



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 14, 2005**     **David Gebhard Public Meeting Room: 630 Garden Street**     **3:02 P.M.**

**BOARD MEMBERS:**     CHRISTINE PIERRON, Chair, Present  
                                  BRUCE BARTLETT, Vice-Chair, Present  
                                  STEPHANIE CHRISTOFF, Absent  
                                  DERRIK EICHELBERGER, Present, 3:48p.m., out at 5:43p.m., back at 5:48p.m.  
                                  JAMES LECRON, Absent  
                                  CHRISTOPHER MANSON-HING, Present  
                                  RANDY MUDGE, Present  
                                  MARK WIENKE, Present, out at 7:13p.m., back at 7:30p.m.

**CITY COUNCIL LIAISON:**     HELENE SCHNEIDER, Absent

**PLANNING COMMISSION LIAISON:**     STELLA LARSON, Present, out at 7:13p.m.

**STAFF:**     JAIME LIMÓN, Design Review Supervisor, Present, 4:08p.m., out at 4:11p.m., back at 5:09p.m., out at 5:43p.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)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

- \*\* 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](http://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 10, 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 March 7, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 7, 2005, with corrections.

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

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett.

Action: Wienke/Manson-Hing, 5/0/0. LeCron, Christoff, Eichelberger 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) The applicant has requested that Item 5, 1624 La Vista Del Oceano Drive be postponed one week .

Motion: Postponed one week at the applicant's request.

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

## E. Subcommittee Reports.

Bruce Bartlett stated that he and Christine Pierron attended the joint Planning Commission/City Council meeting on Wednesday, March 9, 2005. Topics of discussion included the Neighborhood Preservation Ordinance Steering Committee, the Airport terminal project, transportation issues, and an overall summary of current projects.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. **325 W ANAPAMU ST**

R-4 Zone

Assessor's Parcel Number: 039-212-004  
Application Number: MST2004-00885  
Owner: Cynthia Dee Howard & Janey Marks  
Applicant: Kim Maciorowski  
Architect: Robin Donaldson

(Proposal to demolish an existing two-story single-family residence, carport and garage totaling 5,061 square feet and construct a 6,081 square foot, three-story, four-unit condominium development each with a two-car garage (totaling 1,810 square feet) on a 9,631 square foot lot. Modifications are requested to allow a second floor deck to encroach into the rear yard setback.)

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

**(3:15)**

Robin Donaldson, Architect, present.

Public comment opened at 3:30p.m.

Laura Zeith, neighbor, stated that she is concerned about the height of the third story; there are no other third story buildings in the neighborhood. Ms. Zeith is also concerned with the architecture not matching the existing neighborhood.

Richard Ross, questioned if the traffic flow would have an impact on the school.

Sam Petronakis, neighbor, stated that he is concerned with the height of the project and the architecture not fitting into the existing neighborhood. Mr. Petronakis is also concerned with the increased traffic onto Curley Avenue.

Public comment closed at 3:32p.m.

- Motion: Continued indefinitely with the following comments: 1) The Board finds the overall site plan acceptable. The use of the wide lot (the 45 degree angle) and the advantage of the alley allows for useful landscape opportunities. 2) The stepping of the massing is internal to the site and is positive. 3) Overall, the Board is comfortable with the size, bulk and scale, but there are concerns with the amount of third story mass. The Board withholds judgment of the size, bulk and scale of the third story. 4) The Board sees opportunity to carve down the roof lines of the third floor to help create more interest. It is suggested to drop the plate heights of the third level to help reduce the mass. 5) Study reducing the steepness of the roof pitch. 6) The Board does not support the third and fourth story roof element. The resulting mass of the stairwell is causing undue hardship. 7) Study flipping the rear unit to take advantage of the access to the alley. 8) Provide additional photo documentation of the internal property line showing the surrounding properties. 9) The Board acknowledges there is a mixed use of styles of houses, including a Victorian style. 10) Return with a street scape study of existing structures. 11) Provide more planting opportunities on the east property line. 12) The Board would like to see paving improvements to enhance the entry ways. 13) The Board is supportive of the building material. 14) Call out location of the trash enclosure. 15) Applicant is to show parkway planting strip landscape and resolve any potential driveway conflict with the power pole. 16) The applicant is to confirm compliance with Solar Access Ordinance.
- Action: Wienke/Bartlett, 5/0/1. Eichelberger abstained.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **2. 1224 HARBOR HILLS DR**

E-1 Zone

Assessor's Parcel Number: 035-180-064  
 Application Number: MST97-00764  
 Owner: Rafi Javid  
 Engineer: Mike Gones  
 Architect: Brian Nelson

(The proposed project involves a lot line adjustment between two lots, 1218 Harbor Hills Drive and 1224 Harbor Hills Drive. The existing lot at 1218 Harbor Hills Drive is 31,163 square feet in area, and would be 30,000 square feet following the lot line adjustment. Existing on the site is a residence with a detached garage. The existing lot at 1224 Harbor Hills Drive is 26,686 square feet in size, and would be 27,767 square feet following the lot line adjustment. The lot at 1224 Harbor Hills Drive is currently vacant, and would, as part of the revised application, include a 3,415 square foot single-family residence and grading in excess of 500 cubic yards outside the main building footprint. Upon adjustment, two (2) legal lots would remain. In addition to the lot line adjustment, the proposed project involves compliance with the Conditional Certificate of Compliance dated July 24, 2000, for 1224 Harbor Hills Drive and the Conditional Certificate of Compliance dated September 20, 1982 for 1218 Harbor Hills Drive. The discretionary applications required for this project are: a Modification to allow 1218 Harbor Hills Drive and 1224 Harbor Hills Drive to have less than the required 90 feet of street frontage in the E-1 Zone; a Lot Area Modification for 1224 Harbor Hills Drive to not comply with the slope density minimum lot size requirements in the E-1 Zone; a Public Works Street Frontage Waiver for 1224 Harbor Hills Drive as required in the Conditional Certificate of Compliance dated July 24, 2000; a Lot Line Adjustment resulting in two lots; and Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside the main building footprint located in the Hillside Design District.)

**(Fourth Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A LOT LINE ADJUSTMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND MODIFICATIONS.)**

**(4:04)**

Brian Nelson, Architect; Mike Gones, Engineer; and Jessica Grant, Case Planner, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The applicant has responded to the Board's concerns regarding the mass, and has created significant second story forms and shadow lines. 2) The majority of the Board supports the design and finds that the lot is buildable based on the following factors: a) The house is spread along and parallels the slope of the land; b) it is significantly dug in to the land; and c) approximately one quarter of the living floor area is almost in a basement condition. 3) Study using wood or lighter materials on the northwest elevation deck. 4) Provide a landscape plan to show compliance with the high fire area requirements. 5) Provide significant landscape and skyline trees to provide screening between the proposed new lot and the lot to the north. 6) The Board appreciates the use of the dark colors. 7) The Board's acceptance of the amount of structure is contingent on significant skyline trees and proper screening. 8) The applicant is to provide a landscape plan for Planning Commission review. 9) Fix the model to accurately reflect the project before returning to the Planning Commission.

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

**CONCEPT REVIEW - CONTINUED ITEM**

**3. 826 BATH ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-022  
 Application Number: MST2004-00747  
 Owner: Kevin Fewell  
 Applicant: Justin Van Mullem  
 Architect: On-Design Architects

(Proposal to demolish an existing 1,584 square foot one-story duplex, convert an existing 1,324 square foot single-family residence to a two-story 4,405 square foot three unit condominium with four covered parking spaces, and construct two 1,820 square foot two-story three-bedroom condominiums. Proposal will result in two-story 4,405 square foot three unit condominium, a 1,820 square foot condominium and a 1,820 square foot condominium on a 12,318 square foot lot. Proposal will require grading of 400 cubic yards of cut and fill.)

**(Second Concept Review.)**

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

**(4:27)**

Justin Van Mullem, Applicant; and Keith Nolan, present.

- Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board appreciates the site redesign, which provides more landscape and reorganization of the rear drive to Unit C. 2) The Board supports the modification request for a reduction in parking. 3) The Board appreciates the preservation of the one story bungalow. The redesign and break up of the roof forms are an improvement from the previous design. 4) The deck separation of the front unit to the middle building is successful. 5) Break up Unit A garage with two carriage doors. 6) The Board looks forward to organization of the trash enclosure. 7) Applicant is to provide photographs of the internal property line to ensure there are no privacy impacts. 8) The Board appreciates the use of high quality materials such as the stone wainscot. 9) There are minor concerns with the scale and fenestration. 10) Applicant is to provide a full landscape plan. 11) The preservation of the one story bungalow is consistent with the pattern of the street scape and the Board supports the addition of the second story. 12) Provide a Historic Structures Report as requested by the City Historian. 13) The Board appreciates the ribbon driveway and the paving patterns indicating pedestrian access. 14) Applicant to return with photo documentation of the existing gate, as there are some concerns with the use of the gate. .
- Action: Bartlett/Wienke, 6/0/0.

#### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **4. 230 STEARNS WHARF**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022  
Application Number: MST2004-00309  
Owner: City of Santa Barbara  
Applicant: Jerome White  
Architect: Jerome White

(Proposal for a new 140 square foot outdoor seating area with four tables and a new 20 square foot recycling enclosure at the Santa Barbara Shellfish Company located on Stearns Wharf.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF COASTAL DEVELOPMENT PERMIT AND RECOMMENDATION TO CALIFORNIA COASTAL COMMISSION.)**

**(4:52)**

Tom White, Owner; and Jerome White, Applicant, present.

- Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board supports the outdoor seating area. 2) The Board sees some difficulty with defining space, which could be resolved with snap shackled ropes or wood. The Board would support the elimination of defining space.
- Action: Wienke/Manson-Hing, 6/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****5. 1624 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-083  
Application Number: MST2004-00744  
Owner: Bruce Schmidt  
Architect: Eric Swenumson

(Proposal to construct a 3,515 square foot three story single family residence with an attached 440 square foot two car garage on a vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback.)

**(Third Concept Review.)**

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

Motion: Postponed one week at the applicant's request.  
Action: Bartlett/Wienke, 5/0/0.

**FINAL REVIEW****6. 221 SAN CLEMENTE** E-3/SD-3 Zone

Assessor's Parcel Number: 045-151-010  
Application Number: MST2003-00108  
Owner: Hans Miller  
Designer: Donna Moser

(Revised proposal for a 1,403 square foot two-story addition to an existing 806 square foot one-story residence on a 6,050 square foot lot. A 170 square foot addition to the existing garage is also proposed. The project size has been reduced by 237 square feet and an appeal of the project has been filed to the City Council.)

**(Appeal hearing held at City Council on July 27, 2004. Direction by Council given to Architectural Board of Review.)**

**(5:08)**

Donna Moser, Designer, present.

Motion: Continued indefinitely to the Consent Calendar for Final Approval with the following comments: 1) The shutters are not consistent with the window size. 2) The applicant has failed to submit the required documents for final approval. Full details are required for the eaves, rakes, windows, doors, and any other architectural details. 3) Restudy the chimney mass to eliminate the added extensions and push the firebox internal to the first floor. 4) Provide balcony and rail details. 5) The Board finds the proposed roof and the proposed colors are acceptable. 6) Return with a cut sheet for any proposed light fixtures.

Action: Wienke/Mudge, 5/1/0. Bartlett opposed.



**PRELIMINARY REVIEW****7. 223 W PEDREGOSA ST**

R-4 Zone

Assessor's Parcel Number: 027-021-002  
Application Number: MST2004-00152  
Owner: David Boylan  
Architect: Alex Pujo

(Proposal for three new two-story condominiums, each with an attached two-car garage. The proposal will amount to a total of 4,108 square feet for the three condominiums, which will be located on a 9,337 square foot lot. Project includes the demolition of the existing 1,068 single-family residence and an existing two-car garage.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 008-05.)****(5:43)**

Alex Pujo, Architect, present.

Public comment opened at 5:51p.m.

Chair Pierron read a letter submitted from Mark Keenan, neighbor, which stated that he is concerned with the size of the project and the outside living space.

Public comment closed at 5:52p.m.

Motion: Preliminary Approval of the project and continued indefinitely back to the Consent Calendar with the following conditions: 1) Study the location of the trash enclosure. 2) Study the balcony rails to break up the horizontal repetition of the pickets or study a wood balcony. 3) Study the front porch elevation to strengthen the vernacular language with wood posts and more of a veranda appeal. 4) Simplify the paving patterns and study using the ribbon driveway. 5) Study introducing a permeable swale in the driveway which would create more useable landscape space. 6) Provide chimney details.

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

**FINAL REVIEW****8. 416 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-271-020  
Application Number: MST2003-00069  
Owner: B & W Investments  
Architect: Don Pederson  
Applicant: Hal Bruington

(This is a revised project description. Proposal to demolish an existing 1,500 square foot, commercial building on a 9,000 square foot lot with an existing 2,950 net square foot commercial building at the rear. The proposal also includes three two-bedroom residential units totaling 3,970 net square feet over a new 1,029 net square foot commercial area and covered parking area. The building is proposed to be a three-story structure. A modification is requested to provide less than the required ten percent of open space for the lot.)

**(6:33)**

Richard Johnson, Agent, present.

- Motion: Final Approval and return back to the Consent Calendar with the following conditions:  
1) The Board appreciates the overall height reduction and looks forward to seeing the electrical plans and light fixtures. 2) The applicant shall return with the roof tile having a double starter course and the light gray bird stops shall be mortared.
- Action: Bartlett/Eichelberger, 5/1/0. Pierron opposed. LeCron, Christoff absent.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

9. **401 S HOPE AVE** E-3/P-D/SP-4/SD-2 Zone  
Assessor's Parcel Number: 051-240-018  
Application Number: MST2005-00091  
Owner: Cutter Properties, Ltd.  
Contractor: Lusardi Construction Co.

(Proposal to enclose existing 1,130 square foot display area for an existing 34,687 square foot car dealership and add two special elevated display areas in the display parking lot. The addition would require five additional parking spaces. Planning Commission review is required for Development Plan Approval.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR DEVELOPMENT PLAN APPROVAL AND A MODIFICATION.)**

**(6:46)**

Mike Lusardi, Contractor, present.

- Motion: Continued indefinitely with the following comments: 1) The Board will suspend comment on the modification request, however, if any additional parking is required there may not be any elimination of existing landscaping. 2) The Board does not support any net loss of landscaping. 3) The Board supports the circular feature display and finds it will add interest to the corner. 4) The Board understands the two raised car displays are a maximum of 1' 6" high and a maximum of 3' high at one point. 5) The Board does not support introduction of the Land Rover demonstration display as it eliminates landscaping. 6) The Board supports the enclosure of the veranda, but finds the glass needs to be further recessed within the column. 7) The Board does not support the architectural alterations of the curved entryway and aluminum panel tower and would like to see a better integration of client's identity and the building's landmark status. 8) Indicate the current proposal for signage on elevations. 9) Return with a roof plan and the missing elevations.
- Action: Wienke/Manson-Hing, 6/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****10. 906 GARCIA RD**

R-3 Zone

Assessor's Parcel Number: 029-252-001  
 Application Number: MST2004-00755  
 Owner: James Brett Harrison  
 Architect: Mark Wienke

(Proposal to demolish a detached 627 square foot garage and construct a 1,223 square foot addition to an existing one-story 1,037 square foot single family residence with an attached 526 square foot two car garage. The project will result in a two story 2,260 square foot single family residence with an attached 526 square foot garage on a 5,871 square foot lot located in the Hillside Design District.)

**(Third Concept Review.)**

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

**(7:13)**

Mark Wienke, Architect; and Brett and Mary Harrison, Owners, 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 at Consent. 3) The size, bulk and scale are acceptable. 4) The Board appreciates the elimination of the third story element creating one and two story mass based architecture. 5) Although the design is contemporary in character, the contemporary expression ties into some of the neighborhood's commercial scaled projects. 6) The Board appreciates the restudy of the proposal. 7) Restudy the sidewalk and parkway along Garcia Road to preserve the existing hedge. Suggestions are to use tree grates or flip the location of the parkway and sidewalk to preserve the mature hedge.

Action: Manson-Hing/Bartlett, 5/0/0. Wienke stepped down.

**CONCEPT REVIEW - CONTINUED ITEM****11. 1380 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-018  
 Application Number: MST2004-0087  
 Owner: Mark R. Boyd

(Proposal to add 295 square feet to the first floor, remove 32 square foot of the existing residence, add an 817 square foot second story, convert an existing 376 square foot garage into living space, and construct an attached 498 square foot two car garage. There is an existing one story 1,034 square foot single family residence on a 6,190 square foot lot located in the appealable jurisdiction of the Coastal Zone. The proposal will result in a two story 2,490 square foot single family residence with an attached 498 square foot two car garage.)

**(Second Concept Review.)**

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

**(7:30)**

Mark R. Boyd, Owner, present.

Public comment opened at 7:39p.m.

Jesse Lieber, neighbor, stated that the project seems very large and "ambitious". He would like the square footage to be verified. If the parking is in the back, the neighbors will hear the noise of the cars in the early morning. Mr. Lieber also stated that the project will impact the neighborhood.

Public comment closed at 7:41p.m.

Straw vote: Does the Board support the 10' high garage door? 0/6.

Motion: Continued indefinitely with the following comments: 1) Applicant is to return with accurate documentation of elevations and floor plan. 2) The proposal is still too aggressive for the .40 FAR's consistent with the neighborhood. 3) The Board does not support the volume over the garage. 4) The Board does not support the 10' high garage door. 5) The Board finds the driveway solution to be tolerable if the applicant looks at ways to curve the front entrance to allow for more planting on the west side and to preserve the existing palm trees. 6) Refer to the Santa Barbara Design Guidelines for more traditional architectural detailing.

Action: Wienke/Manson-Hing, 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.)**

Final Approval of the Review After Final as submitted.

**REVIEW AFTER FINAL****B. 3475 MARINA DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-022-003  
Application Number: MST2000-00300  
Owner: Stephen & Marianne Blick  
Architect: Karl Eberhard  
Landscape Architect: Sam Maphis

(Proposal to construct a new 5,520 square foot, one-story residence with an attached three-car garage, new swimming pool and tennis court on a vacant 58,830 square foot lot.)

**(Review After Final for changes consisting of lowering the house two feet relative to the grade and a garden wall along the west property line.)**

Final Approval of the Review After Final as submitted.

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

E-3 Zone

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

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

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

Continued indefinitely due to the applicant's absence.

**CONTINUED ITEM****D. 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.)

Final Approval of the project as submitted.

**FINAL REVIEW****E. 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.)

Continued indefinitely to the Modification Hearing officer with the following comments: 1) The Board supports a modification request for a two foot encroachment into the three foot interior yard setback for uncovered parking in the R-2 Zone. 2) If the proposed parking configuration accommodates preserving an existing tree in the front yard, provide a tree grate. 3) Utilize permeable paving for the uncovered parking area to minimize the impact of additional water runoff into the public alley.

**NEW ITEM****F. 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 NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)**

Continued two weeks to the Consent Calendar with the following comments: 1) Provide photo documentation of the south elevation. 2) Return with all proposed paint, material, and firebox details. 3) Relocate the posts for the trellis on the South Elevation out of the front yard setback. The trellis eaves can encroach 2' into the front yard setback.

**NEW ITEM****G. 2234 DE LA VINA ST** R-4 Zone

Assessor's Parcel Number: 025-183-001  
Application Number: MST2005-00092  
Owner: Jack S. Haddad & Nuha Haddad  
Contractor: Zack Moran P.W. Environmental

(Proposal to construct a soil and groundwater remediation system consisting of two fenced compounds. Temporary system will extract and treat groundwater and soil vapors at noise levels less than 60 dba.)

Continued indefinitely to the Consent Calendar with the following comments: 1) Consult the Transportation Department regarding issues with the traffic view concerns along the eastern property line. 2) Provide plans or building permits for the temporary flower vendor structure located in the front and interior yard setback. 3) Provide photo documentation showing all junk and cars relocated out of the interior yard setback. 4) Resolve any outstanding enforcement violations on the property before returning to Design Review.

### **NEW ITEM**

**H. 1435 SYCAMORE CANYON RD** A-1 Zone

Assessor's Parcel Number: 019-320-019  
Application Number: MST2005-00108  
Owner: Daniel Gibbings

(Proposal to legalize a 109 square foot "as-built" covered deck on an acre lot located in the Hillside Design District.)

Continued indefinitely with the comment that the applicant is to return with a design in compliance with the High Fire Landscape Design Guidelines.

### **NEW ITEM**

**I. 1445 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 029-060-009  
Application Number: MST2005-00116  
Owner: Stephen R. Newman, Trust 10/15/92  
Architect: Vadim Hsu

(Proposal to construct new walkways, landscaping, a 182 square foot porch cover and a built-in BBQ on the rear porch. There is an existing 2,368 square foot single family residence on a 0.54 acre lot located in the Hillside Design District.)

Final Approval of the project as submitted 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.

### **NEW ITEM**

**J. 802 CAMINO VIEJO RD** A-2 Zone

Assessor's Parcel Number: 015-060-013  
Application Number: MST2005-00121  
Owner: Victor Haluska

(Proposal to install a garden wall at rear of property and install a gravel driveway on a 0.65 acre lot located in the Hillside Design District.)

### **(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

Final Approval of the project 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****K. 3938 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-016  
Application Number: MST2005-00131  
Owner: Douglas W. & Patricia E. Aiken  
Architect: R. Johnson

(Proposal to re-stripe parking lot to include 40 parking spaces, construct a 42" stucco wall with landscaping and anew elevator to an existing 10,000 square foot commercial building.)

Continued one week with the following comments: 1) Return with accurate elevations showing the appropriate height for the elevator shaft. 2) Verify location of the elevator equipment room. 3) Return with full landscaping details. 4) Consult the Transportation Department regarding a different driveway configuration that provides more landscaping, but still provides the vehicular access requirements.

**NEW ITEM****L. 207 NORTHRIDGE RD**

A-1 Zone

Assessor's Parcel Number: 055-120-009  
Application Number: MST2005-00134  
Owner: Nelson Tharp  
Applicant: Brian Tharp

(Proposal to legalize an attached 130 square foot "as-built" storage shed addition at the rear of the existing garage. There is an existing 2,400 square foot single family residence located on a 0.7 acre lot.)

Final Approval as submitted of the "as-built" storage shed.

**\*\* MEETING ADJOURNED AT 8:15 P.M. \*\***