



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 10, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:03 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Present
 DERRIK EICHELBERGER, Present 6:32 p.m., out at 6:49 p.m., back at 7:16 p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present, 5:00 p.m.
 RANDY MUDGE, Present
 MARK WIENKE, Present, 3:05 p.m.

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: WILLIAM MAHAN, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:21 p.m., back at 3:26 p.m., out at 3:29 p.m., back at 3:31 p.m., out at 4:05 p.m.
 SUZANNE JOHNSTON, Planning Technician II, Present, out at 3:25 p.m., back at 4:05 p.m., out at 4:26 p.m., back at 4:40 p.m.
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (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 <u>folded plans</u> 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>

- ** All approvals made by the Architectural Board of Review (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 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board 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.
- ** 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.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** 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.
- ** **Many of the 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.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Suzanne Johnston 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 Land Use Controls 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 January 6, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 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 January 3, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 3, 2005, with corrections.

Action: LeCron/Christoff, 6/0/0. Eichelberger, Manson-Hing, absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christine Pierron.

Action: LeCron/Bartlett, 6/0/0. Eichelberger, Manson-Hing, absent.

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

1. Ms. Johnston announced there were no changes to the agenda. She also announced that there will be an organized site visit to Sea Ledge Lane at 2:00 p.m., on Tuesday, January 18, 2005.

E. Subcommittee Reports.

1. Appointments of Subcommittees were discussed between Staff and Board Members.

F. Possible Ordinance Violations.

Mr. Limon reported that property on De LaVina Street has chimneys which were not built according to plan and are oversized. The chimneys will need to be demolished.

CONCEPT REVIEW - CONTINUED ITEM**1. 1240 W MICHELTORENA ST**

R-1 Zone

Assessor's Parcel Number: 041-101-010
Application Number: MST2003-00458
Owner: Katherine Hahn
Agent: Dave Tabor

(This is a revised project and a proposal for a 1,440 square foot, three-story residence with an attached, 440 square foot garage on a 5,723 square foot vacant lot, located in the Hillside Design District. The proposal includes approximately 1,930 cubic yards of grading excavation under the main-building footprint and the construction of a 30to 40 foot paved textured retaining wall behind the proposed structure. Modifications are requested for encroachments into the required front yard. Additionally, an encroachment permit will be required to allow improvements within the public right-of-way.)

(Sixth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, PLANNING COMMISSION APPROVAL OF THE MODIFICATION, AND PUBLIC WORKS ENCROACHMENT PERMIT FOR STRUCTURES IN THE PUBLIC RIGHT-OF-WAY.)

3:25

Dave Tabor, Agent; Katherine Hahn, Owner; and Jaime Limon, Design Review Supervisor, present.

Public comment opened at 3:39 p.m.

Jean Demro would like the oak trees to remain.

Jim Demro stated he is concerned with runoff and proper drainage.

Jeremy Has stated that he is concerned with movement of the hillside and that it is unstable. He further stated there has been severe flooding in the past, and the project would add to flooding problems.

Public comment closed at 3:44 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The proposal is not acceptable as presented. 2) The Board does not find the retaining wall as an acceptable design. The wall is not consistent with the Hillside Design Guidelines. 3) Carry forward comments 2, 3, and 4 from the previous minutes as follows: a) The requested modification for the front-yard encroachment of the garage is consistent with other steeply graded lots, which is encouraged as a solution to such sites. b) The applicant is advised to change the refinements of the design to a woodsier, darker, and more natural colored style, as opposed to the presented Spanish style. c) The Board, recognizing that the lot is legal and sloped 70 percent, is interested in receiving feedback from Planning Commission concerning a general policy for the development of steep sloped lots d) The Board concerned about the proposal's impact on the existing oak trees. 4) The Board understands, and encourages, that the site will require innovative architecture. 5) The architecture must integrate with the hillside.

Action: LeCron/Bartlett, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**2. 1701- 1704 LA VISTA DEL OCEANO LN 1706 & 1708**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2003-00227
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren

(The project site is 5.69 acres in size and located in the Alta Mesa Neighborhood of the City. The site would be accessed via a private drive at the terminus of La Vista Del Oceano. This site is part of the Rogers Tract subdivision, which was created by a series of deed conveyances that began in 1929 and was completed in the late 1950s. On June 7, 1979, the Planning Commission deemed this subdivision illegal and all undeveloped lots and property owners within this subdivision received Notices of Violation, which were recorded in the official Record. In effort to remedy these violations, the proposed project involves merging and reverting 34 of the Rogers Tract lots into a 5.69-acre lot and then re-subdividing it into six residential lots. The proposed six residential units would range in size from 3,972 to 4,988 square feet and each would contain a three-car garage and a swimming pool.)

(COMMENTS ONLY; PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053-04.)

4:03

Mark Lloyd, Agent, Brent Daniels, Agent, Jack Zehren, and Laura Ramano, Landscape Architect, present.

Jessica Grant, Case Planner, present, stated that the Planning Commission would like the ABR to pay articulate attention to plate heights and the reduction of second story mass where appropriate. The Planning Commission is looking for earth tone colors and would like comments regarding the duplex units.

Public comment opened at 5:24 p.m.

Ilan Levi, neighbor, spoke regarding questions and concerns for setbacks and building height.

Public comment closed at 5:28 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the direction of the project and is largely comfortable with the size, bulk, and scale. 2) The Board is comfortable with the development of Lots 1 and 2. Lots 3 through 6 should be further studied. 3) The Board sited specific instances which need further refinement. They are as follows: a) The reduction of roof heights and this could be accomplished by reduction in plates and breaking up roof forms, especially linearity. 4) The Board is concerned with the forms and the detailing of the homes which is creating a campus setting and looks forward to seeing the the architecture of the individual homes refined, to create more unique identities in the detailing and in the forms. 5) Further documentation is requested. The applicant should return with a) A fencing plan; b) A more refined grading plan. c) Technical architectural drawings which eliminate the shading and landscaping and call out the finished floor heights and plate heights. d) Identify and label all retaining wall heights, locations, and finishes on the plans. 6) The Board finds that the even distribution of trees should be restudied to provide a more natural character of plantings while remaining consistent with Fire Department restrictions. 7) Provide more significant trees at the south elevation while still preserving views. 8) The Board is concerned with the engineered quality of the proposed grading. The applicant is to study ways to create more natural grading by softening the 2:1 slopes. The Board encourages the use of stone garden walls throughout the project to help mitigate the slopes. 9) The colors provided should be darker and more earthtone with more differentiation in the palates. 10) The blend tile roof is not acceptable.

Action: Weinke/Bartlett, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 3202 CAMPANIL DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-110-006
Application Number: MST2004-00841
Owner: Anthony Sances Jr., and Mary Sances
Architect: William Cooper

(Proposal to remodel and add 165 square feet to an existing kitchen, add 600 square feet to an existing deck, add a trellis of 225 square feet, and add an 880 square foot storage area under the kitchen & deck area. Proposal will require 125 total cubic yards of cut & fill under the footprint of the existing residence. The project will result in a three-story 6,045 square foot single family residence on a 3.26 acre lot located in Hillside Design District and Coastal Zone.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD RESERVATION ORDINANCE FINDINGS, A COASTAL DEVELOPMENT PERMIT, AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 052-00.)

6:32

William Cooper, Architect, present.

Public comment opened at 6:40 p.m.

Benjamin Bollag stated that he is concerned with the trellis on the new deck and would like to know the proposed height of it. He is concerned with new lighting for the deck and would like any lighting to shine downward. He also would like the walls to be earth tone in color, not white. Mr. Bollag would also like construction hours to be restricted to Monday-Friday, 8:00a.m.-4:00p.m., with no weekend or holiday hours.

Public comment closed at 6:44 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The project's size, bulk, and scale is acceptable. 2) The proposed lighting should be minimized with shielded down lighting. 3) It was suggested that the trellis should be more consistent with the architectural style of the existing structure.

Action: Eichelberger/Manson-Hing, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 2028 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 025-292-028

Application Number: MST2004-00790

Owner: John Thomas Chamberlain

Architect: Mark Wienke

(Proposal to demolish a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on an 8,500 square foot lot. The project will result in two two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two three-story 1,839 square foot one-bedroom units with two attached 472square foot garages.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL.)

6:49

Mark Wienke, Architect, present.

Public comment opened at 6:55 p.m.

Laurie Pearson stated that the height of the three story unit is out of character for the neighborhood and is concerned that the large structure will shade the entire side of her house. The height and density is just too excessive. Ms. Pearson would like some poles so that a majority of the residents do not lose their views. Parking will be a concern, as there is not enough parking as there is.

Dan Linz stated that the project is out of character with the craftsman style homes in the neighborhood.

Public comment closed at 7:02 p.m.

Motion: Continued indefinitely with the following comments: 1) The proposal is too aggressive for the site, as the massing is pushed out to the setbacks on the south side. 2) Many of the Board members are concerned with the third story mass and privacy concerns since there seems to be no other third story homes in the neighborhood. 3) The Board is looking for a significant one story element to preserve the high quality charm to the front 4) The Board is uncomfortable with the Spanish style and prefers the bungalow style to fit the neighborhood. 5) Provide photo documentation of the interior site. 6) Document adjacent footprints on the plans. 7) Some Board members would consider third story but would need to be tucked into roof forms. 8) The Board understands this is an R-4 zone, and that density is part of this zone, but it is important to be compatible with the existing neighborhood.

Action: Bartlett/Mudge, 6/0/0.

CONCEPT REVIEW - NEW ITEM

5. 1970 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-083-019

Application Number: MST2004-00726

Owner: Elizabeth Leslie

Designer: Jesus Cortes

(Proposal to permit a 106 square foot as-built sunroom, as-built enclosure of a 123 square foot porch, a 198 square foot garage addition, and the addition of a new deck above the garage. The project includes the replacement of existing door and windows on the second floor of a 2,910 square foot, two-story residence on an 11,905 square foot lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

7:16

Jesus Cortes, Designer, present.

Motion: Continued indefinitely with the following comments: 1) The Board accepts the as-built addition of the sun room. 2) The deck will not cause a privacy impact to neighbors. 3) The Board is uncomfortable with the change in architectural style as presented. 4) The scale and proportions are too large and do not reflect the photos of the example architecture. 5) The Board members see the project as too much of a box appearance which is not in keeping with the Hillside Design Guidelines.. It was suggested to simplify or reduce the number of windows and openings. 6) The details should be refined and simplified to emphasize the entry or balcony.

Action: Manson-Hing/LeCron, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1424 SALINAS PL**

R-2 Zone

Assessor's Parcel Number: 015-223-001
Application Number: MST2004-00699
Owner: Martin M. Munoz
Architect: Jose Esparza

(Proposal to construct a new detached 2,830 square foot three-story residential unit with an attached 448 square foot two-car garage. There is an existing 1,399 square foot residential unit with an attached 546 square foot two-car garage on an 8,450 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**7:41**

Jose Esparza, Architect, and Martin M. Munoz, Owner, present.

Public comment opened at 7:53 p.m.

Michael Tremon stated that he is concerned with the size and height of the project and that there are no three-story buildings in the surrounding area. Mr. Tremon also stated that the project will create a parking impact and is concerned with the height of the retaining wall.

Public comment closed at 7:56 p.m.

Motion: Continued indefinitely with the following comments: 1) As to the site plan, most of the Board supports the second driveway curb cut but have concerns with the location, retaining wall system and hammerhead turnaround. 2) The Board would support a modification to encroach into the required 20 foot setback from the east property line. It brings the proposed structure more into the grade and closer to the proposed driveway, thereby reducing the amount of hardscaping and increases open space. 3) Two Board members do not support the two curb cut approach because it results in significantly more hardscape. 4) The third story mass is not acceptable and not consistent with the neighborhood. 5) The functions of the third story should be moved to grade level.

Action: LeCron/Bartlett, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**7. 1655 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-173-025
Application Number: MST2004-00097
Owner: Isabelle Herin, Trustee
Architect: Gregory Jenkins
Owner: William Cook

(Proposal for a 2,267 square foot two-story addition to an existing 1,629 square foot residence. This includes a 53square foot addition to an existing garage. This project is located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF MODIFICATIONS AND A COASTAL DEVELOPMENT PERMIT.)

8:14

Gregory Jenkins, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board appreciates the additional efforts the applicant has made and is comfortable with the reduced mass, bulk and scale of the project. 2) The Board appreciates the reduction in the mass of the upper level roof form. 3) The Board appreciates the retreat of the footprint of the house on the east side. 4) The plate height reductions have helped to reduce the verticality. 5) There are still minor concerns with the second story forms of the house not aligning with the first floor above. 6) The Board appreciates reduction in the roof pitch. 7) The Board looks forward to the applicant's return with further detailing.

Action: Bartlett/Wienke, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM

8. 220 E JUNIPERO ST

E-1 Zone

Assessor's Parcel Number: 025-132-003
Application Number: MST2004-00581
Owner: John Luca
Architect: Mario Da Cunha
Applicant: Mario Da Cunha
Agent: David Stone

(This is a revised project description from the notice sent September 9, 2004. Proposal to construct a 946 square foot second story & garage addition, and remodel & demolish a 350 square foot portion of an existing 1,382 square foot single family residence. The addition and remodel will result in a two-story 1,933 square foot single family residence with an attached 439 square foot garage on a 6,544 square foot lot in El Pueblo Viejo Landmark District Part II. Modifications are requested to allow the garage to encroach into the required front and interior yard setbacks.)

(Third Concept Review.)

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

8:27

Mario Da Cunha, Architect, present.

Public comment opened at 8:36 p.m.

Lisa Burns, neighbor, stated she would be speaking on behalf of herself and surrounding neighbors, and that they would like to see a one story development.

John Burns stated that the two lots are smaller than the other lots in the neighborhood and that there is too much bulk in too small of an area.

Greg Giloth stated that the project is out of character and too large for the lots.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:
 1) The Board finds the modifications requested are minor in nature and fit the pattern of garage placement of the neighborhood.. 2) The applicant has responded to eliminating curb cuts, parking, garage and driveway to avoid the oak trees. 3) The encroachments have no adverse visual impact. 4) The proposed architecture is compatible to the neighborhood. 5) The proposed interior setback encroachment is consistent with the existing development of the neighborhood. 6) The modification at the rear terrace is technical and does not have an adverse impact. 7) The Board members in opposition had significant concerns with the Neighborhood Preservation Ordinance, and that the reality of these legal lots that are sub-standard created an impasse for the Board members to find consistency with Neighborhood Preservation Ordinance, without clear direction from Planning Commission.

Action: LeCron/Wienke, 5/3/0. Christoff, Manson-Hing, Pierron opposed.

CONCEPT REVIEW - CONTINUED ITEM

9. 222 E JUNIPERO ST

E-1 Zone

Assessor's Parcel Number: 025-132-019
 Application Number: MST2004-00585
 Owner: John Luca
 Architect: Mario Da Cunha

(Proposal to construct a two-story 1,756 square foot single family residence with an attached 480 square foot garage. The new house is within 1,000 feet of El Pueblo Viejo Landmark District II. Zoning Modifications are requested to allow the garage to encroach into the required interior setback and a deck to encroach into the open yard.)

(Third Concept Review.)

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

8:45

Mario Da Cunha, Architect, present.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:
 1) The applicant has made access and driveway configuration changes as directed by the Board. 2) The proposed interior setback encroachment is consistent with the existing development of the neighborhood. 3) The modification has no public aesthetic impact on the neighborhood. 4) The modification at the rear terrace is technical and does not have an adverse impact. 5) The buildings are internal to the site and would not have much of a visual impact to the public. 6) The Board members in opposition had significant concerns with the Neighborhood Preservation Ordinance, and that the reality of these legal lots that are sub-standard created an impasse for the Board members to find consistency with Neighborhood Preservation Ordinance, without clear direction from Planning Commission.

Action: LeCron/Bartlett, 5/3/0. Mudge, Christoff, Manson-Hing opposed.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 420 CALLE LAS CALERAS** A-1/SD-3 Zone

Assessor's Parcel Number: 047-021-027
Application Number: MST2000-00838
Owner: Douglas & Carol Fell
Architect: David Van Hoy
Agent: Mark & Lisa Fell
Architect: James LeCron

(Proposal for a new one-story 3,530 square foot residence including an attached two-car garage on a vacant 51,400 square foot lot, located in the Hillside Design District. This project has been revised to propose a reduction in the amount of grading on site. There are 2,245 cubic yards of cut and 3,000 cubic yards of fill proposed for a total import calculation of 755 cubic yards of grading. The new grading calculations have a 71 percent import reduction from the previously reviewed plan. Other proposed changes include the reduction of an uncovered guest parking (from three spaces to two spaces) and alteration of the existing driveway to be serpentine.)

(Review After Final change to the entry elevation.)

Final Approval of the Review After Final change as submitted.

REVIEW AFTER FINAL**B. 20 S ALISOS ST** R-2 Zone

Assessor's Parcel Number: 017-171-025
Application Number: MST2002-00625
Owner: Thomas & Yolanda Figueroa
Applicant: Jose Esparza

(Proposal to construct a 1,625 square foot, two-story residence with an attached 496 square foot, two-car garage at the rear of the property. The 7,398 square foot lot is currently developed with a 1,235 square foot residence and 270 square foot garage that is proposed for demolition. Two uncovered spaces are also proposed as part of the application.)

(Review After Final to window alterations, change fireplace to be masonry, edge metal and gutter to be copper, and to add a new garden wall.)

Final Approval of the Review After Final as submitted

FINAL REVIEW**C. 304 RANCHERIA ST** R-4 Zone

Assessor's Parcel Number: 037-222-032
Application Number: MST2004-00271
Owner: Housing Authority/City of Santa Barbara
Architect: Tom Moore

(Proposal to replace the existing trash enclosure with a new trash enclosure and to add enclosure for recycling bins.)

(Final approval is requested. The modification request was approved on June 2, 2004.)

Final Approval as submitted.

CONTINUED ITEM**D. 1030 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-220-031
Application Number: MST2004-00376
Owner: Ross Harris
Owner: Michael Mack
Architect: Ken Radtkey, Blackbird Architects
Contractor: Rick Jeffery

(Project re-noticed due to cancellation prior to initial hearing. Proposal to construct a 1,047 square foot addition to an existing 1,856 square foot two-story single-family residence with an attached two-car garage. The proposal will result in a 2,903 square foot residence on a 21,205 square foot lot located in the Hillside Design District. Proposed renovation to the exterior of the residence will include replacing the siding, roofing, windows and doors. Proposal will also include new decks, landscaping and irrigation.)

(Final review of the landscape plan is requested.)

Continued indefinitely due to applicant's absence.

FINAL REVIEW**E. 500 FOWLER**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2004-00731
Owner: City of Santa Barbara
Applicant: City of Santa Barbara
Architect: Fred Sweeney
Architect: Monisha Adnani

(Proposal to construct walls to convert the existing baggage room area to a United hold room with a new gate at the Santa Barbara Municipal Airport.)

(Final review of the project is requested.)

Final Approval as submitted.

FINAL REVIEW**F. 1123 LUNETTA PZ**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-222-042
Application Number: MST2004-00754
Owner: John J Peyton, Revocable Trust , dated 3/20
Engineer: M. Grant

(Proposal to construct a retaining wall ranging from grade level to approx. 5' for property developed with single-family residence in the Local Coastal Zone.)

(Final review of the project is requested. A coastal exclusion was approved on December 28, 2004.)

Final Approval as submitted.

NEW ITEM**G. 1227 SANTA TERESITA DR** A-1 Zone

Assessor's Parcel Number: 055-142-004
Application Number: MST2004-00763
Owner: Chris A. Wilson

(Proposed 31 square foot addition to the rear of a 1,682 square foot residence in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in subsection 22.68.060 of the City of Santa Barbara Municipal Code.

NEW ITEM**H. 601 FIRESTONE RD** A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2004-00778
Owner: City of Santa Barbara

(Replace existing drainage pipes for airport storm drain network 1, 3, 5 & 6. The project will also include storm drain outlet headwalls and the replacement of non-native vegetation with native vegetation.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL REVIEW AND PLANNING COMMISSION APPROVAL OF THE COASTAL DEVELOPMENT PERMIT.)

Continued indefinitely with the comment that the project is ready for Final Approval and with the finding that the additional one headwall is not visible to the public.

CONTINUED ITEM**I. 110 VIA DEL CIELO** E-1 Zone

Assessor's Parcel Number: 035-050-045
Application Number: MST2004-00842
Owner: James Gordon & Belita Ong Auchincloss
Architect: Eric Swenumson

(Proposal to convert an existing 290 square foot under balcony area to a storage room and to construct a new 121square foot balcony with stairs to an existing single family residence located on a 50,243 square foot lot located in the Hillside Design District. The proposal includes the "as-built" installation of a 3-1/2 foot tall garden retaining wall, with a four foot high chain link fence on top of the wall which was previously reviewed and approved under MST2000-00831.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Preliminary Approval and a one week continuance for the landscaping with the condition to provide additional documentation. It is understood that vegetation will screen views of windows from Miramonte Street.

**** MEETING ADJOURNED AT 9:10 P.M. ****