



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 24, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:06 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, out at 5:01p.m., back at 6:12p.m.
 BRUCE BARTLETT, Vice-Chair, Present, out at 3:29p.m., back at 4:03p.m.
 STEPHANIE CHRISTOFF, Present, 5:17p.m.
 DERRIK EICHELBERGER, Present, out at 5:01p.m., back at 6:12p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, out at 5:01p.m., back at 6:12p.m.
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Present

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 4:56p.m., out at 5:06p.m.
 SUZANNE JOHNSTON, Planning Technician II, Present
 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 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>

** 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 20, 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 18, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 18, 2005, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Item # F reviewed by Derrik Eichelberger.

Action: Bartlett/Manson-Hing, 6/0/0/. Christoff, Wienke 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:
- 2) Ms. Johnston announced that a workshop will be held on Tuesday, January 25, 2005, for instruction to the public on how to properly complete the new applications.
- 3) Ms. Johnston announced that Stephanie Christoff would be late for tonight's meeting.
- 4) Bruce Bartlett stated that he would be stepping down on Item #2.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the Neighborhood Preservation Ordinance Subcommittee meeting with Brian Barnwell, Jaime Limon and Heather Baker on Wednesday. They made revisions to the FAR chart, which will be presented at the upcoming meeting scheduled for Friday, January 27, 2005.

Derrik Eichelberger reported that the ABR reviewed the Ortega overpass art element and found it to be satisfactory. A donor stepped forward to help fund the 'Lost at Sea' Memorial that ABR previously reviewed and approved.

F. Possible Ordinance Violations.

No reported violations.

THE BOARD RECESSED FROM 3:18 P.M. TO 3:21 P.M.**CONCEPT REVIEW - CONTINUED ITEM**1. **722 UNION ST**

M-1 Zone

Assessor's Parcel Number: 017-082-005
Application Number: MST2004-00362
Owner: Richard Vantine Jr., Trustee
Applicant: Hugh Twibell
Architect: Hugh Twibell
Contractor: Vantine Construction Company

(Proposal to demolish an existing 1,034 square foot single-family residence and a 667 square foot garage/shop on a 5,750 square foot lot. Proposal includes the construction of a new two-story 3,386 square foot industrial building with two commercial spaces that include two attached covered parking spaces and five uncovered parking spaces.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

3:21

Hugh Twibell, Applicant, present

Motion: Final Approval of the project with the condition to eliminate parking space #five and with the finding that the Development Plan criteria has been met and with the following conditions: 1) The proposed development complies with all provisions of the Zoning Ordinance, based on a preliminary plan check review by Planning Division staff. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division. 2) The proposed development is consistent with the principles of sound community planning, as determined by the project's consistency with the City's General Plan. 3) It will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock, as the project will provide one new residential unit which will have a negligible or positive effect on the City's affordable housing stock. 4) It will not have a significant unmitigated adverse impact on the City's water resources as the expected increase in water use resulting from the proposed development is minimal, which is consistent with the General Plan. 5) It will not have a significant unmitigated adverse impact on the City's traffic, according to the attached analysis from the Transportation Division. 6) Resources will be available and traffic improvements will be in place at the time of project occupancy. 7) It is understood that the Transportation Engineer may require the applicant to use the existing curb cut which would cause the trash to be relocated and the planter to be lengthened where the new drive is proposed.

Action: LeCron/Bartlett, 6/0/0. Christoff, Wienke, absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1929 CLIFF DR**

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-016
Application Number: MST2004-00492
Owner: Tosco Corporation
Architect: Lenvik & Minor Architects
Applicant: John Price & Ed Edick

(Proposal to demolish an existing gas station, service bays, canopy, and underground storage tanks and to construct a 2,534square foot mini-mart with a gas station and attached drive-thru car wash on a 20,755 square foot lot. A Zoning Modification is requested to allow the car wash to encroach into the rear yard setback. The project requires Coastal Development Permit approval.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A PUBLIC HEARING, A COASTAL DEVELOPMENT PERMIT, A ZONING MODIFICATION AND DEVELOPMENT PLAN APPROVAL.)

3:29

Jeff Gorrell, Architect; and Kathleen Kennedy, Case Planner, present.

Public comment opened at 3:40 p.m.

Chair Pierron read a letter from J.R. Braun, which stated concern that the proposed car wash is a direct contradiction of the term “neighborhood compatibility”, and requested that a car wash not be allowed in such close proximity to residential units.

Susan Trescher, President, La Mesa Neighborhood Association, stated that the La Mesa Neighborhood Association would oppose the modification at the rear property line.

Inez Gilkeson, stated that there was a previous condition that stated that if Union Oil ever changed from it's current use, Cliff and Co., must set his building back an additional five feet. There is only a five foot setback and there should be ten.

Becky Cohn, Sierra Property Management, stated that she is concerned with the layout of the project and the noise generated from the car wash. She would like the project to be set back further to help eliminate noise.

Public comment closed at 3:47 p.m.

- Motion: Continued indefinitely to the Planning Commission with the following comments:
1) Collectively, the Board finds that the design is acceptable. 2) The Board is concerned with the encroachment into the setbacks. 3) One Board member does not support any encroachment. 4) Two Board members find some encroachment acceptable. Those Board members find that there are possibilities to reorganize or reduce the size of the mini-mart. 5) Two Board members find that the proposal submitted with the encroachment to be acceptable. One Board member finds that the height of the car wash is scaled down to a modest height and is in similar height to a wall along the property line. 6) The Board understands the Planning Commission will address the neighbors concern about the land use and organization of the car wash within the residential zone. 7) The Board supports the application of the enhanced paving into the right-of-way to promote a pedestrian access. 8) The majority of the Board would like to see a dark brown colored concrete rather than a black colored concrete. One Board member felt that black colored concrete was more appropriate. 9) The Board appreciates the introduction of the natural sandstone along the property line.
- Action: LeCron/Manson-Hing, 5/0/0. Bartlett stepped down.

CONCEPT REVIEW - NEW ITEM

3. **3649 CAMPANIL DR** A-1 Zone
Assessor's Parcel Number: 047-010-046
Application Number: MST2004-00094
Owner: William W. Bertka & Solveig O. Bertka, Trustees
Owner: John Johnson
Agent: Bill Pintard
(Proposal for a lot line adjustment between 047-010-046 and 047-102-032 to create a new 3 acre lot.)

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

4:03

Bill Bertka and John Johnson, Owners, present.

- Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board supports the lot line adjustment and finds there is potential for a building lot with the understanding that any proposed future development must be consistent with "The Single Family Residence Hillside Design Technique Guidelines." 2) The Board withholds judgment on the building envelopes and any proposed grading until accurate topography and grading plans are submitted. 3) The Board was concerned with the building envelope as represented and it's adherence to the Hillside Design Guideline.
- Action: LeCron/Bartlett, 6/0/0.

CONCEPT REVIEW - NEW ITEM**4. 3603 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-101-005
Application Number: MST2004-00880
Owner: William Guilfoyle & Shari R. Guilfoyle
Architect: Bryan Pollard

(Proposal to add an additional 417 square feet to existing terrace and convert existing under story to an exercise room. Replace window and door. Landscape backyard and add swimming pool, yard area, terracing with retaining walls.)

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

4:28

Bryan Pollard, Architect; and Sam Maphis, Landscape Architect, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval with the understanding that the Neighborhood Preservation Ordinance Findings can be made. 2) The proposed architecture is acceptable. 3) The improvements on the front of the house are internal to the site and will not be visible to the neighbors. 4) The expansion of the deck is an enhancement and adds shadow lines to the architecture. 5) The exposed railings versus the solid plaster will lighten that portion of the building as seen from below. 6) The applicant shall document the overall height of all retaining walls on the plans. It is understood that the retaining walls will not exceed five-feet in height with the typical retaining wall averaging three feet in height. 7) Documentation of all grading calculations shall be provided on the plans. 8) The proposed landscaping and the swimming pool still allow for a significant amount of landscaping which will soften the architecture from the public view below. 9) The Board recommends an earth tone to the plaster color.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2410 FLETCHER AVE**

C-O Zone

Assessor's Parcel Number: 025-052-022
Application Number: MST2004-00866
Owner: Santa Barbara Cottage Hospital
Applicant: Kristin Story
Architect: Phillips, Metsch, Sweeney & Moore

(Proposal to install a 160 square foot temporary office trailer, a 357 square foot temporary mobile trailer, and a 408 square foot temporary mobile trailer with three permanent concrete foundations and underground utilities to support the trailers. The existing building on site will be vacant at the time therefore not requiring parking spaces. There are eleven parking spaces provided on site. Parking will be restored back to the existing configuration once trailers are removed from the site.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A PUBLIC HEARING, A DEVELOPMENT PLAN APPROVAL AND A ZONING MODIFICATION.)

5:04

Kristin Story, Applicant; Mark Mullineary, Cottage Hospital; Isaac Romero, Agent, present.

Motion: Referred to the Consent Calendar and re-open the Consent Calendar for January 24, 2005, for the item to be heard.

Action: Bartlett/LeCron, 3/0/3. Pierron, Eichelberger, Mudge abstained.

Christoff arrived during the project and the item was heard as a regular Full Board item.

Motion: Continued one week to the Consent Calendar with the following comments: 1) The project is ready for Preliminary and Final Approval. 2) Continue the proposed fence along the alley with an opening for the entry and provide potted plants for screening of the trailer tires and chassis.

Action: LeCron/Manson-Hing, 3/0/1. Christoff abstained.

Motion: Close the Consent Calendar.

Action: Manson-Hing/LeCron, 4/0/0. Mudge, Pierron and Eichelberger stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 2410 FLETCHER AVE

C-O Zone

Assessor's Parcel Number: 025-052-022

Application Number: MST2004-00872

Owner: Santa Barbara Cottage Hospital

Architect: Phillips Metsch Sweeney Moore

(Proposal to remodel the interior of an existing 12,136 square foot three-story building and construct an attached 1,250 square foot addition to the first floor. The project will also involve re-striping and reconfiguring the parking lot to add five parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A PUBLIC HEARING, DEVELOPMENT PLAN APPROVAL AND A ZONING MODIFICATIONS.)

5:21

Kristin Story, Applicant; Isaac Romero, Agent; Mark Mullineary, Cottage Hospital; Bob Cunningham, Landscape Architect, present.

Motion: Continued indefinitely with the following comments: 1) The size of the addition is modest and blends well with the existing building. 2) The upgrades to the existing building and to the landscaping are improvements to the existing condition. 3) The Board finds the requested front yard modification to be a visual enhancement and it will increase the amount of landscape opportunity elsewhere on the site. 4) Study ways to integrate the site walls along the Junipero Street frontage. 5) Study further ways to maximize landscape; particularly where the larger trees are being removed.

Action: Christoff/LeCron, 4/0/0. Mudge, Pierron and Eichelberger stepped down.

THE BOARD RECESSED FROM 5:50 P.M. TO 6:10 P.M.

PRELIMINARY REVIEW**7. 929 E CANON PERDIDO ST**

R-2 Zone

Assessor's Parcel Number: 029-315-010

Application Number: MST2004-00565

Owner: Wilma Rodriquez & Mr. and Mrs. Lua

Architect: Jose Esparza

(Proposal to demolish an existing 630 square foot single family residence and a 505 square foot garage to construct a 2, 638 square foot two-story duplex, consisting of a 1,200 square foot three-bedroom unit and a 582 square foot accessory dwelling unit with an attached 773 square foot three-car garage on a 5,000 square foot lot.)

(Preliminary Review is requested.)

6:12

Jose Esparza, Architect, present.

Public comment opened at 6:18 p.m.

Chair Pierron read a letter from Oswald DaRos which stated his concern that the parking may be a concern. He believes that southwestern architecture should be taken into consideration.

John Dewy stated the view of the scale should be reduced and that the uphill neighbor has taken a relatively flat lot and accommodated the lot with a larger building. He would like to see a reduction in the square footage.

Christine Neuhauser, neighbor, is concerned with the setback from the street and that it creates a blind corner.

Public comment closed at 6:22 p.m.

Motion: Continued indefinitely with the following comments: 1) The applicant is strongly advised to revise the plans and adequately address the Board's concerns. 2) The following comments 1, 2, 3, 4, 5, 6, 9, and 10, from November 1, 2004, minutes are to be carried over. They are as follows: 3) The Board appreciates the site design and break up of the building. 4) The use of the single car garage appears to be working. 5) The reduction in height of the retaining walls at the sidewalk and lower grade is positive, as it helps to reduce the overall height of Unit A. 6) The front building (Unit A) is too boxy, massive and overwhelming. 7) Restudy one story roof elements. 8) A majority of the Board find the mass bulk and scale is too aggressive. 9) The Board appreciates the change of style from Spanish to Bungalow. Seeing that a Victorian Bungalow style is selected, the Board would expect to see high quality details. 10) The applicant is to provide a landscape plan for the front yards.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 412 OLD COAST HWY**

R-3/SD-3 Zone

Assessor's Parcel Number: 017-343-002
Application Number: MST2004-00776
Owner: Mario Abonce
Architect: Jose Esparza

(Proposal to demolish an existing 252 square foot garage and construct a detached two story 1,249 square foot residential unit with an attached 455 square foot two car garage and a 180 square foot carport. There is an existing one story 1,413 square foot residential unit on a 6,413 square foot lot located in the non-appealable jurisdiction of the Coastal Zone.)

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

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The site layout is appropriate and although the structure is two-story and boxy in appearance, it has an advantage as it is buffered from Salinas Street by another property. There are other neighboring two story complexes which make the structure compatible with the neighborhood. 2) The Board finds the two-story top heavy and aggressive and should be restudied to reduce the cantilever and integrate better into the first floor architecture. 3) The applicant is to return with a site plan which includes a pedestrian connection from Salinas Street to the new structure. 4) Study the roof design to create a hip roof to help reduce the scale of the building. 5) Include cover treatments over the French door on the south elevation.

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

CONCEPT REVIEW - CONTINUED ITEM**9. 1313 PITOS ST**

R-4 Zone

Assessor's Parcel Number: 017-342-013
Application Number: MST2004-00311
Owner: Alan & Maria Cunningham, Trustees
Applicant: Allen Cunningham
Architect: Jose Esparza

(Proposal to demolish an existing 689 square foot one-story single family residence with a detached 266 square foot one-car garage. Proposal includes the construction of a new 2,090 square foot 2-story duplex with a 3-bedroom apartment and a one bedroom apartment on a 5,000 square foot lot. The new duplex includes a 664 square foot 3-car garage and one uncovered parking space.)

(Third Concept Review.)

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

6:40

Jose Esparza, Architect, present.

- Motion: Continued indefinitely with the following comments: 1) The reorganization of the garages and the resulting reduction of the massing is acceptable for a neighborhood in transition. 2) The roof forms are awkward and need to be studied. The shed roof at the east elevation could be resolved with a different roof form. 3) The Board is concerned with the long wall of the south west elevation. 4) The solid block wall at the front of the property should be replaced with a lighter material or with a wood fence. 5) It is understood that the applicant will provide a proposal for the remainder of the walls around the perimeter to be replaced with a lighter material such as a wood fence.
- Action: Manson-Hing/Eichelberger, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM

10. **428 E VICTORIA ST** R-3 Zone
Assessor's Parcel Number: 029-132-005
Application Number: MST2004-00824
Owner: Kathlene A. Bonnigson
Applicant: Lori Kari
Architect: Lori Kari

(Proposal to add 43 square feet to the first floor and a new 813 square foot second floor addition to the existing 857 square foot residential unit A. The project will result in a two-story 2,570 square foot duplex with an attached 360 square foot two-car garage on a 5,254 square foot lot. Proposal will also include an interior remodel of residential unit A, replacement of the duplex's existing roof, repave & reconfigure the existing driveway, legalize an as-built deck at the rear of the property, legalize an as-built conversion of a carport to a garage, and replacement of all windows for the existing duplex.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A ZONING COMPLIANCE DECLARATION.)

7:04

Lori Kari, Applicant; and Kathlene Bonnigson, Owner, present.

Public comment opened at 7:11 p.m.

Chair Pierron read a letter from Ruben Chavez which stated that the rear deck should not be permitted or it should be reduced. The deck is over in height and should not be exempt from setback requirements. Mr. Chavez believes this is a violation of good neighbor policy and is an existing illegal deck.

Public comment closed at 7:12 p.m.

- Motion: Continued indefinitely with the following comments: 1) The Board finds the size, bulk scale acceptable. 2) The second story with a eight-feet six inch plate height is acceptable given it's depth into the site. 3) The simplicity of the roof form is appropriate. 4) The Board is concerned with the amount of hardscape coverage. If a modification of the existing deck is required, the Board finds that it would be wasteful in material to remove the deck and install one step to reduce the grade by only six inches and finds this is not warranted. The existing deck is an appropriate use of the rear yard with no adverse visual impact. 5) The roof over the garage must be real two piece mission tile. S-tile at the second floor and at the back roof is acceptable with the conditions that: a) There shall be a double starter row of two-piece barrel tile employed at the eave ends. b) The roof shall have 15% to 20% of the filed tiles laid with mortared randomly placed boosters (kickers). c) The roof shall have natural cement mortared hips and ridges. 6) The Board finds the fenestration detail is acceptable, but the right elevation windows should be studied to ensure the privacy of the neighbor.
- Action: LeCron/Eichelberger, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

11. 15 S ALISOS ST

R-2 Zone

Assessor's Parcel Number: 017-172-018
Application Number: MST2004-00858
Owner: William H. McCarty
Applicant: Rex Ruskauff

(Proposal to construct a two-story 2,053 square foot duplex with five attached covered parking spaces totaling 1,280 square feet. There is currently an existing detached one-story 700 square foot residential unit and an existing detached one-story 1,553 square foot residential unit on a 14,625 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

7:32

Rex Ruskauff, Applicant, present.

Public comment's opened at 7:37p.m.

Phillip Walker stated that he is concerned with drainage and density.

Public comment closed at 7:41 p.m.

- Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board appreciates the preservation of the front house. 3) The two story addition is deep and internal to the site. 4) There are similar type density homes consistent with the neighborhood. 5) The Board would like to see as much permeable paving as possible. 6) The Board appreciates the detail of the dutch gable and looks forward to the same charm and quality of the front house.
- Action: Christoff/Manson-Hing, 7/0/0.

CONCEPT REVIEW - NEW ITEM**12. 114 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 017-091-014
Application Number: MST2004-00867
Owner: Maricela Tepeque
Designer: Laura Fernandez

(Proposed addition to an existing one-story residence which would result in a mixed-use building that includes a 333square foot beauty salon. This includes the conversion of 163 square foot of residential area to commercial and the addition of 170 square feet. There is one uncovered parking space proposed at the front of the property for the beauty salon.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)

7:45

Motion: Continued indefinitely due to the applicant's absence.
Action: LeCron/Bartlett, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**13. 1255 DOVER LN**

E-1 Zone

Assessor's Parcel Number: 019-220-023
Application Number: MST2004-00869
Owner: Rebecca C. Holland
Architect: Alex Pujo

(Proposal to demolish a one-story 840 square foot single family residence and construct a two-story 2,474 square foot single family residence over an attached 599 square foot two-car garage on an 8,755 square foot lot located in the Hillside Design District. Proposal will require 250 cubic yards of cut and fill.)

(PROJECT REQUIRES A PUBLIC HEARING AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

7:48

Alex Pujo, Architect and Hans Peterson, Owner, present.

Motion: Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent with the condition that the applicant shall add a small canopy tree at the west property line.
Action: Eichelberger/Manson-Hing, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**14. 1911 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-381-009
Application Number: MST2004-00752
Owner: Stephen & Sharon Metsch

(This is a revised project. Proposal for a 355 square foot second story addition to an existing 2,395 square foot dwelling with a 487 square foot attached garage.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

7:58

Stephen Metsch, Owner, present.

Motion: Continued one week to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) Neighborhood Preservation Ordinance findings can be made at Consent. 3) The Board finds the proposal is acceptable.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 414 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 037-203-024
Application Number: MST2000-00126
Owner: Mark Edwards
Agent: Christopher De Rose
Architect: William Cooper
Landscape Architect: Robert Adams

(Proposal for a mixed-use development consisting of three live/work units and two residential units. The proposal includes 2,859 square feet of residential use and 2,754 square feet of commercial space in two separate buildings. Seven uncovered and two covered parking spaces will be provided on this 18,538 square foot lot.)

(Review After Final changes including the installation of a pedestrian walkway, change on grade sidewalk due to impacts on bioswale, and remove a portion of decomposed granite and construct raised entry deck.)

Continued indefinitely to address Planning Commission related issues.

REVIEW AFTER FINAL**B. 305 MESA LN**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-292-026
Application Number: MST2002-00435
Owner: Manuel Manzo Living Trust
Architect: Vadim Hsu

(Proposal to construct a 1,322 square foot, two-story addition to a 1,480 square foot, one-story residence with a 400 square foot detached garage on an 8,256 square foot lot. The existing two-car garage will be rebuilt and a two-car carport is to be demolished. The additions include the permitting of a 397 square foot "as-built" structure and a 925 square foot, second-story addition.)

Review After Final to Relocate Garage)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 939 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-251-001
Application Number: MST2004-00029
Owner: Charles & Cathyann Bradford Simon
Designer: Don Swann

(Proposal for a 1,339 square foot three-story addition to an existing 2,515 square foot residence, a 205 square foot attached cabana, 1,978 square feet of decks and balconies, and a 434 square foot attached garage on a 14,850 square foot lot located in the Hillside Design District. The project includes demolition of the existing 400 square foot garage. The project requires a modification for encroachment into the required interior yard setback.)

(Review After Final changes to the North elevation including raised dining room roof & window alterations, revised stucco arches at South elevation, new gas fireplace at Southeast elevation.)

Final Approval as submitted of the Review After Final.

FINAL REVIEW**D. 1123 MANITOU RD**

R-1 Zone

Assessor's Parcel Number: 041-010-035
Application Number: MST2004-00361
Architect: Brian Nelson
Owner: Leo & Patricia Bechstein & Robert Lara

(Proposal to construct a new 3,000 square foot three-story single-family residence with an attached three-car garage on a one-acre vacant lot located in the Hillside Design District. Proposal includes 171 cubic yards of grading.)

(Modification was approved on August 6, 2004.)

Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and with the conditions that: 1) The roof tile Redland shall be red and a blend is not acceptable. 2) The light fixture shall be a 60 watt incandescent traditional fixture.

REVIEW AFTER FINAL

E. 1403 SANTA TERESITA DR A-1 Zone

Assessor's Parcel Number: 055-141-009
 Application Number: MST2004-00373
 Owner: Brad Scott Holden
 Architect: Amy Taylor

(This project is being noticed due to a revised proposal to include an addition of a 317 square foot workshop to an existing two-car garage. The original proposal, which has been issued a building permit, is to construct a 46 square foot addition to the existing living room, add a 305 square foot detached storage shed, add new window and doors to the existing residence, construct a swimming pool, re-roof the existing residence and to remodel the interior of an existing single family residence located on a 1.3 acre lot in the Hillside Design District.)

(Review After Final change to the details of the attached accessory space.)

Final Approval as submitted of the Review After Final.

REFERRED BY FULL BOARD

F. 316 S CANADA ST R-3 Zone

Assessor's Parcel Number: 017-292-010
 Application Number: MST2004-00407
 Owner: Francisco Mamahua
 Architect: Robert Stamps

(Proposal to construct an additional 1,102 square foot residence with an attached three-car garage to an existing 703 square foot one-story residence with a detached one-car garage located on a 5,000 square foot lot. The project will result in the conversion of an existing single-family residence into a duplex.)

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

Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the condition that the colors and details need to match the existing house.

NEW ITEM

G. 1640 LA VISTA DEL OCEANO DR E-1 Zone

Assessor's Parcel Number: 035-180-079
 Application Number: MST2005-00004
 Owner: Benjamin F. & Jacqueline F. Short
 Architect: James Zimmerman

(Proposal for 2 wooden trellises above existing balconies.)

Continued indefinitely for the applicant to provide photos from Cliff Drive.

NEW ITEM**H. 200 S MILPAS ST**

C-2/SD-3 Zone

Assessor's Parcel Number: 017-240-014
Application Number: MST2005-00031
Owner: Kayo Oil Company
Architect: Erik Pearson
Agent: Conoco Phillips

(Proposal to install a subsurface ozone injection system for remediation including the installation of piping to remediation wells, installation of two oxygen generator panels, two ozone generator plans and breaker panels to a property located in the Coastal Zone.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED PRIOR TO THE MEETING. PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A COASTAL EXCLUSION.)

Final Approval with the condition to paint the equipment to match the existing wall color and provide the County approved remediation plan.

**** MEETING ADJOURNED AT 8:20 P.M. ****