



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 21, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:36 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, 4:34p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Present, 3:20p.m., out at 4:31p.m.
 DERRIK EICHELBERGER, Present, 6:07p.m., out at 9:24p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present, 3:36p.m., out at 6:07p.m.
 RANDY MUDGE, Present, 4:31p.m.
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Present, 6:17p.m., out at 8:44p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 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 17, 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 14, 2005.

Motion: Table all items of general business to the last item of the Agenda.

Action: LeCron/Christoff, 4/0/0.

Motion: Re-open general business.

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

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 14, 2005, with corrections.

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

C. Consent Calendar.

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

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

E. Subcommittee Reports.

Christine Pierron stated that she attended the Airport Terminal Subcommittee and the meeting included various issues, one being if the new terminal should be one or two stories. Overall, the committee prefers a combination of a one and two story terminal. The proposal will also include jet way attachments. The attempt will be to preserve the quality of the Santa Barbara charm.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM

1. **320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Architect: Brian Cearnal
Architect: Erich Burkhart

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project requires Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Concept Review is requested for the Helipad, temporary MRI trailer relocation and construction fencing.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR DEVELOPMENT PLAN APPROVAL FINDINGS, AND CITY COUNCIL APPROVAL OF SPECIFIC PLAN, DEVELOPMENT AGREEMENT AND STREET ABANDONMENT.)

(3:37)

Erich Burkhart, Architect; Scott Allen, Agent; Issac Romero, Agent; and Irma Unzueta, Case Planner; present.

Staff Comment: Irma Unzueta clarified for the board members that there will be a construction plan implemented which will provide the parking logistics which will be reviewed by the Transportation Department. The plan will indicate what streets will be closed and will show alternative routes during construction of the project.

- Motion: As to the helipad: Continued indefinitely with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board is comfortable with the location of the helipad, as it is internal to the site and there is limited visibility. 3) The materials and detailing are to match the contemporary elements of the proposed building. As to the MRI trailer location: Continued indefinitely and back to the Consent Calendar with the following comments: 1) The project is ready for Final Approval. 2) The Board is comfortable with the proposed temporary fence location for the trailer. As to the construction fencing surrounding the power plant building: Continued indefinitely and back to the Consent Calendar with the following comments: 1) The project is ready for Final Approval. 2) Provide darker color tones with accent band detail. 3) Implement an anti-graffiti plan. 4) Study ways to add view access breaks in fence.
- Action: Bartlett/LeCron, 4/0/0.

CONCEPT REVIEW - CONTINUED ITEM

2. **1706 LA VISTA DEL OCEANO LN** E-1 Zone
 Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00021
 Owner: King Heirs, LLC.
 Owner: The Mesa at Santa Barbara, LLC.
 Agent: Brent Daniels
 Architect: Zehren and Associates

(Lot 5: Proposal to construct a 3,525 square foot single family residence with a 750 square foot two-car garage on a 45,064 square foot lot in the Hillside Design District.)

(Second Concept Review Since Planning Commission Approval.)

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

(4:18)

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

- Motion: Continued indefinitely with the following comments: 1) The current design has been significantly altered from the previous design presented in the last ABR review. 2) The Board appreciates the applicant's efforts to maximize the landscaping, however, the increased landscape space between the buildings is forcing the mass to clump together. 3) The current design is problematic with respect to the Hillside Design Guidelines. The building needs to be broken down into smaller pieces of architecture. 4) Reintroduce the design of the shed roof form on the west elevations which will help to soften the mass of building. 5) Study ways to eliminate or soften the additional deck area on the west side, as it adds to the size, bulk and scale. 6) Provide clear documentation of the height of the site walls. 7) Study ways to create more natural grading to the existing slope. 8) The use of stone is appreciated by the Board, however, the amount of stone should be reduced because it adds to the apparent size of the house. 9) The previous design had more solid wall mass which appeared more grounded. 10) The forms and detailing is creating a campus setting with the other proposed homes in the same subdivision, and the Board looks forward to seeing the architecture of the homes refined to create more unique identities. 11) The Board does not support the cupola.
- Action : Pierron/Manson-Hing or LeCron, 5/0/0.

PRELIMINARY REVIEW3. **1708 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00022

Owner: King Heirs, LLC.

Owner: The Mesa at Santa Barbara, LLC.

Agent: Brent Daniels

Architect: Zehren and Associates

(LOT 6 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, which was created by a series of deed conveyances that began in 1929 and was completed in the late 1950s. On June 7, 1979, the Planning Commission deemed this subdivision illegal and all undeveloped lots and property owners within this subdivision received Notices of Violation, which were recorded in the official Record. In effort to remedy these violations, the proposed project 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. 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. The overall landscape plan and fencing plan for six lots will also be reviewed.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 53A-04.)

(5:05)

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

Motion: As to the architecture: Continued indefinitely with the following comments: 1) Most of the Board finds the prior design successful. 2) The east elevation breaking of the shed roof forms has been successful. 3) The project should still retain the original design and farm house quality. 4) The plate heights still need to be reduced; especially at the master bedroom, which needs to be reduced 1 1/2 to 2 feet. 5) The applicant can bring back the shed roof design at the master bedroom deck, but the Board is not accepting it is a mitigating measure until the new design is presented. 6) The detailing of the shed roof forms appear too contemporary. 7) Introduction of a lighter wood and plaster forms would be more successful. 8) The two story volume is successful. Although it adds mass to the architecture, it adds presence to west elevation. 9) The materials and colors acceptable.

Action: Pierron/Mudge, 3/2/0. Manson-Hing, Le Cron opposed.

Lori Romano, Landscape Architect; Mark Lloyd, Agent; Brent Daniels, Agent; David Lane, Architect; Louis Robinson, Architect; and Jessica Grant, Case Planner; present.

Motion: As to the landscaping: Preliminary Approval and continued indefinitely with the following comments: 1) Increase to the maximum extent more trees, especially at the southerly slope. 2) Provide the maximum amount of trees possible and more oak trees in addition to the existing trees. 3) Replace the New Zealand trees with more substantial trees on the lower slope.

Action: Mudge/Pierron, 5/0/0. Wienke, Christoff, Eichelberger absent.

Lori Romano, Landscape Architect; Mark Lloyd, Agent; Brent Daniels, Agent; David Zehren, Architect; Louis Robinson, Architect; and Jessica Grant, Case Planner; present.

Public comment opened at 5:56p.m.

Ben Short, neighbor stated that the size of the five foot chain link fence is excessive.

Public comment closed at 5:57p.m.

Motion: As to the fencing: Continued indefinitely with the following comments: 1) Restudy material for the perimeter fence to provide a more natural rustic material. 2) Reduce the length of plaster and stone walls between the lots. 3) The transition of materials are to blend with the fencing. 4) Minimize the plaster walls. 5) Provide photo documentation of the neighbor to the south west. 6) Consider a higher quality material and metal pickets.

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

CONCEPT REVIEW - CONTINUED ITEM

4. 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.)

(6:07)

Eric Swenumson, Designer; and Bruce Schmidt, Owner; present.

- Motion: Continued indefinitely with the following comments: 1) The Board appreciates the applicant's effort and finds the project is generally moving in the right direction. 2) Study integrating the main lower floors of the house into the enclosed space under the garage. 3) The Board would like to see the cascading effect of the house retreat and pulled uphill to reduce the apparent hillside massing. 4) The revision to the balconies are an improvement. 5) Restudy and continue the covered roof terraced elements. 6) The Board appreciates the relocation of the living space closer to the street. 7) Restudy the finished floor elevations relative to the natural grade. 8) Return with proposed site walls and all grading. 9) The Board appreciates the articulation of the overhangs.
- Action: Pierron/LeCron, 5/0/0.

THE BOARD RECESSED FROM 6:20P.M. UNTIL 7:20P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. **2544 FOOTHILL LN** A-1 Zone
Assessor's Parcel Number: 021-110-026
Application Number: MST2005-00124
Owner: Dean S. Janoff & Suzanne E. Rapley Trust
Applicant: Adapt Design Studio Inc.

(This is a revised notice. Proposal to construct a 644 square foot detached, one-story, accessory building on a 2.8 acre lot located in the Hillside Design District. A Modification is requested for a detached accessory space in excess of 500 square feet.)

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

(7:07)

Tracy Rapley, Applicant; and Suzanne Janoff, Owner; present.

- Motion: Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) The Board finds there are no aesthetic issues. 2) Provide documentation showing that the skylights will not be visible from Foothill Lane. 3) Provide accurately scaled drawings and photo documentation of the as-built decks. 4) Provide documentation of any proposed grading on the plans.
- Action: Pierron/LeCron, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. **308 S VOLUNTARIO ST** R-3 Zone
Assessor's Parcel Number: 017-281-003
Application Number: MST2005-00130
Owner: John Lyon
Architect: Brian Anuskewicz

(Proposal to construct a 4,153 square foot addition at the rear of the existing 1,171 square foot, one-story residence, and construct a 2,096 square foot, two-story structure at the rear of the 11,250 square foot lot. The proposal will result in 7,420 square feet of development resulting in 2 duplexes including 4 two-car garages.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:19)

Brian Anuskewicz, Architect; and John Lyon, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The Board is supportive of the project's site plan due to the parcel's large depth dimension. 2) The Board has some concerns with the aggressiveness of the four unit project given there are 17 bedrooms and eight parking spaces proposed. 3) Study providing storage and guest parking. 4) Reorganize the private outdoor living spaces especially that of unit 2. 5) Provide a variation of the continuous cantilever on west elevation of unit 2. 6) Provide a full landscape plan that minimizes the amount of hardscape. 7) Add a street tree along Voluntario Street as mitigation for the removed oak tree. 8) Provide proposed amenities for street improvements. 9) The Board appreciates saving the existing one story dwelling. 10) Study the height issues associated with unit 1's design. 11) Provide additional photo documentation of the adjacent neighbors to ensure neighborhood compatibility and no privacy issues.

Action: Eichelberger/Mudge, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1397 SANTA TERESITA DR

A-1 Zone

Assessor's Parcel Number: 055-141-008
Application Number: MST2005-00122
Owner: Najera Family Trust 3/6/00
Architect: Richard Johnson

(Proposed 1,900 square foot barn on 1.5 acre residential lot. There is an existing 3,000 square foot residence with attached two-car garage and 70 square foot detached accessory building on the property. There is a 120 square foot accessory building on an adjacent 2.5 acre parcel (APN 055-240-006) that is used in conjunction with this site. This property is located in the Hillside Design District. A Modification is requested to allow a detached accessory space to exceed 500 square feet.)

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

(7:44)

Richard Johnson, Architect, present.

Motion: Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) The Board is in support of the modification as it is technical in nature. 2) The project is ready for Preliminary Approval. 3) Provide the proposed roof material. In this case, the Board could generally prefer a shake or metal roof. 4) Return with proposed paint and color samples.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1009 DEL SOL AVE** R-2/SD-3 Zone

Assessor's Parcel Number: 045-074-001
Application Number: MST2005-00132
Owner: Shawn K. Dirksen
Architect: Karl Eberhard

(Proposal to demolish an existing 1,650 square foot residence and associated site improvements to construct a three-story, two unit condominium on a 6,000 square foot lot. The first unit will be 1,815 square feet and the second unit will be 1,557 square feet with two, two-car garages proposed. Planning Commission approval for a Coastal Development Permit and a Tentative Subdivision Map is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(7:54)

Karl Eberhard, Architect, present.

Public comment opened at 8:04p.m.

John Beardsmore, neighbor, stated that his main concern is that his ocean view will be lost and that there will be parking issues.

Vice-Chair Bartlett read a letter submitted by Shawn Dirksen, neighbor, which stated that condominiums will create added congestion in the already congested area.

Public comment closed at 8:08p.m.

Motion: Continued two weeks for the Board to conduct an informal site visit.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 15 S HOPE AVE** C-2/SD-2 Zone

Assessor's Parcel Number: 051-040-058
Application Number: MST2004-00594
Owner: Richard & Sharon Hooper
Agent: Suzanne Elledge Permit Processing
Applicant: Pete Richards
Architect: Dave Jones

(The project size and unit count has been revised. Revised proposal to demolish a commercial structure and construct a three-story, sixteen unit condominium project with a 10,780 square foot (gross) parking garage. The project will result in 24,164 square feet (gross) of residential living area on a 35,619 square foot lot. A Modification is requested for the encroachments into the front and interior yard setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES AN ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL AND A MODIFICATION.)

(8:13)

Dave Jones, Architect, present.

Public comment opened at 8:23p.m.

Mr. Paul Hernadi, submitted a letter on behalf of the Hitchcock Ranch Homeowner's Association, which was also endorsed by the Citizen Planning Association's Land Use Committee. Both of the Homeowner's Associations would like the ABR to deny the modification request as it relates to the westerly front and the north side of the new building, as well as the 25' setback from the Arroyo Burro creek. In addition, there are concerns with the proposed parking arrangements as follows: a) would sufficient visibility be ensured to permit safe pedestrian passage? and; b) will the additional vehicular traffic be accommodated sufficiently?

Jim Kahan, neighbor, stated that the modifications are not appropriate and that an environmental analysis should be completed.

Public comment closed at 8:34p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The Board is comfortable with the size, bulk and scale, given the location in a commercial zone and its adjacency to mixed use projects. 2) The Board supports the project as only residential units. However, the Board feels adding a commercial element to the project would be more appropriate because most of the modifications are required due to the project consisting of 100% residential development. A commercial element would alleviate most of the modifications. 3) The Board is supportive of the modification request for the side yard encroachment 4) The Board is supportive of the modification request for the solar setback. 5) The Board is concerned with the front yard modification because of the aesthetic impacts caused by the uncovered parking spaces within the front yard. 6) The architectural style and design is generally acceptable. 7) There are some privacy concerns relative to the third floor decks. 8) The portion of the parcel that extends to State Street should be utilized for something other than trash and fire access. The Board would like to see landscaping or a pedestrian link to State Street. 9) There is some concern with the upper level roof deck architecture. 10) The Board requests guidance from the Planning Commission regarding residential development in commercial zones and the supportability of the Upper State Street setback encroachment request.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

10. 2032 MODOC RD

R-3 Zone

Assessor's Parcel Number: 043-091-011
 Application Number: MST2005-00115
 Owner: Laurel Foster
 Architect: James Zimmerman

(Proposal for a 60 square foot addition to 1,078 square foot, one-story residence, the demolition of the existing 420 square foot garage, and the construction of an 860 square foot, two-story addition on a 6,195 square foot lot. The two-story addition includes a 427 square foot garage, with a 433 square foot residential unit above. The proposal includes the addition of one uncovered parking space at the front of the lot.)

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

(9:00)

James Zimmerman, Architect; and Tom and Laurel Foster, Owners; present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Board supports the proposal and finds the addition is modest. 2) The Board is comfortable with the architecture. 3) The fourth parking stall located in the front needs to be outside of the front yard setback or eliminated. 4) The proposed fence in the front yard needs to be moved back off the street and reduced to a maximum height of 3.5'. 5) Reduce the width of the driveway and study opportunities to introduce a ribbon driveway or additional landscaping wherever possible. 6) The Board supports the uncovered parking space interior and rear yard encroachment.

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

CONCEPT REVIEW - CONTINUED ITEM

11. **401 W DE LA GUERRA ST**

R-4 Zone

Assessor's Parcel Number: 037-071-007

Application Number: MST2004-00537

Owner: Steve Mort and Dave Karschner

Applicant: Steve Mori

Architect: Ron Henn

(Proposal to construct two detached units with a total proposed 4,262 square feet of habitable space on a 5,015 square foot vacant lot. The proposal consists of a 1,675 square foot two-story unit and a 1,747 square foot two-story unit, each with an attached 420 square foot garage.)

(Second Concept Review.)

(9:24)

Ron Henn, Architect; Steve Mori and Dave Karschner, Owners; present.

Public comment opened at 9:32p.m.

Gary Mosel, neighbor, stated there are no front porches, the driveway is 10-feet to the garage and the style of the project is not consistent with the Victorian architectural styles common to the neighborhood.

Public comment closed at 9:35p.m.

Motion: Continued indefinitely with the following comments: 1) The proposal has not significantly addressed the prior concerns of the Board. 2) The Board is concerned with the boxy, two story nature of the proposal. 3) Restudy the roof forms to maintain the one story bungalow style of the neighborhood. One Board member does not support the Spanish style. If a Spanish style is proposed it must be a bungalow style with one story elements. 4) The Board expects the proposal to be significantly altered to address the Board's concerns. 5) The Board understands the Transportation Department's concerns with the 10-foot driveway, and the site plan should change as a result of the concerns. 6) The Board sees opportunity to use the entry of the units to provide more pedestrian charm and access.

Action: Pierron/Mudge, 4/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 833 E ANAPAMU ST R-3 Zone**

Assessor's Parcel Number: 029-201-002
Application Number: MST2003-00235
Owner: Eric Peterson
Designer: Sophie Calvin

(Proposal to construct a new, 1,359 square foot, two-story, attached, residential unit to an existing, 1,046 square foot, one-story residence. The project includes the construction of two, two-car garages on a 5,965 square foot lot, located in the Hillside Design District. The existing, 452 square foot, two-car garage is proposed to be demolished.)

(Review After Final for changes consisting of the removal of a wall fountain on the south elevation.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL**B. 3408 MADRONA DR E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-321-008
Application Number: MST2003-00768
Owner: Rhett & Candy Hedrick
Architect: Rex Ruskauff

(Proposal for an 823 square foot first-floor addition and a new 1,282 square foot second-story addition to an existing 1,064 square foot one-story residence with an attached 399 square foot garage on a 9,100 square foot lot.)

(Review After Final for changes consisting of a color change of windows & French door, two new windows and a circular oak front door with wrought iron detailing.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**C. 27 E COTA ST C-M Zone**

Assessor's Parcel Number: 037-132-033
Application Number: MST2003-00777
Owner: The Lyon Building
Architect: Kirk Gradin

(The proposal is separated into two phases. Phase A includes a new stair tower, elevator shaft, facade changes along the west elevation of the one-story loading dock (walls and doors are to be constructed within the existing loading bays), and new windows in the five-story tower. Phase B involves interior changes to allow, through approval of a Conditional Use Permit, the Brooks Institute of Photography to occupy approximately 28,036 square feet of the existing building for classroom and lab uses. The second floor and a portion of the first floor would continue to be used by existing tenants.)

(Final Review is requested for the parking lot landscaping and an exterior color.)

Final Approval of the project as submitted.

FINAL REVIEW**D. 735 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-121-018
Application Number: MST2004-00427
Owner: John Kelly
Architect: Design Group
Applicant: Steven Hartmann
Applicant: Raymond Appleton

(Proposal for a new 528 square foot office, a 100 square foot metal storage structure, an attached 49 square foot deck, and two additional accessory structures including a 197 square foot auto waxing tent and a shaded 28 square foot rest area.)

Final Approval as noted on sheet A.1 and with the comment that the tawny copper color is acceptable, but it is recommended to darken the tawny copper by adding 20% black.

FINAL REVIEW**E. 724 W MICHELTORENA ST**

R-2 Zone

Assessor's Parcel Number: 043-244-009
Application Number: MST2004-00542
Owner: Zacarias A. Gonzalez
Architect: Armando Arias

(Proposal to demolish an existing 457 square foot garage and construct a 511 square foot accessory dwelling unit on top of a 550 square foot two-car carport. There is an existing 978 square foot single family residence on a 5,748 square foot lot.)

Continued indefinitely due to the applicant's absence.

FINAL REVIEW**F. 2540 CLIFF DR (LOT 2)**

E-3 Zone

Assessor's Parcel Number: 041-230-002
Application Number: MST2004-00569
Applicant: Patrick Pouler
Owner: Dan Clause

(Proposal to construct a two-story 2,597 square foot single family residence with an attached 425 square foot garage and a 400 square foot attached secondary dwelling unit on a newly created 8,433 square foot lot. Access is through an easement across an adjacent parcel on Cliff Drive.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 042-03.)

Final Approval of the colors, lights and architectural details with the condition to return back to the Consent Calendar for landscaping with the following comments: 1) Cliff Drive frontage should create a better transition from planted vegetation to native landscaping with more variety. 2) Return with accurate plans calling out all proposed hardscape.

FINAL REVIEW**G. 2540 CLIFF DR (LOT 3)**

E-3 Zone

Assessor's Parcel Number: 041-230-002
Application Number: MST2004-00570
Owner: John Genivra Vangordon
Owner: Dan Clause
Owner: Bill Forker
Owner: John Becker
Architect: Patrick Pouler

(Proposal to construct a 2,486 square foot single family residence with an attached 425 square foot garage on a newly created 9,488 square foot lot. Access is through an easement across an adjacent parcel.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 042-03.)

Final Approval of the project as submitted.

FINAL REVIEW**H. 601 FIRESTONE RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2004-00778
Owner: City of Santa Barbara
Applicant: Leif Reynolds
Applicant: Leif Reynolds

(Replace existing drainage pipes for airport storm drain network 1, 3, 5 & 6. The project will also include storm drain outlet headwalls and the replacement of non-native vegetation with native vegetation.)

Final Approval of the project as submitted.

FINAL REVIEW**I. 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.)

(Final Review is requested.)

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.

CONTINUED ITEM**J. 1435 SYCAMORE CANYON RD** A-1 Zone

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

(Proposal to legalize a 109 square foot "as-built" covered deck, stairs and concrete slab located in the Hillside Design District.)

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

Continued two weeks to the Full Board with the condition that the applicant return with accurate photo documentation.

CONTINUED 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.)

Postponed one week at the applicant's request.

NEW ITEM**L. 519 GARDEN ST** C-M Zone

Assessor's Parcel Number: 031-202-008
Application Number: MST2005-00146
Owner: Hans K. Betzholtz & Elaine Levasser
Applicant: Elaine Levasseur
Business Name: Hi Fi Club
Designer: Fusion, Inc.

(Proposal to remove existing front porch and restore the original front entry with some minor landscaping. Proposal will also include repairing the stucco associated with BLD2005-00178 to matching building's existing stucco.)

Final Approval of the project with the condition to include a planting radius from the northern corner of the building to the side of the building.

NEW ITEM**M. 929 ALSTON RD**

A-2 Zone

Assessor's Parcel Number: 015-174-004
Application Number: MST2005-00148
Owner: Tarlow Family Trust, 2-8-01
Architect: Karl Eberhard

(Proposal to add a new fireplace and outdoor deck to a detached guest cottage on an acre lot with an existing single-family residence located in the Hillside Design District.)

Preliminary Approval of the project as submitted with comment 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 a two-week continuance to the Consent Calendar for details.

NEW ITEM**N. 3735 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-590-033
Application Number: MST2005-00151
Business Name: Educated Car Wash
Architect: Doug Reeves

(Proposal to replace the roof and underground fuel tanks at an existing car wash on a 19,580 square foot lot. Proposal will also include the addition of 121 square feet to a 2,135 square foot main building for ADA compliant restrooms. Proposal will also include the replacement of the existing fuel stations with new stainless steel fuel stations.)

Final Approval of the project with the condition that the fuel stations shall be stainless steel.

**** MEETING ADJOURNED AT 9:45 P.M. ****