



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, January 18, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:07 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, out at 3:34 p.m., back at 4:04 p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Present, out at 5:30 p.m.
 DERRIK EICHELBERGER, Present, out at 4:04 p.m., back at 4:59 p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Present

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:21 p.m., back at 4:07 p.m., out at 4:09 p.m., back at 5:15 p.m., out at 5:15 p.m., back at 5:26 p.m., out at 5:32 p.m.
 SUZANNE JOHNSTON, Planning Technician II, Present, out at 4:04 p.m., back at 4:59 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 13, 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 10, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 10, 2005, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. Consent Calendar Items A, C, D, E, G, H, I, J, K, V and W, were reviewed by James LeCron, and Items B, F, L, P, Q, R, S, T, and U were reviewed by Bruce Bartlett, and landscaping Item O, reviewed by Randy Mudge.

Action: Eichelberger/Manson-Hing, 8/0/0. Bartlett abstained from Items A and K.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Ms. Johnston announced the following changes to the agenda:**

- a) Items 2 and 3 were postponed at the applicant's request.

Motion: Postponed indefinitely at the applicant's request.

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

- b) Item 4 will be heard at 4:00 p.m.

- c) Item C from the Consent Calendar will be heard after Item 4.

2. Ms. Johnston made the following announcements:

- a) Stephanie Christoff would be leaving the meeting at 5:30 p.m.
- b) Ms. Johnston asked which Board members would be in attendance at the Airport 101 Workshop on February 9, 2005, from 3:00p.m. to 7:00 p.m.
- c) The Process Improvements Open House scheduled at 5:30 p.m. this evening had been relocated to the Lobby.

E. Subcommittee Reports.

Bruce Bartlett stated the he attended the 18th meeting of the Neighborhood Preservation Ordinance Committee. He and Brian Barnwell were assigned to a new sub-committee which they will meet on Wednesday to discuss a new method in determining FAR's.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM

1. **737 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-150-019
Application Number: MST2003-00636
Owner: Anapamu Properties, LLC
Architect: Brian Cearnal

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF TENTATIVE SUBDIVISION MAP, AND ZONING MODIFICATIONS.)

3:34

Brian Cearnal, Architect; David Black, Architect; and Craig Shallenberger, Owner, present.

Public comment opened at 3:43 p.m.

Bill Robertson, stated that he is concerned with the changes to the north elevation of the project. He is also concerned with keeping the bougainvillea onto the applicant's side of the property.

- Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board is supportive of the mass of the project, including along Nopal Lane and finds the architecture blends well into the neighborhood. 2) The site orientation with the plaza concept is favorable. 3) Provide more landscape to the patios to the west for the ground level units. 3) Use permeable paving where ever possible and use varied paving designs such as those of the Meridian Studios for the main plaza. 4) Study ways of maximizing landscaping at the ground level of units with large roof decks and adding green space wherever possible. 5) The Board finds there is no adverse visual impact relative to the modifications requested.
- Action: Christoff/LeCron, 7/0/0. Pierron stepped down.

CONCEPT REVIEW - CONTINUED ITEM

2. **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

(Revised project description. The project consists of demolishing an accessory structure, storage building, workshop, and three car garage and constructing a new 720 square foot two car garage with a storage and workshop space. Attached to the garage is a new 500 square foot accessory structure with an attached deck. A new 528 square foot second story master bedroom addition is also proposed along with an extension of the roof deck that would have a gazebo above it. 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 3,998 square foot single family residence with a detached 720 square foot two car garage on a 1.03 acre lot.)

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

- Motion: Postponed indefinitely at the applicant's request.
Action: Christoff/Manson-Hing, 8/0/0.

CONCEPT REVIEW - NEW ITEM

3. **3501 SEA LEDGE LN** A-1/SD-3 Zone
Assessor's Parcel Number: 047-082-004
Application Number: MST2004-00814
Owner: Neubauer Family Trust 10/31/90
Applicant: Tom & Kath Dunlap
Applicant: Eva Turenchalk

(Proposal to legalize an as-built gate structure and walls.)

(REQUIRES COASTAL REVIEW.)

- Motion: Postponed indefinitely at the applicant's request.
Action: Christoff/Manson-Hing, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 4000 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-020-015
Application Number: MST2004-00673
Owner: Archdiocese La Ed/Welf Corp
Applicant: Peter Darose

(Proposal to construct a 30-foot tall, 9,512 square foot indoor practice gymnasium at the northwest corner of Bishop Garcia Diego High School. The project requires City Council approval for Community Priority Allocation of square footage for the gymnasium.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, CITY COUNCIL APPROVAL FOR COMMUNITY PRIORITY ALLOCATION OF SQUARE FOOTAGE, PLANNING COMMISSION APPROVAL OF A REVISED CONDITIONAL USE PERMIT, AND A PUBLIC HEARING.)

4:04

Ed Lenvik, Architect; Bob Cunningham, Landscape Architect; Peter DaRose; and Father Tom Elewaut, present.

Motion: Indefinite continuance to the Planning Commission with the following comments:
1) The Board finds the site layout for the proposed gymnasium to be the best solution for the site and is comfortable with the size of the gymnasium. The Board understands there may be a need for two or three feet added in height.
2) Views of the site will be heavily mitigated with proposed landscaping and can only be briefly seen from San Marcos Pass. The impact to the neighbors to the North is minimal because of the landscaping proposed and the building is angled to the property line.
3) The Board understands that the roof plane will be kept free of any mechanical equipment.
4) The Board is concerned with the lighting and potential light shed from the high clear story windows and will look forward to a proposal from the applicant to mitigate any possible light shed off the property.
5) The majority of the Board feels that the gable ends should be book ended in brick to be consistent with the existing architecture, but is comfortable with the plaster and brick pilaster on the long sides of the building.

Action: LeCron/Wienke, 7/0/0. Eichelberger stepped down.

CONCEPT REVIEW - CONTINUED ITEM**5. 1642 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-172-020
Application Number: MST2004-00713
Owner: Sandra and Jerold Oshinsky
Applicant: Joaquin Ornelas

(Revised proposal to construct a 1,143 square foot second story addition to an existing 1,947 square foot single family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone.)

(Second Concept Review.)

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

4:59

Joaquin Ornelas, Applicant; Jerold and Sandra Oshinsky, Owners, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) A majority of the Board is comfortable with the size, bulk and scale. 2) The applicant is to study the location of the second floor mass to further recede from the street elevation and the east elevation. 3) It is suggested to lower the plate heights at the garage and the gallery towards the street. 4) Study ways to mitigate the apparent mass of the architecture with the banding at the roof fascia. 5) The applicant is to provide adjacent footprints which include the FAR data of the adjacent residences along the entire block. 6) The applicant is to provide composite of elevations of the entire block. 7) Those Board members in opposition find that the size, bulk and scale is not consistent with neighborhood.

Action: LeCron/Bartlett, 5/2/0. Mudge, Pierron opposed.

CONCEPT REVIEW - CONTINUED ITEM

6. 1125 DEL SOL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-063-006
Application Number: MST2004-00447
Owner: John & Joni Lang
Agent: Dave Tabor
Architect: Tai Yeh

(Proposal to demolish a 1,264 square foot existing residence and a detached 324 square foot garage. Proposal to construct a two-story 2,781 square foot residence with an attached 454 square foot two-car garage on a 16,812 square foot lot located in the non-appealable jurisdiction of the coastal zone. Planning Commission review of a coastal development permit is required.)

(Second Concept Review.)

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

5:32

Tai Yeh, Architect; Dave Tabor, Agent; and Chuck McClure, Landscape Architect, present.

Motion: Preliminary Approval and continued two weeks to the Consent Calendar with the finding that the Neighborhood Preservation Ordinance criteria has been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and with the following conditions: 1) The Board looks forward to high quality details. 2) Some Board members are concerned with the amount of exposed foundations to the south, east and west elevations, which are all internal to the site.

Action: LeCron/Manson-Hing, 7/0/0. Christoff absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 720 W PEDREGOSA ST**

R-2 Zone

Assessor's Parcel Number: 043-122-016
Application Number: MST2004-00742
Owner: Carol Vandenassem
Applicant: Vadim Hsu

(Proposal to demolish an existing 950 square foot single family residence with a 227 square foot garage and construct a two story 1,662 square foot condominium unit and an attached two story 1,803 square foot condominium unit with two attached 440 square foot two-car garages on a 7,594 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

6:17

Vadim Hsu, Applicant, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board finds the mass, bulk and scale is acceptable. 2) Provide panoramic photos of the project effect on adjacent neighbors. 3) Study pushing the structure away from the front property line and making the porch a more usable area. 4) The roof forms would be more in keeping with the neighborhood if dormers were considered versus the proposed cupolas. 5) Study more traditional roof and window forms on the west elevation. 6) Resolve the windows on the west elevation that were in conflict with the proposed garage storage units. 7) Utilize a ribbon driveway and maintain permeable paving in the auto court. 8) Provide additional landscape adjacent to the garage door areas. 9) With other nearby complexes that are similar in scale, the Board finds the proposed two story project consistent with the neighborhood, given the larger setbacks.

Action: Bartlett/Wienke, 7/0/0

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1515 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-060-005
Application Number: MST2004-00861
Owner: Amalia Alcantar Castelo, 2000 Family Trust
Architect: Gil Garcia

(Proposal to add 265 square feet to the basement level, add 215 square feet to the first floor and add a 439 square foot loft to the main level of the existing 5,459 square foot single family residence. Proposal will also include a remodeled and re-finished exterior finish. The project will result in a three-story 5,811 square foot single family residence with an attached 567 square foot two-car garage on a 28,781 square foot lot located in the Hillside Design District.)

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

6:46

Gil Garcia, Architect; and Mr. Castelo, Owner, present.

Public comment opened at 7:00 p.m.

Chair Pierron read a letter from Henry Terrell, neighbor, which stated concerns that the project has been under continuous construction for the past two years and that the project was not to be rental property. Mr. Terrell is also concerned with the creek that flows between the properties, which if the retaining walls not properly engineered would cause a section of the street to be washed out.

Chair Pierron read a letter from Jan Tyler, which stated that construction has been continuing for the past two-three years and the noise is very disturbing to her. She is also concerned with the creek that runs through the property.

Jim Marshall, neighbor, stated that he would like to see the plate height lowered and tower element moved forward, as it would help mitigate the view.

Public comment closed at 7:05 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the upgrade to the existing residence and the enhancement of the style. 2) Some Board members are concerned with the proportion of the tower and its impact to the uphill neighbors. 3) The applicant is to return with a landscape plan: a) The Board would like to see more landscaping along the east side of the property. 4) The east and west side architecture has been greatly enhanced by eliminating the cantilevers. 5) The Board understands the lower deck is under a separate permit and reserves comment, but is concerned with how the house integrates to the deck at the lower level. 6) Restudy the arch forms that encompass the windows over the pool area. 7) Some Board members would like the applicant to study the existing extended roof overhangs.

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

PRELIMINARY REVIEW

9. 915 SPRING ST

R-2 Zone

Assessor's Parcel Number: 029-314-006
Application Number: MST2003-00832
Owner: Arthur Lopez
Architect: Nicholas Vergara

(Proposal to add a new 672 square foot second-floor attached unit (Unit B) to an existing single-story residence (Unit A). The proposal includes the demolition of an existing 200 square foot legal non-conforming garage and replacing it with the construction of a new 458 square foot two-car garage and one un-covered parking space on a 5,000 square foot lot. A modification is requested to allow the proposed garage to encroach into the setbacks.)

(Modification was granted on May 19, 2004. Preliminary review is requested.)

5:52

Nicholas Vergara, Architect, present.
Public comment opened at 5:58 p.m.

Ken Rangel, neighbor, stated he is concerned with loss of privacy and that the two-story structure does not conform to the neighborhood. There are no other two-story residences on the street. He is also concerned with width of the driveway only being 7-feet wide.

Public comment closed at 6:03 p.m.

Motion: Preliminary Approval and return to the Consent Calendar with the following conditions:
1) The Board finds that as stated on the prior motion, the hedge is an asset and needs to be retained. 2) The Board is concerned about the existing narrow driveway and that the nine foot dimension includes the width of driveway to property line which is located at the center line of the existing hedge. 3) The Transportation Department is to verify maneuverability, or reconfigure the laundry room and stairs to provide adequate driveway dimensions. 4) The applicant is to provide detail of the garage rear eave overhang to ensure the gutter is inside property line. 5) The applicant is to provide details that reflect quality in the trim, eaves and corbels. 6) The balcony railing proposed at the rear of the building is to be more of a solid wood board design to allow for privacy to the neighbors. 7) Reinstate the ribbon driveway. 8) Restudy the front window shape on the north elevation of the second story.

Action: Bartlett/Wienke, 7/0/0. Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM

10. 116 W LOS OLIVOS ST C

R-4 Zone

Assessor's Parcel Number: 025-183-013
Application Number: MST2003-00590
Owner: Tom Heath
Designer: Brian Miller

(Proposal to demolish an 800 square foot single-family residence with a 200 square foot one-car garage located on two lots. Proposal includes the construction of one new single-family residence on each of the two separate lots for a total of two new residences. Parcel one proposes a two-story 3,336 square foot residence which includes a two-car garage on a 6,416 square foot lot. Parcel two proposes a two-story 2,788 square foot residence which includes a two car garage on a 4,023 square foot lot.)

(Sixth Concept Review.)

7:29

Brian Miller, Designer, present.

Public comment opened at 7:33 p.m.

Chair Pierron read a letter submitted from Leslie and Carroll Johnson which stated that the project is over-scale with respect to the surrounding neighbors and are concerned about the construction process.

Brent Kimball requested a formal neighborhood agreement which addresses all concerns of surrounding neighbors.

Glenn Minnich stated that the applicant has met the requirements of ABR. He submitted a letter which stated that neighbors have repeatedly voiced that the project is too large for the neighborhood and that the ABR have also stated the project is too large.

Mark Gallo, resident stated that the designer has met the requirements of ABR, but is concerned that the size of the home is twice the size of the surrounding homes and would like the second story to be scaled back.

Public comment closed at 7:43 p.m.

Motion: Preliminary Approval and continued indefinitely with the following conditions: 1) The applicant has reduced the mass of residence A as requested. 2) The Board understands these are two R-4 lots with the possibility of more than the single family density. The applicant has responded to the scale of the surrounding small scale residences by locating the smaller scale home closer to these, and by locating the larger unit closer to the more dense apartment buildings. 3) The architecture and detailing is handsome. 4) Eliminate the trash enclosure and unnecessary retaining walls, walkways of residence A on the north elevation and provide more landscaping. 5) The applicant should address the consistency of the elevations to the floor plan. 6) The three proposed Pepper trees beyond the north property line should be replaced with three 24-inch box Olive trees.

Action: Bartlett/Wienke, 7/0/0. Christoff absent.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. **29 W CALLE LAURELES** C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004
Application Number: MST2003-00007
Owner: 29 West Calle Laureles, LLC
Architect: Mark Kirkhart

(Proposal to remodel an existing commercial building for an architect's office. Proposing additional glazing and minor modifications to the existing facade. Also proposing to remove the driveway adjacent to the north property line and to replace it with a courtyard. An entry vestibule will also be added, but there will be no change in the net square footage on site.)

(Review After Final change to install roof top mechanical equipment and the addition of the window on the east elevation.)

Final Approval as submitted of the Review After Final change.

REVIEW AFTER FINAL

B. **1221 MANITOU LN** R-1 Zone

Assessor's Parcel Number: 041-010-037
Application Number: MST2003-00423
Owner: Dianne Flanigan
Architect: Burnell & Jewett

(Proposal for a new 2,430 square foot single-story residence with an attached 483 square foot two-car garage on a 21,785 square foot vacant lot located in the Hillside Design District.)

(Review After Final change to window details.)

Final Approval as submitted of the Review After Final change.

REVIEW AFTER FINAL**C. 2818 VALENCIA DR**

E-3 Zone

Assessor's Parcel Number: 053-291-027
Application Number: MST2003-00587
Owner: Steven Long & Daniel Straub
Architect: Joaquin Ornelas, Jr.

(Proposal for an 800 square foot, second-floor addition and a 217 square foot, first-floor addition, to an existing 836 square foot residence on a 6,111 square foot lot, in the Mission Area Special Design District. The proposal includes the construction of an attached 493 square foot, two-car garage addition.)

(Review After Final changes including window and door alterations, removal of a dormer, and architectural features such as braces and plank siding.)

4:34

Joaquin Ornelas, Applicant, present.

Motion: Continued one week to the Consent Calendar with the following comments: 1) The overall as-built revisions are not acceptable. The original proposal had a proportion of fenestration, gable ends and dormer window extensions that gave the mass bulk and scale a charm and quality which has been lost. 2) The Board looks forward to the applicant to return with a proposal to bring the as-built condition to a level of quality and detail similar to the original proposal. 3) The elements which must be reintroduced back into the design are trim around the windows, the gable end wood siding, the wood corbels, the gable end on the south elevation, the dormer window above the garage or a similar element should be reintroduced. 4) The Board accepts the windows without the breakups and proportions as presented. 5) The Board accepts the plaster of the rear balconies because they are not visible.

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

FINAL REVIEW**D. 1516 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 043-251-020
Application Number: MST2003-00870
Owner: Emma Torres
Applicant: Anthony Guzman

(Proposal to construct a new 1,862 square foot two-story residence with two bedrooms, one detached unit, and a two-car garage on a 6,875 square foot lot. The proposal includes the removal of a two-car garage and two-car carport. An existing three-bedroom single-family residence is proposed to remain on the lot.)

(Final review of the project is requested.)

Final Approval as submitted.

FINAL REVIEW**E. 615 DEL MONTE AVE** R-3 Zone

Assessor's Parcel Number: 037-022-008
Application Number: MST2004-00064
Owner: Rigo Vela
Architect: Jose Esparza
Applicant: Rigo Vela

(This is a revised project to demolish 1,090 square foot existing residence and carport. The proposal involves a new two story 2,048 square foot duplex with two attached 2-car garages on a 5,080 square foot lot.)

(Final approval of the project is requested.)

Final Approval as noted on the plans on sheet 7, detail 19, and site plan sheet 1.

REVIEW AFTER FINAL**F. 129 W MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 021-061-023
Application Number: MST2004-00388
Owner: Mohamed Moharram
Architect: J.E. Armstrong

(Proposal for a 4,033 square foot two-story residence with an attached two-car garage and one-car garage on a vacant six-acre lot. There is a proposed uncovered parking space.)

(Review After Final change to install a front entry gate and fence.)

Final Approval of the Review After Final change.

FINAL REVIEW**G. 155 CEDAR LN** E-1 Zone

Assessor's Parcel Number: 015-083-027
Application Number: MST2004-00502
Agent: Gary Myers
Owner: William Pritchett Trust
Applicant: William Pritchett
Architect: Jerald Bell

(This is a revised project description from the notice sent 8/16/04. Proposal to construct a 4,179 square foot two-story single family residence with an attached 560 square foot garage on a 15,880 square foot lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE.)

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.

FINAL REVIEW**H. 1137 HARBOR HILLS LN**

E-1 Zone

Assessor's Parcel Number: 035-314-011
Application Number: MST2004-00531
Owner: Douglas A. Harlow
Architect: Pacific Architects
Applicant: Pacific Architects

(Proposal to construct a 2,388 square foot addition to an existing 2,103 square foot two-story single family residence and add 140 square feet to the existing 548 square foot attached garage. The proposal also includes a 618 square foot deck addition. The project will result in a 5,179 square foot, two-story single family residence on a 27,778 square foot lot located in the Hillside Design District.)

(Final review of the project details.)

(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.

FINAL REVIEW**I. 1102 E MONTECITO ST**

P-R Zone

Assessor's Parcel Number: 017-061-002
Application Number: MST2004-00533
Owner: City of Santa Barbara
Applicant: Scott Rutledge
Architect: Peikert Group Architects

(Proposal to construct a 374 square foot addition and to remodel the existing library. Included will be upgrades to the existing restrooms to current ADA standards and partial site and building demolition work.)

(Final review of the project is requested. The windows on the west alteration are proposed to be revised and the tree selection revised to Canadian Redbud.)

Final Approval as submitted.

FINAL REVIEW**J. 801 ORANGE AVE**

R-3 Zone

Assessor's Parcel Number: 037-023-010
Application Number: MST2004-00642
Owner: Rafael and Maribel Ramirez
Applicant: Salvador Melendez

(Proposal for major interior and exterior alterations of existing single family residence , including new bath and laundry facilities and conversion of portion of an existing porch into a bedroom. Project proposes to abate all violations identified in ZIR1999-01151.)

(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.

CONTINUED ITEM**K. 540 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-090-032
Application Number: MST2004-00781
Owner: Shea Family Santa Barbara, LP
Applicant: Cancer Center of Santa Barbara
Architect: Paul Rupp

(Proposal to alter the existing building by demolishing 145 square feet at the corner of the building to realign the driveway, adding a green screen at the secondary, adding a new entry element including entry windows and doors, repaint the existing rear building, revise the existing landscape plan, and proposed new fencing. The existing building is used as a medical office and will be converted to an out patient cancer treatment New signage is also being proposed but will reviewed under a separate application.)

(Review of architectural details.)

Final Approval as submitted.

CONTINUED ITEM**L. 520 N SALSIPUEDES ST**

C-M Zone

Assessor's Parcel Number: 031-222-021
Application Number: MST2004-00793
Owner: Claveria Bertha
Applicant: Peter Kurrels

(Proposal to construct an asphalt parking lot to create 8 parking spaces, paint an existing Quonset hut, install landscaping, repair fencing and install water and sewer lines for an auto repair business.)

Final Approval as submitted.

FINAL REVIEW**M. 1 N CALLE CESAR CHAVEZ**

OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-012
Application Number: MST2004-00821
Owner: Jacques Partners
Applicant: Thompson Naylor

(Proposal for foundation repair, new plaster finish and colors, new exterior steel stairs, new awning, new exterior lighting and new ballards.)

Final Approval as submitted.

CONTINUED ITEM**N. 110 VIA DEL CIELO**

E-1 Zone

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

(Proposal to convert an existing 290 square foot under balcony area to a storage room and to construct a new 121 square 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.)

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**O. 601 FIRESTONE RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2004-00859
Owner: City of Santa Barbara

(Proposal to install a temporary native plant nursery on a site designated as temporary staging area in the approved Coastal Development Permit for the Airfield Safety Projects.)

Final Approval as submitted.

NEW ITEM**P. 1531 PORTESUELLO AVE**

E-1 Zone

Assessor's Parcel Number: 049-261-020
Application Number: MST2005-00005
Owner: Hengemeh Amiri
Designer: Design Studio

(Proposal to replace three sets of French doors and six windows from aluminum to wood. Project includes interior remodel that does not include any exterior changes: replace interior walls and remodel bathroom kitchen and create powder room.)

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

Final Approval as noted on the plans 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**Q. 1111 LAS CANOAS LN** A-1 Zone

Assessor's Parcel Number: 021-090-006
Application Number: MST2005-00010
Owner: Mark W. Petersen
Architect: Peter Becker

(Proposal for 42 square foot addition to the north of the existing 3261 square foot two-story residence with an attached 674 square foot garage on an acre lot located in the Hillside Design District. The project includes the abatement of violations listed in ZIR2004-00299.)

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

Final Approval as noted on the plans 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**R. 1502 SAN ANDRES ST** C-P Zone

Assessor's Parcel Number: 043-251-017
Application Number: MST2005-00012
Owner: Moralez Property Enterprises, Inc.
Applicant: Hayden Environmental

(Install treatment compound, approx. 12'x17' by 6' high, and slatted chain link fence to house ozone sparge system to treat soil and groundwater contamination.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

NEW ITEM**S. 721 N MILPAS ST** C-2 Zone

Assessor's Parcel Number: 031-121-016
Application Number: MST2005-00014
Owner: Gordon L. and Darlene R. Reisig, Trustees
Applicant: Hayden Environmental

(Construct a temporary (approx 3 years) treatment compound to house soil and groundwater remediation equipment. Compound consists of a concrete slab (15'x30') with a 4 to 6" high curb for secondary containment and an 8' high slatted chain link fence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

NEW ITEM**T. 900 CALLE DE LOS AMIGOS 826-B** E-3 Zone

Assessor's Parcel Number: 049-040-053

Application Number: MST2005-00016

Owner: American Baptist Homes of the West

Architect: Craig Burdick

(Proposed 800 s.f. remodel to an 800 s.f. residential unit including the conversion of a 2-bedroom, 2-bath unit to a 1-bedroom, 1-bath unit and kitchen.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

NEW ITEM**U. 24 W ARRELLAGA ST** R-O Zone

Assessor's Parcel Number: 027-181-010

Application Number: MST2005-00023

Owner: Santa Barbara Rescue Mission

Applicant: Bonnie Blanchard

(Proposal for 2 new AC units on top of the two story Santa Barbara Rescue Mission.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

NEW ITEM**V. 1014 COAST VILLAGE RD** C-1/SD-3 Zone

Assessor's Parcel Number: 009-211-043

Application Number: MST2005-00026

Owner: Conners Family Limited Partnership

Applicant: Courtland-Dane Management Group

(Proposal for an 84 square foot as-built storage shed for Tsunami Restaurant. Abatement of enforcement case ENF2004-00272.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

Final Approval with the condition that the shed siding shall be extended to match the eaves. It is understood that the colors and details of the materials shall match the existing colors and details.

NEW ITEM

W. 618 RICARDO AVE

E-1 Zone

Assessor's Parcel Number: 035-292-006
Application Number: MST2005-00027
Owner: Jock C. Angus
Architect: Bill Wolf

(Proposed as-built 239 square foot one story accessory building.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND 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.

**** MEETING ADJOURNED AT 7:53 P.M. ****