



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 28, 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, Absent
 DERRIK EICHELBERGER, Absent
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:09p.m., out at 3:59p.m.
 DAVID SULLIVAN, Planning Technician I, 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 David Sullivan 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 February 24, 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 February 22, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 22, 2005, with corrections.

Action: Manson-Hing/Bartlett, 4/0/1. LeCron abstained. Christoff, Eichelberger, Wienke absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Item A reviewed by Randy Mudge.

Action: Manson-Hing/Mudge, 5/0/0. Christoff, Eichelberger, Wienke absent.

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

1. Mr. Sullivan announced the following changes to the agenda:

- a) Item E, 398 W. Mountain Drive of the Consent Calendar has been referred to the Full Board.

Motion: Move Item E, 398 W. Mountain Drive to the Full Board.

Action: Manson-Hing/Mudge, 5/0/0.

2. Mr. Sullivan made the following announcements:

- a) Stephanie Christoff and Derrik Eichelberger will be absent from tonight's meeting.
- b) The Airline Terminal Sub-committee meeting will be meeting on March 16 and March 23, 9:00am-11am, at the Airport Administration Building, 601 Firestone Road.

3. Jim LeCron requested a discussion with Jaime Limon and Jim Buster, Building and Safety, for clarification of the Building Division's procedure of handling project changes in the field. Mr. Limon suggested the Board members put together a list of suggestions for improvements. Staff would prepared draft procedures and schedule a meeting to further discuss any issues to be discussed with Mr. Buster.

E. Subcommittee Reports.

Bruce Bartlett stated that he and Christine Pierron attended the Housing Element Implementation Strategy Meeting on Wednesday, February 23, which was the first meeting in a series in reviewing housing guidelines in the R-3, R-4 and commercial zones. The intent is to review guidelines which address mixed use in addition to separate categories.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM1. **624 DEL MONTE AVE**

R-3 Zone

Assessor's Parcel Number: 037-021-017
Application Number: MST2004-00740
Owner: Valentin & Esperanza Rodriguez
Architect: Vadim Hsu
Owner: Jason Thibodeau & Chad Ratliffe

(Proposal to demolish an existing 260 square foot garage and construct a second story 1,222 square foot condominium unit. Proposal will also include an attached 434 square foot two car garage, and the conversion of an existing 858 square foot single family residence to a condominium on a 5,000 square foot lot.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR TENTATIVE SUBDIVISION MAP.)

(3:58)

Vadim Hsu, Architect; Glenn Surdey, and Renee Brooke, Case Planner, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The size, bulk and scale is acceptable. 2) The Board would like to see the fourth parking stall eliminated. If it must remain, the Board would accept the modification for the three foot encroachment into the side and rear yard. 3) The Board would like to see a more convenient access to the trash area located at the north elevation. It is suggested to relocate the trash closer to the garage.

Action: Bartlett/LeCron, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**2. 1575 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers
Agent: Bob Goda

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(4:41)

Bob Goda, Agent; Gene Schecter, Owner; David Geyer, Owner; David Black, Landscape Architect; Kirk Gradin, Architect, and Marisela Salinas, Case Planner, present.

Public comment opened at 4:53p.m.

Matt Edwards, neighboring property owner, stated that the parcel is very narrow and that if the house could drop into the hill as much as possible there would not be a visual impact, as entry is at the highest point of the parcel. He also stated that the project has quite a few modification requests. Mr. Edwards suggested that a model of the project be presented.

Public comment closed at 4:55p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The size, bulk and scale is acceptable. 2) The elevation of the garage is driving the plate heights below, however, the applicant has studied mechanisms for reducing the down hill mass. 3) The third story plate height mass has been mitigated. 4) The Board would like to see the guest parking along La Vista Del Oceano Drive eliminated. The added walls and built environment (required for the guest parking space) is not justified for the use. This is a dedicated space to 1575 La Vista Del Oceano which already has a defacto guest parking space in the required 20' driveway. The Board prefers this arrangement. 5) The Board understands that the landscaping will include as many significant canopy and skyline trees as allowed by the Fire Department, organized in a manner so as not to obstruct neighboring views. 6) It is understood that the additional square footage under the driveway, which was not yet presented and has no aesthetic impact and will be added to the documentation. 7) The applicant is to verify the accuracy of the drawings.

Action: LeCron/Bartlett, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**3. LA VISTA DEL OCEANO ROAD EXTENSION**

E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Owner: Sidney & Pamela Macofsky
Agent: Tom Meaney
Owner: David & Jane Geyer
Owner: Eugene & Patricia Bucciarelli
Agent: Don Weaver
Agent: Bob Goda

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(Thirteenth Concept Review.)

(4:12)

Bob Goda, Agent; Gene Schecter, Owner; David Geyer, Owner; David Black, Landscape Architect, Marisela Salinas, Case Planner; and Stacey Wilson, Transportation Department, present.

Staff comment: Ms. Wilson addressed comments from the Board members which were related to parking requirements and standards.

Public comment opened at 4:30 p.m.

Matt Edwards, neighbor, stated that the sixteen foot width of the road is too narrow and pushing the house too close to the road would be a safety issue.

Public comment closed at 4:31p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board finds the overall concept of the grading roadway extension and retaining walls acceptable. 2) The Board understands that all of the retaining walls will be faced with a high quality sandstone material. This is an important and necessary component of the walls being acceptable. 3) The Board understands that the landscaping will include as many significant canopy and skyline trees as allowable by the Fire Department organized in a manner as to not obstruct views. 4) The Board would prefer to see the guest parking space along La Vista Del Oceano eliminated. The added walls and built environment (required for the guest parking space) is not justified for the use. This is a dedicated space to 1575 La Vista Del Oceano which already has a defacto guest parking space in the required 20' driveway. The Board prefers this arrangement. 5) The Board understands that the guardrail as proposed is required and the landscaper is to study ways to help mitigate the view from the down slope.

Action: Bartlett/LeCron, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 1701 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00017
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren and Associates

(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 and 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 (1701, 1702, 1703, and 1704 La Vista del Oceano Drive; 1706 and 1708 LaVista del Oceano Lane). 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.)

(Second Concept Review since Planning Commission Approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04.)

(5:13)

Brent Daniels, Agent; Mark Lloyd, Agent; David Lane, Designer; Louie Robertson, Architect; and Jessica Grant, Case Planner, present.

Motion: Continued indefinitely with the following comments: 1) The introduction of the garden wall is supportable with the understanding it will have a high quality finish. 2) The perimeter of the pool fencing should be a high quality material. 3) As to the architecture, the Board finds the changes as proposed add to the mass and size and recommends reverting back to the original plan. 4) The linearity of the balcony and roof forms are important in breaking up the mass as seen from below. 5) The scale of the gable faced with stone is out of proportion. 6) The introduction of the second story balcony adds to the size, bulk and scale. 7) The organization of the doors and windows and introduction of arches has lost some of the scale and quality of the original proposal. 8) The stone facing of the walls adds to the verticality and should be eliminated and replaced with high quality sandstone as presented on the original proposal. 9) The reduction of roof heights could be accomplished by reduction in plates and breaking up of roof forms. 10) The colors are acceptable as presented, but the Board is concerned with the use of El Dorado veneer stone.

Action: Manson-Hing/Bartlett, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**5. 1703 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00018
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels
 Architect: Zehren and Associates

(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 and 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 (1701, 1702, 1703, and 1704 La Vista del Oceano Drive; 1706 and 1708 LaVista del Oceano Lane). 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.)

(Second Concept Review Since Planning Commission Approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04.)

(5:49)

Brent Daniels, Agent; Mark Lloyd, Agent; David Lane, Architect; Louie Robertson, Architect; and Jessica Grant, Case Planner, present.

Motion: Continued indefinitely with the following comments: 1) The Board is comfortable with the size, bulk and scale. 2) The introduction of the gable in lieu of the shed on the north elevation reads nicely. 3) The introduction of the additional stone grounds the massing of the building. 4) Restudy the chimney tops to help reduce the mass of the chimney. 5) Most of the Board is uncomfortable with the deck versus the one story roof element on the east elevation and would like to revert back to a roof form. 6) The roof tiles shall be closer to traditional red terra cotta. 7) Simplify the arches. 8) The Board feels that the prior "rustic ranch style" with the rustic squared off windows and door forms is a more romantic vernacular.

Action: LeCron/Manson-Hing, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**6. 1702 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00020
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels
 Architect: Zehren and Associates

(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 and 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 (1701, 1702, 1703, and 1704 La Vista del Oceano Drive; 1706 and 1708 La Vista del Oceano Lane). 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.)
(Second Concept Review since Planning Commission Approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04.)

(6:16)

Brent Daniels, Agent; Mark Lloyd, Agent; David Lane, Architect; Louie Robertson, Architect; and Jessica Grant, Case Planner, present.

Public comment opened at 6:25p.m.

Ben Short, neighbor, stated that the house is set back 10-12 feet, but the depth of the house makes the mass, bulk and scale overpowering and fronts too close to his property.

Public comment closed at 6:28p.m.

Motion: Preliminary Approval and continued indefinitely with the following comments: 1) This motion is for the architecture only and does not include site walls, fencing or landscaping. 2) The Board finds this is a successful development. 3) The scale and proportion of the south elevation has improved with nice massing. 4) The stepping of the west elevation roof forms is a plus. 5) The long linear length of the house is one story and the finished floor height is below the finished floor grade. 6) The roof tiles shall be closer to traditional red terra cotta. 7) It is understood that the pinkish color of the base stucco shall be altered to be a more earthy tone. 8) The Board expects high grade materials for all the homes.

Action: Bartlett/LeCron, 5/0/0. Christoff, Eichelberger, Wienke absent.

CONCEPT REVIEW - CONTINUED ITEM

7. 1704 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00019
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels
 Architect: The Conceptual Motion Company

(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 and 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 (1701, 1702, 1703, and 1704 La Vista del Oceano Drive; 1706 and 1708 La Vista del Oceano Lane). 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.)
(Second Concept Review since Planning Commission Approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04.)

(6:37)

Brent Daniels, Agent; Mark Lloyd, Agent; David Lane, Architect; Louie Robertson, Architect; and Jessica Grant, Case Planner, present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the reduction of plate heights and the resolution of forms. 2) The alteration of the roof form over the master suite area is nicely conceived. 3) The introduction of the fireplace adds character to the elevation. 4) The Introduction of the wood columns around the rotunda is an improvement. 5) The introduction of the stairs cascading down from the entry to the pool deck is a plus to the architecture. 6) The added patio deck over the master bedroom should be eliminated and the curved stairs at the rotunda should be lightened with iron railing. 7) Study the window on the west elevation in relation to the garage. 8) The colors provided should be darker and more earth tone with more differentiation in the palates. 9) The roof tiles shall be closer to traditional red terra cotta.

Action: Bartlett/Manson-Hing, 5/0/0.

THE BOARD RECESSED FROM 7:01P.M. TO 7:05P.M.

CONCEPT REVIEW - CONTINUED ITEM

8. 226 W DE LA GUERRA ST

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-015
Application Number: MST2004-00675
Owner: Steve Harrel
Architect: Steve Harrel
Applicant: Steve Harrel

(Proposal to add 132 square feet to an existing 978 square foot single family residence, construct a second-story with two attached residential units and construct an attached 231 square foot one-car garage. The project will result in a two-story, 3,225 square foot triplex with five parking spaces on a 6,250 square foot lot.)

(Third Concept Review.)

(7:05)

Steve Harrel, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) Carry the hip form of the front elevation through to hit the gable end and eliminate the wall plane. 2) Reintroduce the round window into the cupola. 3) Provide a landscape plan to include a canopy tree in the front yard.

Action: LeCron/Manson-Hing, 5/0/0.

THE BOARD RECESSED FROM 7:20P.M. TO 7:43P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1604 LOMA ST** E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014
Application Number: MST2005-00039
Owner: Dwight Henry Peterson
Architect: John Dewey

(Proposal to construct a 551 square foot, two-car garage and a 751 square foot two-story addition to the existing 2,094 square foot, two-story residence on a 10,671 square foot lot located in the Hillside Design District. The existing one-car garage will be converted to a storage area. The project will result in a 3,576 square foot residence with an attached two-car garage.)

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

(7:43)

Jack Dewey, Architect; Hank Peterson, Owner; and Chuck McClure, Landscape Architect, present.

Motion: Continued indefinitely and back to the Consent Calendar with the following comments:
1) The project is ready for Preliminary Approval. 2) Neighborhood Preservation Ordinance Findings can be made when the project returns to Consent. 3) The subterranean garage is consistent with the neighborhood. 4) The addition is modest in scale and is in keeping with the existing residence. 5) The improvements to the back yard are internal to the site. 6) Eliminate the roof form over the garage and simplify with a solid stone wall.

Action: Manson-Hing/LeCron, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 1124 CHINO ST** R-2 Zone

Assessor's Parcel Number: 039-192-028
Application Number: MST2005-00061
Owner: Janet Lubinko
Architect: Elisa Garcia

(Proposal to convert an existing 3,416 square foot, two-story single family residence to a duplex and add two uncovered parking spaces on a 9,384 square foot lot. There is an existing 770 square foot detached accessory structure which is proposed to remain unaltered. Two uncovered parking spaces are to be provided.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION.)

(8:02)

Janet Lubinko, Owner; Bob Cunningham, Architect; and Elisa Garcia, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) The new driveway and the existing driveway shall be replaced with semi-permeable paving to address drainage concerns. 2) Parking shall be kept outside the side yard setback. 3) It is understood that the walkway shall be on the east side of the property of the front unit.

Action: Bartlett/LeCron, 5/0/0. Christoff, Eichelberger, Wienke absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING11. **1305 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-202-006
Application Number: MST2005-00062
Owner: Peggy Haskell, Family Trust 8/24/94
Architect: Sadot Negrete

(Proposal to construct a 700 square foot lower level addition to a multi-level 2,434 square foot single family residence with an attached 509 square foot garage on a 13,680 square foot lot located in the Hillside Design District.)

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

(8:16)

Sadot Negrete, Architect, and Peggy Haskell, Owner, present.

Public comment opened at 8:27p.m.

Chair Pierron read a letter submitted by Robert Temkin which stated that there are currently 4-5 tenants residing at the property and the addition will only add to the living situation and the parking situation. The narrow street is already a concern for cars moving in opposite directions. Mr. Temkin sees the project as more of a hotel instead of a residence.

Chair Pierron read a letter submitted by Scott Dweck and Jerry Hardesty which stated that the project will create a traffic issue, as Dover Hill Road is very narrow and unable to handle the added traffic. The letter further stated that there is a safety issue as the neighborhood is in an extreme fire danger area and access of the fire truck would be severely hampered.

Chair Pierron read a letter submitted by Jerry Hardesty which stated the additional traffic which will be generated will cause parking problems on the street.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The applicant is to provide appropriate photo documentation showing that the addition is not visible from the neighbors view below. 3) The under story of the deck should be filled in with a solid material. 4) If plaster is to be presented, the applicant is to return with all elevations showing the details of the material.

Action: Bartlett/LeCron, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**12. 1035 E DE LA GUERRA ST**

R-2 Zone

Assessor's Parcel Number: 031-053-008
 Application Number: MST2005-00060
 Owner: Schmidt Family Trust
 Applicant: Eric Swenumson
 Designer: Eric Swenumson

(Proposal to convert an existing 460 square foot two-story accessory building to a second residential unit on a 10,651 square foot lot. The lot is currently developed with an existing 1,584 square foot one story residence with an attached 447 square foot garage which is proposed to remain unaltered. Two uncovered parking spaces are proposed.)

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

(8:34)

Eric Swenumson, Designer; and Paul Wolthausen, Landscape Architect, present.

Public comment opened at 8:41p.m.

Theresa Macias stated that she is concerned with drainage issues. Neighbors in the area have received exceptional amounts of surface water run off.

Christine Pierron read a letter submitted from Mr. and Mrs. Collier which stated that the windows of the house are facing the neighbors and have requested privacy screening. Mr. and Mrs. Collier are also concerned with lighting and with the flood lights on the garage which are not down lighting.

Motion: Continued indefinitely and back to the Consent Calendar with the following comments:
 1) The project is ready for Preliminary Approval. 2) The proposed conversion is a reasonable solution and the site improvements are an enhancement. 3) The Board would like to see the new paving to match the existing paving. 4) Modify the existing non-shielded lighting so that it is shielded. 5) Provide additional landscape screening along the southwest side to provide privacy. 6) Provide a landscape plan which includes a grading and drainage plan. 7) Introduce additional landscape screening to block the view of the parking.

Action: Bartlett/Manson-Hing, 5/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 207 - 213 BATH STREET**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-031-009
 Application Number: MST2000-00615
 Owner: Barbara & Helen Ropchak, Trustees
 Architect: Karl Eberhard
 Owner: John Blankenship

(Proposal to construct five three-story condominium units with covered parking on two parcels totaling 14,983 square feet, to be merged. The project includes the demolition of two existing duplexes and two detached two-car garages.)

(Review After Final changes to the landscape plan and mailbox details.)

Continued one week to the Consent Calendar with the following comments: 1) The hardscape changes are approved as submitted. 2) The mailbox located in the front yard setback does not require a modification per Danny Kato. 3) Provide a canopy tree wherever possible along the west and east elevations.

REVIEW AFTER FINAL

B. 824 CACIQUE ST

C-2/SD-3 Zone

Assessor's Parcel Number: 017-240-019
Application Number: MST2002-00331
Owner: Alan & Rosalie Ramirez
Architect: Rex Ruskauff
Business Name: A.C. Ramirez Floor Covering

(Proposal to construct a 1,597 square foot mezzanine addition to the existing 5,165 square foot commercial building. The project also includes a facade remodel and paint color change. A total of 11 parking spaces are proposed.)

(Review After Final for changes consisting of the addition of a wrought iron fence and gates to the north and west property lines.)

Final Approval as submitted of the Review After Final.

FINAL REVIEW

C. 2514 CASTILLO ST

R-3 Zone

Assessor's Parcel Number: 025-012-019
Application Number: MST2003-00766
Owner: Ann Tappan
Agent: Alex Pujo

(Proposal for a 651 square foot first-floor addition and a 580 square foot second-floor addition to Cottage No. 1 and one uncovered parking space. Proposal will also include a 657 square foot basement addition. The lot is currently developed with two cottages of 696 square feet each and a detached two-car garage. A modification is requested to provide three parking spaces instead of the required four.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL

D. 1267 VERONICA SPRINGS RD

E-3 Zone

Assessor's Parcel Number: 047-010-004
Application Number: MST2004-00571
Owner: Kennedy, Gail Nunan
Applicant: Lenvik & Minor Architects
Architect: Lenvik & Minor Architects

(Proposal to construct a new 3,040 square foot two-story single-family residence with a 400 square foot detached garage on a 10,540 square foot lot in the Hillside Design District.)

(Review After Final changes consisting of a three foot reduction in the ridge height of the main house and a reduction of the window sizes at the East and West gables.)

Final Approval of the Review After Final as noted on the plans.

NEW ITEM**E. 398 W MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 019-012-017

Application Number: MST2005-00073

Owner: Morgan & Nancy Delucia

(Proposal to change a previously approved garage (MST2001-00780) and second story accessory space to eliminate the second story and construct only a 750 square foot single story garage on a lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION FINDINGS.)

(3:20)

Dawn Sherry, Architect, present.

Motion: Continued indefinitely with the following comments: 1) As to the garage, the Board has the following comments: a) The applicant is to provide accurate documentation. b) The Board finds the asphalt shingle roof acceptable in lieu of the tile. c) Some Board members prefer a hipped roof, but a majority of the Board finds that a gable roof is acceptable if it is turned 90 degrees from the road. d) The Board understands that the doors will be no bigger than shown on the elevation which is at 10' wide. e) There will be no grading beyond the footprint of the proposed garage. 2) As to the fence, the Board has the following comments: a) The fence in the front is out of character with the context of Mountain Drive. b) The fence needs to be detailed and of high quality design. c) The Board does not support the continuation of the fence into the front yard. d) The applicant is to provide photo documentation of the rear fence. There are concerns with the construction and quality of the as-built fence and the Board would like to see a revised construction pla and would like to see improvement of the quality of the existing fence. e) The color is inconsistent with the neighborhood and the Board prefers more of an earth tone color. 3) The colors and alterations of the main house will be reviewed upon return to Consent. 4) The applicant is to provide full documentation.

Action: Bartlett/LeCron, 5/0/0.

Amended

Motion:

Continued indefinitely with the following comments: 1) As to the garage, the Board has the following comments: a) The applicant is to provide accurate documentation. b) The Board finds the asphalt shingle roof acceptable in lieu of the tile. c) Some Board members prefer a hipped roof, but a majority of the Board finds that a gable roof is acceptable if it is turned 90 degrees from the road. d) The Board understands that the doors will be no bigger than shown on the elevation which is at 10' wide. e) There will be no grading beyond the footprint of the proposed garage. 2) As to the fence, the Board has the following comments: a) The fence in the front is out of character with the context of Mountain Drive. b) The fence needs to be detailed and of high quality design. c) The Board does not support the continuation of the fence into the front yard. d) The applicant is to provide photo documentation of the rear fence. There are concerns with the construction and quality of the as-built fence and the Board would like to see revised construction drawings of the as-built fence and the existing fence. e) The color is inconsistent with the neighborhood and the Board prefers more of an earth tone color. 3) The colors and alterations of the main house and landscaping will be reviewed upon return to the Full Board. 4) The fence will be reviewed upon return to the Consent Calendar. 5) The applicant is to provide full documentation.

Action:

LeCron/Wienke, 5/0/0.

**** MEETING ADJOURNED AT 8:50P.M. ****