



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 7, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, 4:00p.m.
 BRUCE BARTLETT, Vice-Chair, Present, out at 5:09p.m., back at 5:33p.m.
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, 4:19p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present, 3:08p.m., out at 5:50p.m.
 RANDY MUDGE, Present, out at 3:21p.m., back at 4:19p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 4:09p.m., out at 4:16p.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 March 3, 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 28, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 28, 2005, with corrections.

Action: LeCron/Mudge, 3/0/2. Wienke, Manson-Hing abstained. Pierron, Christoff, Eichelberger absent.

Amended

Motion: Amend Item E of the Consent Calendar for February 28, 2005.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett and Jim LeCron with the exception of the landscaping for Items A and G, reviewed by Randy Mudge.

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

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

1. Mr. Sullivan announced there were no changes to the agenda.
2. Mr. Sullivan made the following announcements:
 - a) The form "Statement of Economic Interest" mailed to the Board members from the City Clerk is due back to City Hall before March 18, 2005. Board members can bring it with them to next week's meeting and Staff will forward them on to City Hall.
 - b) Christine Pierron will be arriving at 4:30p.m.
 - c) Stephanie Christoff will be absent.
3. Jim LeCron announced that he would be absent from the March 14, 2005 meeting, and that he would also be absent from Wednesday's Airport Meeting.
4. Christopher Manson-Hing announced that he would be leaving tonight's meeting at 5:45p.m.

5. Bruce Bartlett announced he would be stepping down for Item 4 and that Christine Pierron would be stepping down for Item 6.
6. Randy Mudge announced he and Derrik Eichelberger would be stepping down for Item 1.

E. Subcommittee Reports.

Bruce Bartlett stated that on March 2, 2005, he and Christine Pierron attended the Advisory Group lunch meeting hosted at the Police Department. The two hour lunch meeting was for the Chairs and Vice-Chairs of all City Commissions, wherein each Commission reported on their respective group and their current issues. Mr. Bartlett also stated that on Thursday, March 3, he attended the Neighborhood Preservation Ordinance Subcommittee meeting with Jaime Limon, Brian Barnwell and Diane Channing for review of the FAR Chart. A Saturday meeting will be scheduled sometime in April for public participation.

F. Possible Ordinance Violations.

Jim LeCron stated that the excessive signs at the Shell Station located at Carrillo Street and San Andres Street have become increasingly worse. Dave Sullivan assured the Board members that a Code Enforcement officer will review the status and that Staff has already been working with the property owner to help resolve the situation.

CONCEPT REVIEW - CONTINUED ITEM

1. **617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Permit Processing
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(Second Concept Review.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION
No. 048-03.)**

(3:21)

Tina Townshend, Architect; Jan Hochhauser, Architect; Carl Steinberg, Applicant; Puck Erickson, Landscape Architect; and Jessica Grant, Case Planner, present.

Staff comment: Jessica Grant, Case Planner, stated that the project was heard before the Planning Commission in January 2005, and that the Planning Commission approved the development plan, lot line adjustment, lot area modification and the parking lot modification. The project must now continue on to City Council. Planning Commission directed the applicant to save the large Redwood tree and also requested that the entry facing the alley at the west elevation to be more inviting.

Motion: Preliminary Approval and continued indefinitely with the following comments: 1) Study increasing the height and detail of the tower to be more in proportion with the massing of the building along Garden Street. Study the embossed arches along Garden Street to include either high quality detailing or a buttress alternative. 2) The arrangement of the windows along the alley shall reflect the traditional architecture of the existing building. 3) Study opportunities to increase the landscaping along the southwest elevation of the alley. 4) Introduce window openings at the south elevation. 5) Show all elevations of the interior courtyards. 6) Replace the awnings with tile at the entry way.

Action: LeCron/Wienke, 4/0/1. Pierron abstained. Christoff absent. Mudge and Eichelberger stepped down.

REVIEW AFTER FINAL

2. ORTEGA ST PEDESTRIAN BRIDGE

Assessor's Parcel Number: 037-063-0RW

Application Number: MST2000-00731

Landscape Architect: David Black

Owner: Caltrans

Agent: Pat Kelly, P.W. Engineering

(Proposal to construct a new pedestrian overpass bridge at Ortega Street. The proposal includes landscape and pedestrian amenities.)

(Review After Final of Art Element Details.)

(4:23)

David Black, Landscape Architect and David Shelton, present.

Ginny Brush, Visual Arts Coordinator stated that she prefers the rust colored tint.

Motion: Final Approval with the condition that the color shall be the rust colored tint and with the understanding that all the elements shall be the same rust colored tint.

Action: Eichelberger/Wienke, 6/1/0. LeCron opposed. Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM**3. 1114 N MILPAS ST** E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025
Application Number: MST2004-00534
Owner: Wendy Snyder
Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will result in a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

(Third Concept Review.)

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

(4:34)

David Ferrin, Architect and Bina Lustado, present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the elimination of the fence and the retaining wall along the south elevation. 2) The Board appreciates the reduction of the middle unit's third story. 3) The proposal is too aggressive for the site. This manifests itself in the problematic pedestrian circulation and access to outdoor living space causing privacy problems and ease of use problems for all the residents. 4) Unit A needs to have a substantial one story presence at Milpas Street. 5) The amount of cantilever is aggressive and problematic. 6) The Board is concerned with the excessive amount of blank wall on the south elevation of Unit B. 7) Some Board members find that Unit D is too aggressive and could be carved down. 8) The Board appreciates that the lot is an R-4 lot; however, it is steep and must be less aggressive to blend with the neighborhood. 9) The project needs significant reduction. 10) Mitigate the massiveness by reducing the unit count or redistributing the unit type including one-bedroom or studio units, which would also reduce parking.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 3025 DE LA VINA ST** C-2/SD-2 Zone

Assessor's Parcel Number: 051-172-020
Application Number: MST2005-00111
Owner: 3025 DLV Partners
Agent: Dudek & Associates

(Proposal for the installation of several buttress walls to the existing retaining wall. The buttress units are approximately 5 feet by 1.5 feet by 17 feet (length & width).)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 032-96.)

(5:09)

Troy White, Agent, present.

Public comment opened at 5:19

Mark Chytilo, Attorney for Samarkand neighbors, stated that he was concerned there was no noticing and the buttressing work was being conducted in the required setback. His clients have expressed a desire to view the plans of the buttress design. There is also a concern with who will maintain the ivy. Mr. Chytilo would like the ABR to reschedule the meeting so the neighbors have the opportunity to review the plans.

Staff comment: Dave Sullivan addressed Mr. Chytilo's question regarding noticing and stated that noticing was not required for this particular project. Mr. Sullivan suggested that the item could be continued for two weeks so noticing is sent to neighbors within a 100' radius; however, noticing is not mandatory. Mr. Sullivan also confirmed that a modification request is not necessary.

Motion: Continued indefinitely with the following comments: 1) The Board supports using the buttress elements. However, if the project is to proceed with the buttress as presented, a higher grade material, for example, veneer stone and detail is required. 2) In lieu of the material improvement for the buttress, the Board would also consider the buttress elements being designed to be more traditional. 3) The vines are an important element to the existing wall and its preservation is important. 4) Study possibilities for additional landscaping or cut into the significant amount of concrete footing.

Action: Wienke/Eichelberger, 6/0/0. Bartlett stepped down.

CONCEPT REVIEW - CONTINUED ITEM

5. 547 OWEN RD

A-2 Zone

Assessor's Parcel Number: 015-202-044
Application Number: MST2004-00756
Owner: Distelrath Marilyn
Architect: Eberhard & Associates

(Proposal to construct a two-story 3,245 square foot single family residence with an attached 485 square foot two-car garage, and a detached 240 square foot accessory structure on a 1.87 acre lot in the Hillside Design District.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-98.)

(5:33)

Karl Eberhard, Architect and Martha Degasis, 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) If the recreational vehicle space is to remain, a detailed landscape plan will be necessary to show screening of the area. 3) Applicant is to provide colors, details and lighting. 4) Study undulation or bump out in the driveway to allow for easier vehicle backup, recognizing the maximum 48 inch height limitation for retaining walls.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 1970 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-083-019
Application Number: MST2004-00726
Owner: Leslie, Elizabeth
Architect: Christine Pierron

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

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:50)

Christine Pierron, Architect, present.

Motion: Preliminary Approval and continued indefinitely to Consent Calendar with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.668.060 of the City of Santa Barbara Municipal Code and the condition to return with all proposed site improvements.

Action: LeCron/Wienke, 5/0/0. Manson-Hing, Christoff absent. Pierron stepped down.

CONCEPT REVIEW - CONTINUED ITEM**7. 1621 VILLA AVE**

R-2 Zone

Assessor's Parcel Number: 043-211-006
Application Number: MST2004-00313
Owner: Darrol Crossland & Laurie Gmeza
Agent: Nicolas Vergara

(Proposal to construct a new 400 square foot accessory dwelling unit above an existing two-car garage. Proposal includes a new 337 square foot second-story addition and a 185 square foot one-story addition to an existing 959 square foot one-story residence on a 5,000 square foot lot. Modifications are requested for the garage to encroach into the interior yard setbacks and for the two dwelling units to exceed the 1,800 square foot maximum per SBMC 28.18.075.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND MODIFICATIONS.)

(6:00)

Nicolas Vergara, Agent; Darrol Crossland, Owner; and Laurie Gmeza, Owner, present.

Motion: Continued indefinitely to the Consent Calendar or the Modification Hearing officer; with the following comments: 1) The project is ready for Preliminary Approval. 2) The building will be plaster with wood trim. 3) A suggestion was made for the rear unit to extend the deck over the stair landing roof and create a new roof form over the remaining portion of the stairs. 4) The windows may be vinyl with wood trim.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1016 E COTA ST**

R-2 Zone

Assessor's Parcel Number: 031-242-005
Application Number: MST2005-00086
Owner: Porfirio C. Flores
Applicant: Paul Poirer

(Proposal to demolish the existing 571 square foot residence and construct a 1,441 square foot, two-story residence with a 481 square foot attached garage located at the rear of a 10,125 square foot lot. The lot is currently developed with a 1,064 square foot, one-story residence at the front of the lot which is proposed to remain unaltered.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:14)

Paul Poirer, Applicant, present.

Motion: Preliminary Approval and continued indefinitely back to the Consent Calendar with the following conditions: 1) Provide confirmation from Transportation Department that the driveway and garage configuration is acceptable. Otherwise, the Board would consider supporting an interior yard setback encroachment to move the garage closer to the setback. 2) The materials as presented are acceptable. 3) It was suggested to consider reducing the size of the bedroom window to protect the privacy for the neighbors to the north. 4) Provide as much permeable paving as possible.

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

THE BOARD RECESSED FROM 6:20P.M. TO 6:48P.M.

CONCEPT REVIEW - NEW ITEM**9. 1141 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-242-001
Application Number: MST2005-00074
Owner: Diana Jessup Lee
Applicant: Eric Knight

(Proposal to repair existing garage located in the setback and rebuild trellis, install one pair of French doors, and add an outdoor fireplace. Proposal will also include Interior changes to the master bathroom. There is an existing single story 2,237 square foot single family residence located on a 16,917 square foot lot located in the Hillside Design District. A modification is requested to allow the existing trellis to be located in the required yard.)

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

(6:47)

Motion: Postponed indefinitely due to the applicant's absence.

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

THE BOARD RECESSED FROM 6:47P.M. TO 6:50P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 848 CALLE CORTITA**

E-1 Zone

Assessor's Parcel Number: 041-177-007
Application Number: MST2005-00100
Owner: Ann Altimirano
Architect: Banyan Architects

(Proposal to construct a 135 square foot first floor and 522 square foot second floor addition to an existing two story 1,661 square foot residence and an attached 495 square foot two car garage. The project will result in a two story 2, 318 square foot residence on a 9,207 square foot lot located in the Hillside Design District.)

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

(6:50)

Kirk Gradin, Architect, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:
1) The project is ready for Preliminary and Final Approval when it returns back to the Consent Calendar. 2) Neighborhood Preservation Ordinance Findings can be made at Consent. 3) The size, bulk and scale is acceptable and the change of materials as proposed is acceptable. 4) The Board supports the modification request for the existing construction to remain in the setback. 5) The Board would like to see the resolution of the existing spa encroachment into the setback by relocating or removing the spa. 6) The Board supports the alternate exterior elevations which show the pop out windows and French doors. 7) The layering of the house helps mitigate the size.

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

CONCEPT REVIEW - CONTINUED ITEM**11. 3201 BRAEMAR DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-091-001
Application Number: MST2004-00886
Owner: Ed St. George
Architect: Gil Barry

(Proposal to construct a 960 square foot second story addition over an attached 1,008 square foot three car garage with an existing 2,510 square foot single story single family residence located on a 1.35 acre lot located in the non-appealable jurisdiction of the Coastal Zone.)

(Second Concept Review.)

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

(7:06)

Gil Barry, Architect, and Ed St. George, Owner, present.

- Motion: Continued indefinitely and back to the Consent Calendar with the following comments:
 1) The project is ready for Preliminary Approval. 2) The size, bulk and scale are acceptable. 3) The applicant has internalized the tower to the site and does not create any privacy concerns with the neighbors.
- Action: Wienke/Eichelberger, 6/0/0.

CONCEPT REVIEW - NEW ITEM

12. **1828 BATH ST** R-4 Zone

Assessor's Parcel Number: 027-021-032
 Application Number: MST2005-00076
 Owner: Edward St George Revocable Trust
 Applicant: David Tabor
 Architect: Gil Barry

(Proposal to convert an existing 1,172 square foot duplex to condominiums and add a new 1,110 square foot condominium over a new 1,060 square foot four car garage on a 10,678 square foot lot. Proposal will also include demolishing 195 square feet of the existing single family residence and rebuilding 237 square feet resulting in a 42 square foot addition to the existing single family residence. A modification is requested to allow four uncovered parking spaces to encroach into the rear and interior setbacks.)

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

(7:18)

Gil Barry, Architect and Ed St. George, Owner, present.

- Motion: Continued indefinitely to the Planning Commission with the following comments:
 1) The size, bulk and scale is acceptable. 2) The project is an attractive project and matches the architectural detail of the existing buildings. 3) The Board understands that the open yard modification request and the building setback modification have been addressed and eliminated. 4) The parking modification is supportable due to the property's location along a public alley. 5) Provide landscape between the parking stalls near the alley power pole. 6) If the parking is placed as presented, then additional turning radius would be available, due to the public alley being 20'(required size is generally 15').
- Action: LeCron/Bartlett, 6/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

13. **1303 FERRELO RD - LOT 28** E-1 Zone

Assessor's Parcel Number: 029-271-028
 Application Number: MST2005-00082
 Owner: Robert A. Josey
 Applicant: Kevin Goodwin

(Proposal to construct a 3,493 square foot, three-story (multi-level) residence with an attached 599 square foot garage on a 27,280 square foot vacant lot. The project includes approximately 300 cubic yards of grading to be balanced cut and fill on the site. A Modification is requested to allow encroachment into the front yard setback.)

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

(7:32)

Kevin Goodwin, Applicant; Corey Goodwin, Designer; Ellen Adamson, Designer; and John Thyne, Attorney, present.

Public comment opened at 7:42p.m.

Chair Pierron read a letter from H. Maria Patermann which stated she opposes the project because it is incompatible with the existing neighborhood.

Chair Pierron read a letter submitted from Tareah Hendricks, which stated that although the project is large in scale, he would not object to the approval of the design with the conditions that Level 1 will be 10' below the elevation; Level 2 will be approximately 10' below the elevation of Level 1; and the maximum elevation of any portion of the structure shall not exceed 10' above the elevation of Ferrelo Rd.

Chair Pierron read a letter submitted from Virginia Ramsey, property owner, which stated that she opposes the project because of the impact on her property. In April 2000, a view easement was created to protect the view and privacy of her lot.

Chair Pierron read a letter submitted from Richard Carson which stated that he believes the project is too large for the neighborhood.

Brian Hershkowitz, property owner, read a letter which he submitted which stated that he is concerned with (4) issues: 1) adequate drainage and would like a water mitigation plan prepared. 2) Geological consequences of the fill plan. 3) Significant larger size of the project than others in the area. 4) The likelihood of completion of the project.

Norm Smith did not speak but acknowledged that he agrees with all of the comments read by Mr. Hershkowitz.

John Hutchings, neighbor, stated that he believes that the mass, bulk and scale is out of proportion with the neighborhood and that the project does not meet the requirements of the Neighborhood Preservation Ordinance. Mr. Hutchings questioned how the slope was calculated.

John Fante, neighbor, stated that the size, bulk and scale of the project is too large for the lot and is out of character for the neighborhood. Mr. Fante would like the plans of the second floor to be redesigned, as it is inconsistent with the neighborhood. He would also like to have view poles placed.

Charles Boss, neighbor, stated that the project is too large and massive for the neighborhood. The average size of the homes in the neighborhood is approximately 1,000 - 1,500 and that most of the houses are one story. Mr. Boss would like to see view poles placed on the property.

Public comment closed at 8:09p.m.

Motion: Continued indefinitely with the following comments: 1) The proposal is out of scale for the neighborhood. Although it indicates 3,493 sq.ft., the volume appears double in size. The Board finds that even if the 3,493 square footage were accurate, the project is still too large. 2) Although the applicant has studied the single family guidelines, the floors need to step down and cut into the grade. 3) The amount of tall under story is extremely excessive 4) The Board withholds judgment on the modification request, as the Board finds the modification is not being used wisely. 5) Provide additional site sections perpendicular to the slope. 6) The apparent added structure as a result of the raised driveway and retaining walls could be reduced. 7) The Board understands the property is impacted by a view easement, and a 3,500 sq.ft. limit is also stipulated in the view easement agreement. However, achieving that amount of square footage is not guaranteed.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 622 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-151-009
 Application Number: MST2000-00071
 Owner: Bruce Campbell
 Architect: Barry Berkus
 Agent: Mitch Stone
 Architect: Tom Meaney

(Proposal for a mixed-use complex that consists of two- and three-story elements. An area of 7,045 square feet for commercial use and seven residential condominium units comprising 17,450 square feet is to be developed. There are 14 covered and three uncovered parking spaces proposed. The project includes the demolition of 8,940 square feet of existing, non-residential, floor area on a 21,350 square foot lot.)

(Review After Final changes to the chimney location.)

Postponed one week due to the applicant's absence.

REVIEW AFTER FINAL

B. 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 14,983square feet, to be merged. The project includes the demolition of two existing duplexes and two detached two-car garages.)

(Review After Final for landscape.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL**C. 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 for changes to the approved chimney cap design, courtyard, and a roof change to the south elevation.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL**D. 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.)

Continued one week with the comment to include a gable end on the south elevation.

REVIEW AFTER FINAL**E. 1348 SAGE HILL RD** E-1 Zone

Assessor's Parcel Number: 041-184-002
Application Number: MST2003-00876
Owner: Paul & Linda Avolese
Architect: Dwight Gregory
Landscape Architect: David Niles

(Proposal for a 684 square foot one-story addition, a 43 square foot garage addition, and 200 square feet remodel of an existing 1,528 square foot residence with an attached 462 square foot garage on a 0.31 acre lot located in the Hillside Design District. The proposal includes abandoning the existing driveway and construction of a new driveway.)

(Review After Final for changes consisting of the removal of the second floor addition and enlarging the ground floor addition.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL**F. 420 E HALEY ST** C-M Zone

Assessor's Parcel Number: 031-283-006
Application Number: MST2004-00344
Owner: PLT Technology, Inc.
Architect: Pete Ehlen

(Proposal to replace existing metal siding with stucco and replace some windows and doors to a non-residential building.)

(Review After Final changes consisting of demolishing an existing as-built garage, new exterior plaster finish, new window locations and revised gates along the street.)

Final Approval of the Review After Final and continued one week with the condition that the applicant is to return with lighting details and specifications.

REVIEW AFTER FINAL**G. 1902 BARKER PASS RD** A-2 Zone

Assessor's Parcel Number: 015-340-010
Application Number: MST2004-00607
Owner: John & Ruth Matuszeski
Architect: Paul Zink

(Proposal to include new stairs, convert an existing storage to study, and exterior window & fenestration changes.)

(Review After Final for landscaping retaining walls at rear of the residence.)

Final Approval of the Review After Final as submitted.

CONTINUED ITEM**H. 1808 STANWOOD DR** A-1 Zone

Assessor's Parcel Number: 021-141-023
Application Number: MST2004-00646
Owner: Gary Heinemann & Yvonne Chin
Applicant: Joe Steuer

(Proposal to demolish a 650 square foot detached accessory structure and construct a detached 450 square foot two-story accessory structure on a 36,567 square foot lot. The property contains a 999 square foot single family residence with a 480 square foot detached garage in the Hillside Design District.)

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

Preliminary Approval as submitted and continued indefinitely 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.

REVIEW AFTER FINAL**I. 218 HELENA AVE** HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-052-012
 Application Number: MST2004-00771
 Owner: Bernard J. Macelhenny, Jr.
 Applicant: Nils Hammerbeck

(Proposal to replace an existing garage door with window and a door for increased light ventilation and access and to demolish the existing interior partitions. This property is located in the Coastal Zone.)

(Review After Final of changes to previously approved bamboo & rattan sunscreen to a Louvretec screen.)

Final Approval of the Review After Final as submitted.

CONTINUED ITEM**J. 1411 JESUSITA LN** A-1 Zone

Assessor's Parcel Number: 055-240-021
 Application Number: MST2004-00883
 Owner: Robeck 1997 Trust
 Architect: Robin Donaldson

(Proposal to construct an 874 second story addition to an existing one story 3,018 square foot single family residence with an attached 753 square foot three car garage and workshop on a 3.05 acre lot located in the Hillside Design District. Proposal will also include a swimming pool and spa in the rear yard. The project will require 50 cubic yards of cut and fill.)

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

Preliminary 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 and continued indefinitely for review of landscaping and color details.

NEW ITEM**K. 722 DOLORES DR** E-1 Zone

Assessor's Parcel Number: 035-291-025
 Application Number: MST2005-00094
 Owner: Enrique Cesar Gutierrez & Charlotte D. Gutierrez
 Architect: Tom Ochsner
 Applicant: Rick Gutierrez

(Proposal to construct a 218 square foot addition and remodel the interior of existing kitchen. There is an existing 1,088 square foot single family residence with an attached 460 square foot two car garage on a 9,604 square foot lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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

NEW ITEM**L. 3775 MODOC RD R-2 Zone**

Assessor's Parcel Number: 049-030-030
Application Number: MST2005-00099
Owner: The Internext Group
Architect: Hochhauser Blatter Architects

(Proposal for a 283 square foot addition to the kitchen for the Vista Del Monte Retirement Community. The project includes the installation of rooftop mechanical equipment and a re roof.)

Final Approval with the following conditions: 1) The applicant is to return with a sample of mesh material equipment screen, large scale detail and material board. 2) The applicant can replace the alter material.

NEW ITEM**M. 2135 DE LA VINA ST R-4 Zone**

Assessor's Parcel Number: 025-232-002
Application Number: MST2005-00106
Owner: Robert Lightfoot
Applicant: Robert Lightfoot

(Proposal to add a new prefabricated fireplace to a two-story duplex. A wall vent will be the only exterior change.)

Final Approval of the project as submitted.

NEW ITEM**N. 1270 SANTA TERESITA DR A-1 Zone**

Assessor's Parcel Number: 055-141-020
Application Number: MST2005-00114
Owner: Willes & Kathleen B. Weber
Architect: Vadim Hsu

(Proposal to add 259 square feet to an existing single story 2,012 square foot residence with a two-car garage on an 0.31 acre lot located in the Hillside Design District.)

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

Final Approval as noted on the plans and 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 8:30P.M. ****