



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 11, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:04 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 3:56p.m., back at 5:30p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present
 DAVID SULLIVAN, Planning Technician I, Absent
 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 April 7, 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 April 4, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 4, 2005, with corrections.

Action: Eichelberger/Bartlett, 5/0/1. Manson-Hing abstained. Wienke, Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of Item D, reviewed by Bruce Bartlett, and landscaping Item M, reviewed by Randy Mudge.

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

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

1. Mr. Limon announced there were no changes to the agenda.

2. Mr. Limon also announced that Dave Sullivan, Mark Wienke and Stephanie Christoff would be absent from tonight's meeting. Ms. Christoff has also requested a six month leave of absence. As of the end of this month, the City Clerk's office will start to accept applications to fill the ABR vacancy. An appointment is expected to be made by June 28, 2005.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

Discussion Item: Airline Terminal Design
(3:16)

Laurie Owens, Airport Project Planner; Owen Thomas, Airport Engineer; and Nabil Jammal, URS Corporation, present.

Laurie Owens stated that there have been two Airport workshops; February 3rd which was held to gather comments and feedback from terminal stakeholders, airlines, terminal-area tenants, community organizations, Boards and Commissions. A second workshop was held on February 9th, which the City Council, Architectural Board of Review, Historic Landmarks Commission, Planning Commission and the Airport Commission were in attendance. A Terminal Design Subcommittee was formed, to assist in the development of the Program Criteria Document. The Subcommittee was supportive of a two story terminal, and the incorporation of green building techniques a favorable idea. The relocation of the historic terminal building was a favorable idea as well, providing the building remain a part of the existing terminal. The draft policy statements will be presented to City Council for adoption in May 2005.

Motion: Continued to the City Council with the following comments: 1) The Board finds the Draft Policy Statements to be supportable. 2) The Board strongly encourages a mix of one, two and if feasible, three story elements. 3) The Board recommends consideration of design alternatives to break out some of the functions into separate structures to alleviate massing of one main structure. 4) A suggestion was made that functionally, boarding could continue at ground level and could be housed into one story elements.

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

CONCEPT REVIEW - CONTINUED ITEM

1. **1704 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00019

Owner: King Heirs, LLC.

Owner: The Mesa at Santa Barbara, LLC.

Agent: Brent Daniels

Architect: Zehren & Associates

(The project site is 5.69 acres in size and located in the Alta Mesa Neighborhood of the City. The site would be accessed via a private drive at the terminus of La Vista Del Oceano. This site is part of the Rogers Tract subdivision and involves merging and reverting 34 of the Rogers Tract lots into a 5.69-acre lot and then re-subdividing it into six residential lots (1701, 1702, 1703, and 1704 La Vista del Oceano Drive; 1706 and 1708 La Vista del Oceano Lane). The proposed six residential units would range in size from 3,972 to 4,988 square feet and each would contain a three-car garage and a swimming pool.)

(Third Concept Review Since Planning Commission Approval.)

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

(3:56)

Mark Lloyd, Agent; Brent Daniels, Agent; and David Lane, Architect; and present.

Motion: As to the architecture: Preliminary Approval and return in-progress review and indefinite continuance with the following comments: 1) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. 2) The Board appreciates the improvements made to the project. 3) The Board looks forward to the use of high quality materials.

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

Mark Lloyd, Agent; David Lane, Architect; and Brent Daniels, Agent; Laurie Romano, Landscape Architect; present.

Public comment opened at 5:04p.m.

Ben Short is concerned with landscape issues pertaining to lot 4.

Public comment closed at 5:06p.m.

Motion: As to the landscape and fencing: Continued indefinitely with the following comments: 1) The fence solution is only for lots 1 and 2. As to the visible lots, the Board would like to see the cable post as presented. 2) The Board finds the rustic cable post fence to be acceptable. 3) Cut back the plaster wall between lot 1 and 2 to provide appropriate transparent barrier. 4) Study the road design for the turnaround area at the base of the drive of lots 5 and 6. 5) Study better pedestrian access to all lots. 6) The landscaping for the lot is continued until such time that all lots can be reviewed together. Grading, fencing and changes to the approved master landscape plan shall also be included.

Action: Manson-Hing/LeCron, 5/0/0. Eichelberger stepped down.

CONCEPT REVIEW - CONTINUED ITEM

2. 1703 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00018

Owner: King Heirs, LLC.

Owner: The Mesa at Santa Barbara, LLC.

Agent: Brent Daniels

Architect: Zehren and Associates

(The project site is 5.69 acres in size and located in the Alta Mesa Neighborhood of the City. The site would be accessed via a private drive at the terminus of La Vista Del Oceano. This site is part of the Rogers Tract subdivision and involves merging and reverting 34 of the Rogers Tract lots into a 5.69-acre lot and then re-subdividing it into six residential lots (1701, 1702, 1703, and 1704 La Vista del Oceano Drive; 1706 and 1708 La Vista del Oceano Lane). The proposed six residential units would range in size from 3,972 to 4,988 square feet and each would contain a three-car garage and a swimming pool.)

(Third Concept Review Since Planning Commission Approval.)

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

(4:10)

Mark Lloyd, Agent; Brent Daniels, Agent; and David Lane, Architect; present.

Motion: As to the architecture: Preliminary Approval and return in-progress review with an indefinite continuance and the following conditions: 1) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. 2) The Board accepts the master bedroom deck on the west elevation; with the provision that the deck shall be detailed and designed as a one story wood design with traditional wrought iron. 2) Eliminate the plaster wall at the kitchen nook. 3) Study the proportions of the roof covering on the west elevation bedroom. 4) It is understood that the blue color for the wood trim shall be more of a blue-gray color. 5) The two piece mission tile shall be traditional terra cotta red. 6) The mullions and breakups of the doors and windows shall be traditional and consistent.

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

Mark Lloyd, Agent; David Lane, Architect; and Brent Daniels, Agent; Laurie Romano, Landscape Architect; present.

Motion: As to the landscape and fencing: Continued indefinitely with the following comments: 1) The fence solution is only for lots 1 and 2. As to the visible lots, the Board would like to see the cable post as presented. 2) The Board finds the rustic cable post fence to be acceptable. 3) Cut back the plaster wall between lot 1 and 2 to provide appropriate transparent barrier. 4) Study turnaround at the base of the drive of lots 5 and 6. 5) Study better pedestrian access to all lots. 6) The landscaping for the lot is continued until such time that all lots can be reviewed together. Grading, fencing and changes to the approved master landscape plan shall also be included.

Action: Manson-Hing/LeCron, 5/0/0. Eichelberger stepped down

CONCEPT REVIEW - CONTINUED ITEM

3. 1701 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00017

Architect: Zehren and Associates

Owner: King Heirs, LLC.

Owner: The Mesa at Santa Barbara, LLC.

Agent: Brent Daniels

(The project site is 5.69 acres in size and located in the Alta Mesa Neighborhood of the City. The site would be accessed via a private drive at the terminus of La Vista Del Oceano. This site is part of the Rogers Tract subdivision and involves merging and reverting 34 of the Rogers Tract lots into a 5.69-acre lot and then re-subdividing it into six residential lots (1701, 1702, 1703, and 1704 La Vista del Oceano Drive; 1706 and 1708 La Vista del Oceano Lane). The proposed six residential units would range in size from 3,972 to 4,988 square feet and each would contain a three-car garage and a swimming pool.)

(Third Concept Review Since Planning Commission Approval.)

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

(4:35)

Mark Lloyd, Agent; Brent Daniels, Agent; and David Lane, Architect; present.

Motion: As to the architecture: Preliminary Approval and return in-progress review with an indefinite continuance and the following conditions: 1) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. 2) Simplify and eliminate the railing and the corbel balcony at the southwest elevation. 3) The roof pitch at the dining room shall be reduced to 4:12. 4) The Board can support a small portion of iron railing with the reduction of the roof pitch.

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

Mark Lloyd, Agent; David Lane, Architect; and Brent Daniels, Agent; Laurie Romano, Landscape Architect; present.

Motion: As to the landscape and fencing: Continued indefinitely with the following comments: 1) The fence solution is only for lots 1 and 2. As to the visible lots, the Board would like to see the cable post as presented. 2) The Board finds the rustic cable post fence to be acceptable. 3) Cut back the plaster wall between lot 1 and 2 to provide appropriate transparent barrier. 4) Study turnaround at the base of the drive of lots 5 and 6. 5) Study better pedestrian access to all lots. 6) The landscaping for the lot is continued until such time that all lots can be reviewed together. Grading, fencing and changes to the approved master landscape plan shall also be included.

Action: Manson-Hing/LeCron, 5/0/0. Eichelberger stepped down

CONCEPT REVIEW - CONTINUED ITEM

4. 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.)

(5:30)

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

Public comment opened at 5:47p.m.

Robert Andre, neighbor, stated that he is in support of the project.

Dan Caballero, neighbor, stated that he does not have any objections to the project.

Mr. Lyon, owner of the project read a letter from John Esparaza, which stated the project will be a benefit to the neighborhood and that he is in support of the project as proposed.

Mr. Lyon, owner of the project read a letter from David Back, neighbor which stated that he is in support of the new construction being proposed and is encouraged with the project.

Public comment closed at 5:50p.m.

Motion: Continued indefinitely back to the Consent with the following comments: 1) The architecture is ready for Preliminary Approval. 2) Restudy the landscape plan to maximize the landscape and reduce the hardscape. 3) Introduce trees at the south property line. 4) Study using a ribbon driveway. 5) Use a tree grate at the central tree along the north property line to allow for a larger scale tree. 6) Add vine pockets between the garage openings of unit 1 and 2. 7) Use gable end detailing as shown at the west elevation. 8) Study the location and size of the trash and recycling enclosure.

Action: Eichelberger/Manson-Hing, 6/0/0.

SCHEDULED BREAK FROM 6:07P.M TO 6:28P.M.

CONCEPT REVIEW - NEW ITEM

5. 130 N CALLE CESAR CHAVEZ 10

M-1 Zone

Assessor's Parcel Number: 017-030-004
Application Number: MST2005-00152
Owner: J Ken LLC.
Applicant: Joseph Moticha

(This is part of an active enforcement case. Proposal to construct two metal and fiberglass canopy roof coverings totalling 3,730 square feet and legalize an "as-built" 2,108 square foot canopy of the same material.)

(6:30)

Joseph Moticha, Architect; and Ken James, Owner; present.

Motion: Final Approval of the project with the condition that the roof shall match the existing corrugated metal.

Action: Eichelberger/Bartlett, 6/0/0. Wienke, Christoff absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 324 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-282-001
Application Number: MST2005-00188
Owner: Lawrence R. & Beverly J. Johnson, Trustees
Applicant: Kenneth Kruger

(Proposal to construct a 1,577 second floor on top of an existing 2,096 square foot automotive shop on a 6,250 square foot lot. The addition will create two residential units (one, 1-bedroom and one, 2-bedroom) totaling 1,577 square feet. Five uncovered parking spaces are being provided.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:39)

Lawrence Johnson, Owner; and Kenneth Kruger, Architect; present.

Motion: Continued indefinitely with the following comments: 1) The Board sees opportunity for the proposal and appreciates the reduction of the curb cut and the addition of green space. 2) A solution to eliminate the eave mass can be resolved by using the existing overhang as an exterior balcony access for both units. This eliminates the exit balcony code problem at the property line. 3) Detail should be harmonious with the detailing of the existing architecture to key off for the future proposal.

Action: Bartlett/Manson-Hing, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

7. **336 N NOPAL ST**

M-1 Zone

Assessor's Parcel Number: 031-363-001
Application Number: MST2005-00117
Owner: Vincent E. & Judith A. Wood, Trustees
Architect: Vadim Hsu
Business Name: Airtrix
Contractor: Cortan Construction

(Proposal to construct a new 2,564 square foot, two-story commercial/industrial building for office and low-hazard industrial uses. Demolish existing 1,150 square foot industrial building. The project includes 5 uncovered and 2 covered parking spaces. This project as proposed requires Development Plan Approval.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(6:53)

Vadim Hsu, Architect, present.

Motion: Preliminary Approval with Development Plan Approval findings made and return with in-progress review and continued indefinitely with the following conditions: 1) The proposed perimeter fence shall be a maximum of 3 1/2' in height, with wrought iron and some solid parts. 2) Draw back the vehicular gates away from the street to the internal column location. 3) Pull back the site wall adjacent to the driveway along Nopal Street so that the planter faces Nopal Street. 4) Study ways to maximize the landscape at the southeast corner.

Action: Bartlett/Eichelberger, 6/0/0. Wienke, Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM**8. 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.)**(7:06)**

Pippa Davis, Applicant, present.

Public comment opened at 7:15p.m.

Peggy Fletcher, neighbor, read a letter which she submitted that stated that the "as-built" covered deck and stairs was built without a permit. In addition, the kitchen area was constructed without permits. The deck is not compatible with the neighborhood and is unstable for the area as well as it being built in a high fire area.

Glorianna Light, neighbor, read a letter which she submitted that stated the project is incompatible and inappropriate for the Hillside Design District. The area is in a high fire area, with thick, dry brush surrounding the deck. The structure is equivalent to the rooftop of a five-story building height, which is invasive to the privacy of his home and the homes of surrounding neighbors. This project was also built without necessary permits.

Terry Light, neighbor, read a letter which he submitted that stated all of the remodels for the project were extensive and done without permits. The structure can be seen from the road which has the appearance of a five story structure and looks directly into his property. Mr. Light is also concerned, as there is not only an invasion of his privacy, but the area is a high fire hazard area.

Public comment closed at 7:27p.m.

Motion: Denial of the project as follows: 1) The Board cannot make Neighborhood Preservation Ordinance findings for the project. 2) The structure is cut into the hillside and creates a loss of privacy for the neighbors. 3) The Board does not support the overall character of the project. 4) Introducing structures on a 45% slope is not consistent with the Hillside Design District.

Action: LeCron/Manson-Hing, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM9. **1009 DEL SOL AVE**

R-2/SD-3 Zone

Assessor's Parcel Number: 045-074-001
Application Number: MST2005-00132
Owner: Dirksen, Shawn K
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, PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND TENTATIVE SUBDIVISION MAP.)

(7:37)

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

Public comment opened at 7:39p.m.

Chair Pierron read a letter submitted from A.J. Bosse, neighbor which stated that a three story building would not fit in with the neighborhood. Mr. Bosse is concerned that condominium units will bring in rental tenants who will have loud parties, play football and skateboard in the street, and there will be unnecessary litter. For that reason, Mr. Bosse is requesting the condominiums be owner-occupied. In addition, the parking in the area is scarce and with development of the project there will not be enough parking.

Public comment closed at 7:40p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The size, bulk and scale is compatible with the neighborhood. 2) The Board finds that the modification for the fence height within the front yard setback is consistent with the neighborhood. 3) Add charm giving elements to the north elevation.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 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.)

(Review After Final for changes consisting of architectural details and electrical plans.)

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

REVIEW AFTER FINAL**B. 1034 E CANON PERDIDO ST**

R-2 Zone

Assessor's Parcel Number: 031-053-005
Application Number: MST2003-00167
Owner: Spancrete Group
Applicant: Steve Berkus
Architect: Jeffrey Berkus
Contractor: Berkus Construction, Inc.

(Proposal to construct a 920 square foot, one- and two-story addition and to remodel an existing 1,420 square foot, single-story residence, with an attached one-car garage on a 45,000 square foot lot. The proposal for the lot split and condominiums are being processed under a separate application (MST2002-00727).)

(Review After Final for a change consisting of enclosing a two-car carport into a two-car garage.)

Final Approval of the Review After Final as submitted.

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

R-4 Zone

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.)

(Review After Final for changes to the architectural details.)

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

REVIEW AFTER FINAL**D. 911 W ISLAY ST**

R-2 Zone

Assessor's Parcel Number: 043-174-002
Application Number: MST2003-00898
Owner: Eugene Clair Gordon, Jr.
Architect: James LeCron

(Proposal for a detached 789 square foot two-story accessory storage/dwelling unit area at the rear of a 5,000 square foot lot with an existing 848 square foot one-story residence. The proposal includes the addition of an attached two-car carport. A Modification is requested to allow an uncovered parking space within the required interior yard setback.)

(Review After Final for changes consisting of new exterior colors.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**E. 40 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-130-007
Application Number: MST2004-00487
Owner: William Vincent Ureda
Architect: Don Pederson
Applicant: Eric Gignoux & Debbie King
Landscape Architect: Chris Hedberg
Applicant: Re Johnson

(Proposal to construct a 748 square foot second story addition and a 130 square foot deck to an existing 3,005 square foot single family residence located in the Hillside Design District.)

Final Approval of the Architecture as submitted.

FINAL REVIEW**F. 731 LAS CANOAS PL** A-1 Zone

Assessor's Parcel Number: 021-030-044
Application Number: MST2004-00703
Owner: Barry D. Solomon
Owner: Craig Lieberman
Architect: Bryan Murphy

(This is revised project. Proposal to construct a 70 square foot addition to the first floor and 90 square foot addition to the second floor to an existing 3,155 square foot single family residence. The project includes a 385 square foot deck, a swimming pool, and cat "aviary" on a 133,729 square foot lot located in the Hillside Design District.)

Revised Preliminary Approval as submitted.

FINAL REVIEW**G. 547 OWEN RD** A-2 Zone

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

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

Final Approval of the Architecture as noted on the plans and indefinite continuance of the landscape plans.

FINAL REVIEW**H. 606 E VALERIO STREET** R-2 Zone

Assessor's Parcel Number: 027-270-001
Application Number: MST2004-00839
Owner: Zoya Vladimirkaya
Architect: Nicholas Vergara

(This is an enforcement case. Proposal to replace existing windows on all three units to double pane vinyl windows and change exterior finish from wood siding to stucco. Also proposed are new doors and porch at the rear of the building.)

(This project is an enforcement case.)

Final Approval of the project as submitted.

FINAL REVIEW**I. 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.)

Final Approval of the project as submitted.

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.)

Final Approval of the project as submitted.

NEW ITEM**K. 434 E HALEY ST** C-M Zone

Assessor's Parcel Number: 031-283-011
Application Number: MST2005-00179
Applicant: Jimenez Manuel Jr., Trustee, dated 4/29
Contractor: Zimmerman Construction

(This is part of an active enforcement case. Proposal to legalize two "as-built" roll-up doors and a man door on the Haley Street frontage.)

Final Approval of the project as submitted.

NEW ITEM**L. 3526 CHUPAROSA DR** E-2/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-232-002
Application Number: MST2005-00220
Owner: Terry Huggins
Applicant: Ys Kim Design

(Proposal to relocate existing garage door and remove existing driveway. Proposal will also include new landscaping.)

(This is a courtesy review of the hardscape and landscape as requested of Public Works Transportation staff.)

Courtesy Review: Continued one week.

CONTINUED ITEM**M. 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.)

(Concept Review of the landscape is requested. The conceptual landscape plan is being reviewed to provide comments to the Planning Commission.)

Continued indefinitely to the Planning Commission with the following comments: 1) The landscape plans require prior approval from the Fire Department. 2) It appears that there is more than a sufficient quantity of trees at the site and that it is understood that there may be some reduction in quantity during Fire Department review of the project.

**** MEETING ADJOURNED AT 7:50 P.M. ****