

CONCEPT REVIEW - NEW ITEM**1. 3025 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-172-020

Application Number: MST2007-00592

Owner: SLO Trader's, LLC

Architect: Michael Holliday

(This is a revised Project. Proposal to reinforce an existing retaining wall which ranges from 8' 6" to 23' 6" at the rear property line for 3025-3045 De La Vina Street. The current design has been revised from the design approved on 4/11/05 (MST2005-00111). The proposed design will not affect the existing parking configuration.)

(Referred from the Consent Calendar. Action may be taken if sufficient information is provided.)

(3:25)

Present: Michael Holliday, Architect.

Public comment opened at 3:42 p.m.

A letter from Paula Westbury was acknowledged.

Public comment closed at 3:42 p.m.

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

- 1) Simplify alignment of the second and third steps into one step of the higher trellis.
- 2) Simplify the trellis bracket.
- 3) Refine the columns with possible use of uniform texture and/or color. A non-deco style is preferred.
- 4) Simple shape and orientation of the green screen metal work is preferred.
- 5) Provide uniform color with or without texture to bring less attention to the columns.
- 6) Study the tops of the columns; add articulation.

Action: Aurell/Zink, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke absent.)

CONCEPT REVIEW - NEW ITEM**2. 300 W ORTEGA ST****DUMMY Zone**

Assessor's Parcel Number: 037-073-0RW

Application Number: MST2007-00239

Owner: City of Santa Barbara

Applicant: Jim Colton

(Proposal to replace the existing Ortega Street Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek beneath the bridge consistent with the Lower Mission Creek Flood Control Project. The project would continue to accommodate two traffic lanes of the same size (one through lane in each direction), pedestrian access and utilities as it currently does. The banks of Mission Creek will be modified. As designed, existing buildings at 303, 306 and 309 W. Ortega Street will be affected by this project. One building will be demolished at 303 W. Ortega. One building at 309 W. Ortega will be partially demolished and the remainder of the building will be temporarily relocated during construction. Buildings at 306 W. Ortega Street will be temporarily moved during construction. The Historic Landmark Commission (HLC) reviewed historic structure reports in 1999 and 2007 and an Environmental Impact Report in 2000 for the bridge replacement project (reference MST1992-00465). Right of Way negotiations cannot proceed until the Spring of 2008.)

(Action may be taken if sufficient information is provided.)

(4:14)

Present: David Blake, Landscape Architect; Shawn Kowalski, Architect.

Staff comment: Applicant is required to submit and implement a Mitigation Monitoring and reporting program of the mitigation measures in the EIR Addendum and Condition of Approvals.

Public comment opened at 4:32 p.m.

A letter from Paula Westbury was acknowledged.

Public comment closed at 4:32 p.m.

Motion: Preliminary Approval and return to Full Board with the following comments:

- 1) The Board prefers the Option 2 railing design as presented.
- 2) Consider a wearing surface on the bridge.
- 3) Coordinate the sidewalks for scoring design.
- 4) Consult with neighbors for the fence types along the banks.
- 5) Indicate on plans that the faux sandstone will be sandstone color.

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

PRELIMINARY REVIEW**3. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)

(4:44)

Present: Brian Cearnal, Architect; Joseph Andrulaitis, Landscape Architect. Irma Unzueta, Project Planner, City of Santa Barbara.

Staff Comment: Ms. Unzueta provided the Board with a copy of HLC's draft minutes and announced that Historic Landmarks Commissioners LaVoie and Murray were present to answer questions. Staff is continuing to evaluate square footages to determine substantial conformance.

Public comment opened at 5:17 p.m.

Sydney Siemens: concerned about loss of views; parking lot lights; parking lot activity, dumpsters.

Public comment closed at 5:22.

Historic Landmark Commissioner Comments:

William LaVoie reported that the HLC is aware of the pattern in the bungalow area having building widths at approximately 35 feet, after a reduction for setbacks. Density is compatible with the neighborhood, site planning is good; requested more prominence for the historical commemoration; HLC liked the landscape plan, particularly the diversity of planting materials to appear planted over

time; canopy trees should be of substantial size and dense. Smaller scale for the R Units on California Street is preferred, suggested reading as 2 units. The Spanish style buildings appear compatible with the neighborhood; consider simplification of the roof forms to reduce appearance of building mass.

Femina Murray suggested historical commemoration of the site. The public entering the site should immediately be made aware of the history of the site with a statue of St Francis, incorporating the history of St Francis Hospital.

Public Comment reopened at 5:29 p.m.

- 2) Gary Hoffman: project has changed from that approved by PC in 2006; cut has increased; scope has increased.
- 3) Jan Winford: concerns about the park space, density; loss of green space to the woonerf; drainage; parking violations at Villa Riviera (submitted photographs of Villa Riviera).
- 4) Robert Cibull: commended the ABR. Concerned with density.
- 5) Kellem de Forest: suggested project return to Council for updated review before an appeal is filed; finalize memorial park prior to substantial conformance; craftsman style window treatment is odd.
- 6) Jim Westby: ABR should read the EIR; revised project requires EIR by law; HLC did not receive adequate time to review the project; lack of compatibility with the neighborhood; lack of grading plans (submitted written comments).
- 7) Cheri Rae McKinney: significant amount of excavation; EIR study is needed; health effects of truck trips; further review by City Council.
- 8) Michael Self for Scott Wenz (CAB): traffic issues; insufficient off street parking; increased air pollution; street pattern will harm local environment (submitted written comments).
- 9) Michael Self, Santa Barbara Safe Streets: concerned about plan changes; negative impact of heavy traffic; lack of cross town arterial roads, safety study is needed (submitted written comments)
- 10) Russ Jones: concerned about density.
- 11) Tony Fisher: concerned that ABR and HLC have not read the EIR and Council approved Resolution and plans; lack of a grading plan (submitted: neighborhood photographs, and drawn changes to the parking garage).
- 12) Clay Cole: supports the notion of housing for hospital staff, but is concerned with density; concerned that critical stages are being rushed; increased excavation; EIR does not address proposed changes; HLC did not have sufficient time and material to address the project.
- 13) Mike Cahill: requested consideration be given to previous speaker's comments.
- 14) Letters from Walter Stein, Steve Dowty, Lisa Ann Kelly, Jennifer Miller, Jacques Habra, Paula Westbury, Dee Duncan, Chris and John McKinney, Walter and Jean Stine, were acknowledged.

Public comment closed at 6:09 p.m.

Motion: Preliminary Approval of the project and continued indefinitely to the Planning Commission for substantial Conformance with return to Full Board for an in-progress review with the following comments:

- 1) H1 Units: a) Make the column bases stone finish; b) Make the porch supports and porch surround walls stone finish.
- 2) K2 Units: Thicken the entry porch support walls at the middle unit.
- 3) K3 Units: Reduce/open the corner unit patio wall to reduce the wall mass.
- 4) M Units: a) Provide eave detailing; b) Provide details of the support brackets to the cantilevered floor areas.
- 5) Unit R: Continue to study minimizing the amount of visible retaining wall, including the use of landscape. Studying moving back the garage.

- 6) Along the street interfacing with rest of community, the landscape plan for street trees shall be of a substantial size and maturity to blend with the existing neighborhood.
- 7) The Board would prefer to see landscaping, particularly at street frontage, which further individualizes the units giving an individual strength to the streetscape.
- 8) The Board has worked hard with the applicant to design a project of 115 units, at 121,310 square feet, approved by City Council, and feels they have achieved a residential project that artistically will blend into the city's fabric.

The following ABR comment numbers 1 through 18 from 1/14/08 meeting are made a part of this motion:

- 1) Site: a) study the planter heights for the total effect, especially between the private outdoor spaces. Dividing plants can remain at their proposed height; consider reducing the heights of those within private spaces. b) Provide information on surface finishes of exterior stairs and walkways. c) The Board looks forward to reviewing the refined landscaping redesign, with planters and shrubs, etc.
- 2) Overall project: provide cut sheets of garage and entry doors.
- 3) Unit B: add another (psidium) tree to the west elevation.
- 4) Unit D1: continue refining the covered entry in relation to the elevator shaft structure and planters.
- 5) Unit D2: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 6) Unit D3: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 7) Unit F1: restudy the proportion of the covered entries for extension compatibility with planters and/or grade.
- 8) Unit F2: no comment.
- 9) Lower H3 Unit: lower the second floor plaster portion of the guardrail area at the back elevation.
- 10) Unit O1: study the location of the roof corbels to window. Use a stone base at columns and at railing.
- 11) Unit O2: no comment.
- 12) Unit O3: eliminate the wood band at the elevations.
- 13) Unit P: use a stone base at columns and railings.
- 14) Unit R: no comments.
- 15) Unit S1: continue refining the covered entries.
- 16) Unit RS1: no comment.
- 17) Unit RS2: no comment.
- 18) Unit RSS: lower the highest stone wall portion at the rear elevation and have an open metal railing. Study the street elevation for an optimum landscaping experience for the pedestrian against the high walls.

The following HLC draft comments, from HLC Courtesy Review on 1/23/08, Numbers 1 through 14 are made a part of this motion:

- 1) **Neighborhood compatibility:** As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.

- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.
- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.
- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.

The ABR appreciates HLC's comments concerning the size and scale of the buildings, roof forms, massing of the Spanish style units, the asphalt shingle roofing on the Spanish style building, unit R, the amount of retaining wall exposed to the street; these topics will be addressed in future meetings.

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

*** THE BOARD RECESSED FROM 7:01 UNTIL 7:33 P.M. ***

CONCEPT REVIEW - NEW ITEM**4. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-019
Application Number: MST2007-00629
Owner: Werner Revocable Inter Vivos Trust
Architect: Rick Starnes

(Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental unit B into a manager's office, storage area, laundry area, and common area and relocating unit B as a second-floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The project requires Planning Commission Review for a modification into the required front yard setback and a Coastal Development Permit. The parcel is located in the appealable jurisdiction of the Coastal Zone.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A COASTAL DEVELOPMENT PERMIT AND FRONT YARD MODIFICATION.)

(7:33)

Present: Rick Starnes, Architect; Tim Warner, Owner.

Public comment opened at 7:43 p.m.

A letter from Paula Westbury was acknowledged.

Public comment closed at 7:44 p.m.

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

- 1) Study the placement of the second-story Unit B.
- 2) Study the decks on the roof with parapets.
- 3) Study the staircase, provide section/detailing of the roof area.
- 4) Provide full elevations of the existing and proposed project.
- 5) Provide additional neighborhood photos.
- 6) Study the rhythm and detailing of the plaster second-story supports.
- 7) At this time the Board can not support the second-story modification on Puerto Vallarta Street.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 1812 & 1814 SAN PASCUAL ST.****R-3 Zone**

Assessor's Parcel Number: 043-163-011
 Application Number: MST2006-00411
 Owner: Michael Szymanski
 Architect: Hogarth & Associates

(Proposal to convert an existing 1,245 square foot single-family residence to a duplex by adding a 1,141 square foot second-story. The proposal includes a 779 square foot second-story addition to an existing duplex. Parking will be provided in a new attached 437 square foot two-car garage and attached 437 square foot two-car carport in addition to the four uncovered spaces. The project will result in four units located on the 11,100 square foot parcel.)

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

(8:07)

Present: Donald Hogarth, Architect; Michael Szymanski, Owner.

Public comment opened at 8:27 p.m.

- 1) Tim LaDouce: has not seen revised plans, concerned with building mass.
- 2) A letter from Paula Westbury was acknowledged.

Public comment closed at 8:31 p.m.

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

- 1) Study the architecture and floor plans, resolve for a definitive and cohesive style.
- 2) Provide accurate elevations.
- 3) Provide 1/8 inch composite elevations showing the front and rear elevation.
- 4) Return with a proposal that does not include excess massing in the attic contributing to the overall bulk of the structure.

Action: Aurell/Zink, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke absent.)

CONCEPT REVIEW - NEW ITEM**6. 403 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-343-010
 Application Number: MST2007-00645
 Owner: Richard Spann
 Architect: Harrison Design Associates

(Proposal for multiple broadcasting antennas for an emergency radio station to be mounted on the north side of the existing three-story commercial building. The total height of the proposed antennas will be 12 feet and will extend approximately 5 feet off the building. It will occur at 22 feet above the base of the existing unit and will not project beyond the existing roof line. The project does not propose any architectural changes to the existing commercial building.)

(PROJECT REQUIRES FINDINGS OF NO SIGNIFICANT VISUAL IMPACTS.)

(8:42)

Present: Adele Goja, Architect; Richard Spann, Owner; Bruce Pollack, General Manager, Cumuluc Media; John Staller.

Public comment opened at 8:46 p.m.

A letter from Paula Westbury was acknowledged.

Public comment closed at 8:46 p.m.

Motion: Continued indefinitely to the Full Board with the comment that the applicant is to study different locations and study concealing antennas. Some suggestions include: 1) incorporating the antennas toward the interior of the building with a fiber glass façade in the parking lot or 2) on the parapet roof with proper screening.

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

PRELIMINARY REVIEW

7. 3427 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-009

Application Number: MST2006-00092

Owner: Leon F. and Joyce M. Lunt

Architect: Roteman, Eberhard and Associates

Applicant: Bob Price

Agent: Trish Allen

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first-floor, 1,016 square for the second-floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. A modification is requested to allow an "as-built" portion of an existing deck to encroach into the 15' required interior yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-07.)

(9:08)

Present: Trish Allen, Agent; Bob Price, Applicant; Andy Roteman, Architect; Leon Lunt, Owner.

Public comment opened at 9:24 p.m.

A letter from Paula Westbury was acknowledged.

Public comment closed at 9:25 p.m.

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

- 1) The Board understands the applicant will utilize darker materials to minimize glare.
- 2) The proposed roof structure over the second-story balcony needs further refinement in terms of its proportions.
- 3) In order to address the concerns of the northern neighbor, the applicant should attempt to minimize the effect of night glare from the windows, especially from the second-floor entry glazing, by using a possible opaque glazing or by altering the exposure of the interior lighting.
- 4) Provide exterior lighting.
- 5) Study the increase in height and its effect on the overall structure, especially at the north elevation. Reduce the height where possible.
- 6) Restudy the connection of the two masses of the two-story element and the glazing for the mass on the northwest elevation.
- 7) Study how the cantilevered floor element is incorporated and how it works into the design.
- 8) Provide additional tall vegetation, including trees, to help mask the two-story structure as seen from the east.

Action: Sherry/Mosel, 3/0/2. Motion carried. (Aurell and Zink abstained. Blakeley, Mudge, Wienke absent.)

I. The Full Board meeting adjourned at 10:05 p.m.**CONSENT CALENDAR (11:00)****REVIEW AFTER FINAL****A. 1906 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
 Application Number: MST2006-00146
 Owner: Levon Investments Inc.
 Architect: Cearnal Andrulaitis
 Landscape Architect: Bob Cunningham

(Proposal for exterior renovations to the Mesa Shopping Center.)

(Review of parapet lighting for McDonalds.)

Final Approval of the Review After Final with the condition that lighting is to be hidden under the awning (A407). Future tenant remodels for entry of "Ride Aid" are to be remodeled and coordinated with new architectural exterior.

CONTINUED ITEM**B. 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.)

Final Approval as submitted.

REFERRED BY FULL BOARD**C. 644 CALLE RINCONADA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-063-010
Application Number: MST2006-00111
Owner: Kenneth and Jane Hahn Family Trust

(Proposal to add a second-story to an existing 1,703 square foot one-story, single-family residence. The project includes demolition of 156 square feet on the first floor, addition of 626 square feet of living space on the first and second-floors, and 270 square feet of garage space for a second car. The resulting two-story single-family residence will total 2,443 square feet. The project is located on a 6,864 net square foot vacant lot. The 2,443 square foot proposed total is 84% of the maximum FAR. A modification is requested for encroachment of the garage into the interior yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 060-06.)

(Request to reinstate Preliminary Approval granted on 12/04/06 and consider for Final Approval.)

Public comment: Tony Fisher requested this item to be heard at SFDB Full Board.

Referred on Consent Calendar to the Full Board; Full Board continued indefinitely.

NEW ITEM**D. 623 WENTWORTH AVE****R-3 Zone**

Assessor's Parcel Number: 037-102-008
 Application Number: MST2007-00616
 Owner: Baltazar S. Moreno, Living Trust 7/2
 Owner: DLP Properties
 Architect: Bryan Murphy

(Proposal to abate violations in the ENF2007-00551 case for an "as-built" addition of 16 square feet to the existing front unit and an "as-built" addition of 126 square feet to the second-story of the rear unit on a 6,205 square foot lot in the R-3 zone. The proposal also includes changing the roof to a pitched roof; demolishing an "as-built" porch on the front unit and demolishing an "as-built" exterior stairs and addition above the garage on the rear unit.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

NEW ITEM**E. 133 HARBOR WAY****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018
 Application Number: MST2008-00002
 Owner: City of Santa Barbara

(Proposal for a new 560 square foot dock for an existing commercial kayak rental business located at the harbor in Marina four. The existing 291 square foot u-shaped dock will remain unaltered. The dimensions of the proposed new dock are proposed at 20 feet by 28 feet and will be composed of plastic interlocking components.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

NEW ITEM**F. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043
 Application Number: MST2008-00027
 Owner: Olive Oil & Gas LP
 Applicant: Fuel Depot

(Proposal for the addition of new efficient lighting for the canopy at the existing 76 Gas Station. The proposal involves eight new single arrangement lighting fixtures to total 288 watts.)

(PROJECT REQUIRES COMPLIANCE WITH THE CITY LIGHT ORDINANCE.)

Continued indefinitely due to the applicant's absence with the comment that flush mounted lights are preferred.

NEW ITEM**G. 1437 SAN ANDRES****C-P/R-2 Zone**

Assessor's Parcel Number: 039-032-011
 Application Number: MST2008-00031
 Owner: Jose Juan and Patricia Solis
 Business Name: Jamis Hair Studio
 Business Name: The Healing Center

(Proposal to repaint the commercial building at the corner of San Andres and West Micheltorena Streets to include both the business at 1437 San Andres Street and 703 West Micheltorena. The applicant also proposes to reinstall shutters on the second floor window and a tile wainscot.)

(Action may be taken if sufficient information is provided.)

Final Approval with the following conditions: 1) new body color to be DE5283 (provide sample); 2) trim color is approved as submitted; 3) tile wainscot idea is acceptable, return with sample proposal.

NEW ITEM**H. 70 LA CUMBRE CIR****R-2 Zone**

Assessor's Parcel Number: 049-350-022
 Application Number: MST2006-00440
 Owner: Annette S. Hughes Trustee
 Architect: Victor Schumacher
 Applicant: Robert Hughes

(Proposal for a new 264 square foot patio cover to be attached to the south elevation of the existing 1,260 square foot residential unit. A modification is requested for an encroachment into the required interior setback.)

(COMMENTS ONLY; PROJECT REQUIRES REVIEW BY THE STAFF HEARING OFFICER FOR A MODIFICATION.)

Public comment: Tony Fisher: Staff report refers to the project as a single-family residence; the project is not a single-family residence and therefore he feels it should be a new, noticed project.

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The ivory facia, column should be white, but ivory as proposed is acceptable.

Items on Consent Calendar were reviewed by Christopher Manson-Hing. Consent Calendar ended at 2:45 p.m.