



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW AMENDED MINUTES

Monday, April 4, 2005 **CITY HALL COUNCIL CHAMBERS 735 ANACAPA STREET** **3:08 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present, out at 5:44p.m., back at 6:22p.m., out at 7:13p.m., back at 7:31p.m.
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Absent
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Absent
 RANDY MUDGE, Present
 MARK WIENKE, Present, 3:08p.m.

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 4:46p.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	<u>Master Application & 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 folded 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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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 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 31, 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 28, 2005.

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

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of landscaping for Item H, reviewed by Randy Mudge.

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

Motion: Continue Item G, 716 Juanita Avenue to the Full Board.

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Mr. Sullivan announced the following changes to the agenda:**

- a) Item 3, 302 Meigs Road has been continued indefinitely at the applicant's request.
- b) Item 12, 2930 Lomita Road has been continued indefinitely at the applicant's request.
- c) Item 13, 1435 Sycamore Canyon Road has been continued one week at the applicant's request.
- d) Item G, 716 Juanita Avenue, from the Consent Calendar was referred to the Full Board and will be heard in place of Item 12.

Motion: Continue Item 3, 302 Meigs Road and Item 12, 2930 Lomita Road indefinitely at the applicant's request; Continue Item 13, 1435 Sycamore Canyon Road, one week at the applicant's request; and hear Item G of the Consent Calendar in place of Item 12.

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

2. Mr. Sullivan also announced that Derrik Eichelberger, Stephanie Christoff and Christopher Manson-Hing would be absent from tonight's meeting.
3. Bruce Bartlett stated he would be stepping down for Items 7 and 9.
4. Chair Pierron requested site visits which are stated in the Agenda to be highlighted in bold and to include a map with directions to the site for the Board members.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the Advisory Group workshop last week regarding the Mayor's State of the City Address, wherein various topics were discussed, including health of the City. Steve Wiley, City Attorney, also presented an overview of the Brown Act. Mr. Bartlett attended the Neighborhood Preservation Ordinance Subcommittee meeting and there was a discussion pertaining to FAR's, which will be presented at an open meeting to the public scheduled for Saturday, April 16, 2005.

F. Possible Ordinance Violations.

No possible violations.

CONCEPT REVIEW - NEW ITEM

1. **500 W CARRILLO**

Assessor's Parcel Number: 039-261-RW
Application Number: MST2005-00193
Owner: California Department of Transportation
Applicant: Yvonne Hoffman
Architect: Wendy Ohalloran

(Proposal to improve operations at the Carrillo interchange by changing the signal phasing to allow for simultaneous left and right hand turns onto the northbound on-ramp, widening the on-ramp to two lanes, and installing ramp meter equipment to regulate traffic onto the freeway. A retaining wall would be constructed between the on-ramp and the Mission Creek flood control channel to accommodate the additional on-ramp lane. The wall would be set back 10 to 15 feet from the channel, at its closest point.)

(COMMENTS ONLY; THIS IS A COURTESY REVIEW.)

(3:23)

Peter New, Landscape Architect, Cal-Trans; and Rob Dayton, Supervising Transportation Planner; present.

This is a courtesy review with comments only:

1) The Board understands the need to widen the northbound on-ramp; however, the Carrillo intersection is seen as a "Gateway experience" to Santa Barbara. The current proposal is diminishing in the quality of that experience with the loss of significant trees. 2) The Board has suggested re-enhancing the landscape quality by finding opportunities to mitigate and reintroduce large scale trees on the east side of Mission Creek and at the southerly corner of intersection. 3) The Board is concerned with the section of retaining wall as seen from the east side, which is the tallest section. This area has the least amount of landscape and more trees should be added. 4) The Board understands the sensibility of the wall being a retaining wall, yet the architecture should include buttress elements, sandstone finish, canted walls or other retaining wall elements commonly found in Santa Barbara. 5) Large scale box trees should be included at the corner of Carrillo at the northbound ramp. 6) The Board does not find the proposed wall relief in Option B as presented by Cal-Trans the solution. 7) Provide additional photos of the project site as seen from the City parking. 8) Landscaping alternatives to the ficus repens would include tall upright landscaping such as cape honeysuckle or lavender starflower.

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

IN-PROGRESS REVIEW

2. 2109 CLIFF DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-083-007

Application Number: MST2002-00434

Owner: Cliff Drive, LLC

Designer: Peter Haddad

(Proposal to rezone a 15,228 square foot lot from E-3 to R-2; remove the existing 1,100 square foot, single-family residence and non-conforming garage; and construct multiple residential units. The project includes construction of five two story residential units with attached garages. The project consists of two approximately 2,400 square foot market rate units and three 1,300 square foot affordable middle income units. Modifications are requested to encroach into the required front yard setback, construct a six foot tall wall within the front yard setback, reduce the required open space and for bonus density. Review of the apparent massing and architectural detailing is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 044-04, CALIFORNIA COASTAL COMMISSION CERTIFICATION OF THE COASTAL PLAN AMENDMENT AND ZONING MAP AMENDMENT.)

(4:02)

Rick Jeffrey, Owner; and Carol Gross, Landscape Architect; present.

Motion: Continued two weeks with the following comments: 1) Return with a landscape plan. 2) Prior comments regarding landscape, fencing, and vegetation in front of the retaining wall will be reviewed with the landscape plan. 3) Provide a composite elevation as seen from Cliff Drive to include fencing and landscaping. 4) Provide a grading plan and additional information on site sections. 5) Simplify and reduce the amount of materials on the exterior elevations.

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

CONCEPT REVIEW - NEW ITEM**3. 302 MEIGS RD**

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

Assessor's Parcel Number: 045-013-005
Application Number: MST2005-00168
Owner: Jeffrey B. Panosian
Architect: Toyo Okamoto
Agent: Michelle Jackson

(Proposal to construct an open, canvas roof structure for an "open-air/outdoor" flower sales. The project includes relocation of existing decorative light poles. Roll down open metal security gates is also proposed to secure the outdoor area.)

Motion: Continued indefinitely at the applicant's request.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 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.)

(An informal site visit was requested by board members.)

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

(4:46)

Karl Eberhard, Architect; and Shawn Dirksen, Owner; present.

Public comment opened at 4:48p.m.

John Beardsmore, neighbor, stated that he walked through the neighborhood and noticed that most of the houses are two stories in nature. Mr. Beardsmore believes that the contour of most of the buildings in the neighborhood work with the slope of the hill.

Bob McKinley, neighbor, stated that the size, scope and scale is too large. The project does not appear to be a single family residence as it should be. Mr. McKinley is also concerned that there will not be enough parking.

Public comment closed at 4:53p.m.

- Motion: Continued one week with the following comments: 1) The Board appreciates that the neighborhood is a large scaled neighborhood with mostly two story structures, however, a three story building is out of character in size. 2) Although the project lot is small, the Board recommends a two story building, as it would be consistent with the neighborhood.
- Action: Wienke/Bartlett, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM

5. **308 PALM AVE**

M-1 Zone

Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Owner: Jaya & Erin Lozano
Applicant: Hfp Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. Proposal will also minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. A Development Plan Approval is requested to allocate the square footage for the non-residential addition.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

(4:58)

Jaya Lozano; Owner and Joe Ewing, Architect; present.

- Motion: Continued indefinitely with the following comments: 1) The architecture is acceptable. 2) Restudy the roof drain scupper design on the south elevation by eliminating them or by enhancing the architecture. 3) Verify that the proposed windows on the north and east property lines are allowable by the Building and Safety Division and do not have any code restrictions. If they are not allowed, provide other architectural detail. 4) The Board is not in favor of false plaster recesses that look like windows. 5) The Board does not support the protrusion of the plaster parapet wall to create signage. 6) Improve the planter strips with more landscaping. 7) Contact the City Arborist to determine if trees can be planted. 8) Investigate if off-site drainage is allowed. The following comments are carried forward from the prior motion: 9) The Board is concerned with the site screening as proposed. The high visibility of the storage bins and equipment need better screening than the proposed six-foot high chain link fence. Provide a solid plaster wall to hide the use. 10) The off ramp is a gateway to the City and the quality of the project is a significant concern to the Board.
- Action: Bartlett/Wienke, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**6. 2528 ORELLA ST** R-3 Zone

Assessor's Parcel Number: 025-022-022
Application Number: MST2004-00760
Owner: Laird & Lenis Riffle
Applicant: Eric Swenumson

(Proposal to demolish a 314 square foot garage and construct a two-story 899 square foot residential unit, a two-story 1,102 square foot residential unit, an attached 241 square foot one car garage and four uncovered parking spaces on a 6,440 square foot lot with an existing one-story 945 square foot residential unit. The project will result in three residential units totaling 2,946 square feet with one covered parking space and four uncovered parking spaces.)

(Second Concept Review.)

(5:25)

Stan Riffle, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board does not support the one car garage. 2) Using the public alley to provide access to parking is appropriate. 3) The Board is concerned with the second story massing and the amount of unused square footage. 4) Consider altering the program to reduce the required parking if possible.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 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.)

(5:35)

Kevin Dumain, Architect; and Dave Pintard, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Final Approval. 2) The applicant is to return with final details.

Action: LeCron/Wienke, 4/0/0. Bartlett stepped down.

THE BOARD RECESSED FROM 6:00P.M. TO 6:22P.M.

CONCEPT REVIEW - CONTINUED ITEM**8. 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.)

(6:22)

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

Public comment opened at 6:32p.m.

Brian Hershkowitz, property owner, read a letter which he submitted which addresses subsequent concerns to his previous letter dated March 7, 2005. There are three additional areas of concern. The first is a loss of privacy, as one of his bedrooms will be directly in the view of the project's windows. The second is that the natural grade does not accurately represent the existing grade of the lot. Mr. Hershkowitz would like to see a soils report. Lastly, the redesign is larger in square footage and is not proportional nor is it compatible with the neighborhood.

Chair Pierron read a letter submitted from Virginia Ramsey, property owner, which stated that she opposes the project because of the impact it will have on her property. The revised plans do not reflect the adverse consequences of the adjacent properties. Ms. Ramsey also made reference that escrow was to close on March 17, 2005, but did not occur, subsequently Mr. Goodwin is not yet the legal owner of the property.

Miranda Field, neighbor, stated that the project is too large for the neighborhood. Her primary concern is how the large amounts of dirt would be moved without having an impact on the canyon.

Jeff Vinion, neighbor, stated that the project is too large for the neighborhood and he is concerned with how the large amounts of dirt would be moved without having an impact on the canyon.

Charles Boss, neighbor, stated that the project is too large for the neighborhood and that the neighborhood consists of smaller buildings. Mr. Boss would like to see view poles placed on the property and has requested to be placed on the project's mailing list to receive further notification of scheduled meetings.

Robert Gleason, neighbor, stated that he did not receive notice of the meeting.

John Hutchings, neighbor, stated that the project still appears too large and that the mass, bulk and scale is not compatible with the neighborhood. In addition, the project does not meet the guidelines of the Neighborhood Preservation Ordinance.

Public comment closed at 6:44p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the reduction of the project; however the square footage appears excessive. 2) The architecture includes significant under story volume that adds to the size, bulk and scale. Reduce or eliminate all under story volume. 3) The Board finds the apparent size, bulk and scale is inconsistent with the neighborhood and is concerned with the south downhill elevation. 4) The Board would like to see a building redesign that responds to the existing topography. 5) Suggestions include breaking down the scale of the architecture to help reduce the size, bulk and scale. 6) The Board could support the front yard modification if used to the advantage of the architecture. 7) The Board encourages a significant front yard encroachment of the garage. The intent is to allow for a significant stepping down and a modulation of the architecture. 8) The Board understands and supports the desires of deck space, yet feels the decks are adding to the size, bulk and scale on the south elevation. 9) Some Board members are concerned that the rotunda adds unnecessary size to the proposal. 10) Study the driveway to reduce the amount of fill. 11) The Board will be requesting story poles upon further review of the project.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. **102 VIA TUSA**

A-1 Zone

Assessor's Parcel Number: 055-240-003
 Application Number: MST2005-00159
 Owner: Robert Bartlett
 Applicant: Robert Bartlett

(Proposal for an 888 square foot, two-story addition (cabana/studio) to the rear of the attached 1,055 square foot garage of an existing 3,617 square foot, residence located on a 2.4 acre lot located in the Hillside Design District. The proposal includes a 600 square foot patio at the rear of the existing residence and 100 linear feet of new fencing.)

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

(7:13)

Robert Bartlett, Applicant; and Dale Pekarek, Architect; present.

Motion: Preliminary Approval as submitted and continued indefinitely to the Consent Calendar 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.

Action: Mudge/LeCron, 4/0/0. Eichelberger, Manson-Hing, Christoff absent. Bartlett stepped down.

FINAL REVIEW**10. 116 W LOS OLIVOS ST C**

R-4 Zone

(6:40) Assessor's Parcel Number: 025-183-013
 Application Number: MST2003-00590
 Owner: Tom Heath
 Designer: Brian Miller

(Proposal to demolish an 800 square foot single-family residence with a 200 square foot one-car garage located on two lots. Proposal includes the construction of one new single-family residence on each of the two separate lots for a total of two new residences. Parcel one proposes a two-story 3,336 square foot residence which includes a two-car garage on a 6,416 square foot lot. Parcel two proposes a two-story 2,788 square foot residence which includes a two car garage on a 4,023 square foot lot.)

(7:31)

Tom Heath, Owner; Brian Miller, Designer; and Steve Epstein, Co-Owner; present.

Public comment opened at 7:40p.m.

Chair Pierron read a letter submitted from Mark and Kathy Gallo, neighbors, which stated that they would like to have a positive working relationship with the developers. The Gallo's are concerned with the lane surface restoration, the height, material choice and location of the fence, and to ensure landscaping materials are used to screen the house from their property.

Public comment closed at 7:41p.m.

Motion: Final Approval and continued one week back to the Consent Calendar for Review After Final with the following conditions: 1) Applicant shall provide ridge, eave, and rake details which callout motored birdsmouth, copper gutter, round downspouts. 2) Door and window details shall be mounted inside the face of the wall to include a boll nose into door jam. 3) The proposed olive trees shall be 24' box. 4) Address the trash relocation and eliminate the associated retaining wall. 5) Provide working drawings of the exterior elevations.

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

PRELIMINARY REVIEW**11. 1313 PITOS ST**

R-4 Zone

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

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

(7:53)

Jose Esparza, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) The solid block wall at the front of the property shall be replaced with a lighter material or with a wood fence. 2) It is understood that the applicant shall provide a proposal for the remainder of the walls around the perimeter and shall be replaced with a lighter material such as a wood fence.

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

PRELIMINARY REVIEW

12. 2930 LOMITA RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-201-029
Application Number: MST2004-00826
Owner: Elizabeth McClure
Architect: Gretchen Zee

(Proposal to demolish 228 square feet of accessory buildings and construct a new 500 square foot detached accessory building above an existing detached 326 square foot garage. There is an existing 1,897 square foot single family residence on a 7,220 square foot lot.)

Motion: Continued indefinitely at the applicant's request.

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

CONCEPT REVIEW - CONTINUED ITEM

13. 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 to the rear of the existing residence on a one acre lot with a 45% slope located in the Hillside Design District. The lot is currently developed with a two-story residence with an attached garage which is accessed by a bridge over Sycamore Creek.)

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

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

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

CONSENT CALENDAR**CONTINUED ITEM****A. 1225 MANITOU LN R-1 Zone**

Assessor's Parcel Number: 041-010-036
Application Number: MST2003-00313
Owner: Donald Kifer
Owner: Mark & Sabrina Kranz
Architect: Tom Meaney

(Proposal to construct a new 3,450 square foot two-story single-family residence with an attached 620 square foot two-car garage on a 1.42 acre vacant lot in the Hillside Design District. The proposal includes approximately 100 cubic yards of grading outside the main building footprint.)

(Review After Final for changes consisting of increasing the height of an approved retaining wall from 10' to 14' for approximately 20' in length at the rear of the proposed residence.)

Continued indefinitely at the applicant's request.

REVIEW AFTER FINAL**B. 1 VIA ENCANTO A-1 Zone**

Assessor's Parcel Number: 015-010-039
Application Number: MST2003-00877
Owner: Mark & Diana Vestal
Agent: Derrik Eichelberger

(Proposal for a 180 square foot cabana addition with a 294 square foot patio and 340 square feet of roof/trellis on a property currently developed with an existing 3,500 square foot single-family residence and an attached three-car garage located in the Hillside Design District.)

(Review After Final changes including a new window on the North elevation, removal of proposed chimney from the Northwest corner of the structure, removal of glass bi-fold and replacement with a window, and change the west elevation pocket door to a door with sidelights.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**C. 1311 ALTA VISTA RD R-2 Zone**

Assessor's Parcel Number: 029-093-008
Application Number: MST2004-00370
Owner: Mark Foreman
Architect: Karl Eberhard

(Proposal to add a 1,078 square foot three-story addition and a 400 square foot deck to an existing 1,038 square foot one-story single-family residence on a 5,971 square foot lot. The project will result in a 2,808 square foot residence. A modification is requested to allow a tandem parking space to encroach into the required interior yard setback in front of the existing one-car garage.)

Final Approval of the project as submitted.

CONTINUED ITEM**D. 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.)

Final Approval of the project as noted on the plans.

REVIEW AFTER FINAL**E. 302 MEIGS RD** C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-005
Application Number: MST2004-00558
Owner: Jeffrey B. Panosian
Agent: Michelle Jackson
Business Name: Lazy Acres Market
Architect: Toyo Okamoto

(Replace condenser and relocate to rooftop, remodel mechanical shed, and add planter strip. The project will also include enlarging the depth of the mechanical shed by 6". This will add an additional 18 square feet to the existing commercial building and raise the height of the existing roof by 2 feet.)

(Review After Final for changes consisting of enlarging the depth of the mechanical shed by 6". This will add an additional 18 square feet to the existing commercial building and raise the height of the existing roof by 2 feet.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**F. 428 E VICTORIA ST** R-3 Zone

Assessor's Parcel Number: 029-132-005
Application Number: MST2004-00824
Owner: Kathlene A. Bonnigson
Applicant: Lori Kari
Architect: Lori Kari

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

Final Approval of the project as submitted.

CONTINUED ITEM**G. 716 JUANITA AVE**

E-1 Zone

Assessor's Parcel Number: 035-102-012
 Application Number: MST2005-00015
 Owner: Devon & Kelly Lazarus
 Applicant: Joaquin Ornelas

(Proposal to construct a 139 square foot addition to an existing one-story 1,389 square foot single family residence and remodel the main entry, two bedrooms, dining room and master bathroom. Proposal will also include a new roof over the garage and a portion of the existing residence. The project will result in a 1,528 single family residence with an attached 415 square foot garage on an 11,767 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the new roof structure to encroach into the required front and interior yard setbacks.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)
 (8:04)**

Motion: Item G, 716 Juanita Avenue, from the Consent Calendar was referred to the Full Board and will be heard in place of Item 12.

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

Devon Lazarus, Owner, present.

Motion: Continued indefinitely back to the Consent Calendar with the following comments:
 1) The Board is comfortable with a ridge skylight solution providing it is of high quality to the architecture. Suggestions are to make the intermediary break ups of the skylight more pronounced and trimmed with wood or bronzed aluminum. Individual skylights would not be acceptable unless trimmed out to express architecture of the home.
 2) Provide complete details of all connections.

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

FINAL REVIEW**H. 604 E ORTEGA ST**

P-R Zone

Assessor's Parcel Number: 031-172-002
 Application Number: MST2005-00038
 Owner: City of Santa Barbara
 Applicant: Billy Goodnick
 Architect: Flowers & Associates

(Proposal for the Ortega Park Improvement Project which consists of removing an abandoned road, constructing a bike path, expanding turf onto a former street, re-grading & replanting turf, replacing the irrigation system, removing outfield light poles, removing and replacing five trees, extending the Cota sidewalk and creating an entrance to the school parking lot.)

Final Approval of the project as submitted.

CONTINUED ITEM**I. 325 N ALISOS ST** R-2 Zone

Assessor's Parcel Number: 031-371-006
Application Number: MST2005-00042
Owner: Ana D. Shi
Architect: Elisa Garcia

(Proposal to construct a 257 square foot addition to an existing 1248 square foot garage and hobby area. The proposal includes the conversion of the structure into 732 square foot residential unit, a 533 square foot two-car garage and a 213 square storage area. The property is currently developed with two existing residential units that are proposed to remain unaltered. Three uncovered parking spaces and one covered parking space are provided for the existing residences.)

(Preliminary Review is requested.)

Preliminary Approval of the project with the condition to revise the windows above the garage to a rectangular configuration that matches the windows on the north elevation and return with architectural details including roof, eave and window details.

CONTINUED ITEM**J. 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.)

Continued one week at the applicant's request.

NEW ITEM**K. 1628 CALLE CANON** R-1 Zone

Assessor's Parcel Number: 041-071-024
Application Number: MST2005-00177
Owner: Thomas D. & Laura L. Brooks

(Proposal to enclose two outdoor decks on the second and third floors totaling 148 square feet to an existing 1,851 square foot two and partial three-story residence on a 10,548 square foot lot located in the Hillside Design District. There is an existing attached 2-car garage.)

Final Approval of the project as submitted.

NEW ITEM**L. 1245 FERRELO RD** E-1 Zone

Assessor's Parcel Number: 029-271-011
Application Number: MST2005-00178
Owner: Ray E. & Barbara Johnson, Trustees
Architect: Charles McClure, Landscape Architect

(Proposal to enclose an existing carport to a two car garage in the Hillside Design District. Proposal will also include a new retaining wall and additional landscaping. A Modification is requested for the proposed enclosure of the non-conforming carport, new windows located in the front yard setback and a retaining wall in excess of 42 inches in the front yard setback.)

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

Continued indefinitely to the Modification Hearing officer with the following comments: 1) The Board finds the modification requests supportable and technical in nature. 2) Study enhancing the garage door panel design.

NEW ITEM**M. 1009 NEWTON RD** E-1 Zone

Assessor's Parcel Number: 029-510-008
Application Number: MST2005-00181
Owner: Jeffery Q. Lewis

(This is part of an outstanding enforcement case (ENF2004-00605). Proposal to legalize "as-built" exterior changes consisting of nine windows, three doors, one balcony and roof overhang.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the condition that the posts and deck fascia shall be painted to match the body color of the house as noted on the plans.

NEW ITEM**N. 414 E VALERIO ST** R-2 Zone

Assessor's Parcel Number: 027-202-030
Application Number: MST2005-00183
Owner: Dennis A. Shanelec, Trustee
Applicant: Jeff Rissel

(Proposal to replace ten existing aluminum windows with vinyl-clad bronze on a lot with five condominium units.)

Final Approval with the following conditions: 1) The windows shall have vintage grids or no grids. 2) Use the Brownstone color as specified on the manufacturer's brochure. 3) Snap on interior grids shall not be permitted.

**** MEETING ADJOURNED AT 8:25 P.M. ****