



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, April 18, 2005      David Gebhard Public Meeting Room: 630 Garden Street      3:04 P.M.**

**BOARD MEMBERS:** CHRISTINE PIERRON, Chair, Present, 5:34p.m.  
 BRUCE BARTLETT, Vice-Chair, Present  
 STEPHANIE CHRISTOFF, Absent  
 DERRIK EICHELBERGER, Present, out at 3:37p.m., back at 5:46p.m., out at 6:35p.m.  
 JAMES LECRON, Present  
 CHRISTOPHER MANSON-HING, Present  
 RANDY MUDGE, Present, out at 3:37p.m., back at 5:46p.m.  
 MARK WIENKE, Present

**CITY COUNCIL LIAISON:** HELENE SCHNEIDER, Present, out at 5:08p.m.

**PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, out at 3:30p.m., back at 3:58p.m., out at 4:15p.m., back at 4:29p.m., out at 5:16p.m., back at 5:34p.m., out at 6:15p.m.  
 DAVID SULLIVAN, Planning Technician I, Present  
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

- \*\* All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact David Sullivan, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

1. That on April 14, 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.)

**547 Owen Road:**

Capp Raisen, neighbor, stated that he is concerned that the recreation vehicle area will not be properly screened. The Board directed Staff place this item back on for possible reconsideration on the Full Board for review.

**428 E. Victoria Street:**

Steve Raffetto, neighbor, stated that he submitted two letters regarding 428 E. Victoria Street, and would like the Board to address his concerns; the two story structure will destroy his view and block most of the light. He is fearful his property value will suffer as a result of this project. The large structure does not blend into the "quaint cottage feel" of the neighborhood. Mr. Raffetto's letters were read into the record. The Board directed Staff place this item back on for possible reconsideration on the Full Board Calendar for review.

**B. Approval of the minutes of the Architectural Board of Review meeting of April 11, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 11, 2005, with corrections.

Action: LeCron/Mudge, 5/0/1. Wienke abstained. Pierron, Christoff absent.

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Items L & D, reviewed by Randy Mudge.

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

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

E.

1. Mr. Sullivan announced the following changes to the agenda:

- a) Item 2, 1960 Mission Ridge Rd., has been postponed three weeks at the applicant's request.
- b) Item 3, 2109 Cliff Drive, has been postponed one week at the applicant's request.

2. Mr. Sullivan also announced that Derrick Eichelberger would be leaving at 6:45p.m. tonight.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the Neighborhood Preservation Ordinance Steering Committee meeting on Saturday, April 16, 2005, at City Hall. There was large public participation, with 35-40 individuals wishing to speak. Some would like to limit the square footage requirements through FAR guidelines and others do not wish to have the square footage limitation. There will be a presentation on Tuesday, April 18, 2005, at the Santa Barbara AIA meeting, and another NPO meeting will be held on Friday, April 22, 2005. Mr. Bartlett thanked ABR members, Chris Manson-Hing and Randy Mudge, for attending Saturday's meeting.

F. Possible Ordinance Violations.

No reported violations.

## **FINAL REVIEW**

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.)

**(Final Approval for the Pueblo Parking Structure and Energy Center is requested.)**

**3:37**

Wayne Banks, Architect; Joseph Madda, Architect; Brian Cearnal, Architect; Isaac Romero, Agent; and Martha Degasis, Landscape Architect, present.

Motion: As to the Pueblo Parking Structure: Final Approval of the project and return to the Consent Calendar with the following conditions: 1) The motion is contingent upon approval of City Council. 2) The Board is pleased with the plans and details as presented. 3) Correct the elevation drawings to match the new floor plan configuration. 4) Provide cutsheets for lighting fixtures; particularly in the upper parking structures. 5) Provide further documentation of colors and materials for the awnings. 6) Provide further refinement of tile roof details to include mortar bird stops and to extend the top of the tiles over the upper gutters. 7) Provide details for the proposed parking kiosk. The materials shall be consistent with the other proposed metals. 8) It is understood that the south wall shall be concrete with plaster infill to match the concrete finish. 9) The Board understands there will be vine attachments on the south wall. 10) The floor plans shall be revised to match the column details for the bicycle parking area. 11) The north elevation drawings should be revised to reflect the plan corrections. 12) The low walls shall be single cap sandstone as shown on sheet A.8.2.

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

Motion: As to the Energy Center: Final Approval of the project with the following conditions: 1) The motion is contingent upon approval of City Council. 2) The Board is pleased with the final plans, and the level of detail is exemplary. 3) The Board is intrigued with the idea of hidden expansion joints in the plaster. 4) Return back to Full Board with cut sheets of light fixtures. All light fixtures shall match the canopy colors. 5) Provide further refinement of tile roof details to include mortar bird stops, and to extend the top of the tiles over the upper gutters. 6) The Board would like to see the wall base detail 3 on sheet A-8.02 to have plaster extending to the grade. 7) The Board is pleased with the extent of historic detailing integrated into the building. 8) The Board is in favor of the multiple grilles as proposed. 9) The bollard as represented shall include the eye bolt attachment for the chains and to be mounted below the ball cap. 10) The Board looks forward to presentation of the remaining fixtures.

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

Motion: As to the landscape for the Pueblo Parking Structure: Preliminary Approval of the project and return to the Consent Calendar with the following comments: 1) The project is ready for Final Approval upon courtesy review and comments directed to the ABR by Phil Suding, HLC. 2) Plant additional vines on the south wall at both ends of the future child care facility. 3) The Board looks forward to the final fence details along the south property line as it abuts the adjacent neighbors to include landscape, which will create a visual enhancement and protect the neighbors from light spillage. 4) The Board is supportive of the proposed landscape.

As to the landscape for the Energy Center: Preliminary Approval of the project and return to the Consent Calendar with the following comments: 1) The project is ready for Final Approval upon courtesy review and comments directed to the ABR by Phil Suding, HLC. 2) Increase the size of the Canary Island Pine box trees along Bath Street.

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

**FINAL REVIEW**

2. **1960 MISSION RIDGE RD** A-1 Zone  
Assessor's Parcel Number: 019-083-018  
Application Number: MST2003-00463  
Owner: Kirk & Cecilia Borchardt  
Architect: Kirk Gradin

(Proposal to construct additions to an existing 1,550 square foot, single-story residence on a 23,159 square foot lot located in the Hillside Design District, consisting of a 490 square foot basement, 960 square foot first story, and an 850 square foot second story. The existing 406 square foot attached garage is to be demolished and replaced by a 600 square foot garage.)

Postponed three weeks at the applicant's request.

**PRELIMINARY REVIEW**

3. **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 nonconforming 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.)

**(Preliminary Approval 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.)**

Postponed one week at the applicant's request.

**THE BOARD RECESSED FROM 6:15P.M. TO 6:36P.M.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. **1353 SANTA ROSA AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-191-001  
Application Number: MST2005-00202  
Owner: Richard H. Ross  
Architect: Barry Berkus

(Proposal to demolish 375 square feet of the existing residence and a 351 square foot garage to construct a 1,384 square foot first floor addition, a 1,205 square foot second floor addition, a 1,445 square foot cellar, and an attached two-car 497 square foot garage. There is currently a 1,003 square foot single story residence located in the Coastal Zone on 7,732 square foot lot. The project will result in a two story 3,217 square foot residence with an attached two-car 497 square foot garage and a 1,445 square foot cellar.)

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

**6:36**

Barry Berkus, Architect; and Ellen Adamson, Project Manager; present.

Public comment opened at 6:47p.m.

Chair Pierron read a letter submitted by Sam and Susan Jordan, neighbors, which stated that although their home will be the home most impacted by the project, they have reviewed the plans and have no objection to the size and style of the project.

Chair Pierron read a letter submitted by Brett Locker, neighbor, which stated that he is concerned with the proposed expansion of the home and the impact it will have on his property.

Chair Pierron read a letter submitted by Cissy and Richard Ross, Owners; Susan Jordan and Jeff Yoshimani, neighbors; Gordon McAbe, neighbor; Brett Locker, neighbor and Danielle Chackel, neighbor. The letter supports the proposed project.

Susan Jordan stated that she is in support of the project.

Wayne Scoles, neighbor, stated that he has lived in the neighborhood for 22 years, and that there is no other home that looks like the proposed project. It is not compatible with the architecture of the neighborhood and the amount of square footage is excessive.

Michelle Smith, neighbor stated that the style and design is not in keeping with the existing neighborhood. The amount of square footage is excessive and will not blend in with the neighborhood. The street is only a one lane road and the proposal will create additional traffic concerns.

Jeannette Webber, neighbor, in opposition to the project, stated that she is concerned that the cellar only adds additional square footage to the project.

Public comment closed at 7:00p.m.

- Motion: Continued two weeks with the following comments: 1) The Board supports the contemporary style of the architecture, yet has reservation with some of the hard edge components. 2) Study muting the colors and adding different materials and more landscaping. 3) The Board does not oppose the proposed cellar. 4) The Board appreciates the use of the court yard, but finds enclosing with architecture causes the house to appear bigger. 5) The Board would like to see a reduction in the mass of the house. 6) The enclosed stairway adds volume to the house. 7) The Board does not support the modification of the rear deck into the required open yard space. 8) The Board is concerned with any privacy impacts to the neighbors created by the decks. The applicant is to provide additional photo documentation to analyze any privacy concerns. 9) The Board appreciates the amount of the proposed second story set back at the street.
- Action: Bartlett/LeCron, 6/0/0.

### **CONCEPT REVIEW - NEW ITEM**

#### 5. **948 SAN ANDRES ST** R-3 Zone

Assessor's Parcel Number: 039-291-033  
 Application Number: MST2005-00200  
 Owner: Elvia Ramirez  
 Architect: Eduardo Esparza

(Proposal to construct a one story 413 square foot addition to the existing 396 square foot detached rear unit and an 80 square foot addition to the 941 square foot detached front unit on a 5,000 square foot lot.)

**7:31**

Elvia Ramirez, Owner; and Eduardo Esparza, Architect; present.

Motion: Preliminary Approval and continued indefinitely with the following conditions: 1) Study preserving the existing landscape in front of the rear unit. 2) Minimize the parking area. 3) Study eliminating the double gables. 4) Staff to confirm the parking requirements. 5) Lower the existing front fence/hedge to a legal height. 6) Provide a trash and recycling area.

Action: LeCron/Mudge, 5/1/0/. Wienke opposed. Eichelberger, Christoff absent.

### **CONCEPT REVIEW - NEW ITEM**

#### 6. **2322 RED ROSE WAY** E-3 Zone

Assessor's Parcel Number: 041-242-037  
 Application Number: MST2002-00319  
 Owner: Je Goolsby

(This is part of an active enforcement case. Proposal to legalize "as-built" changes to an existing five to eight foot tall site wall located in the public right-of-way.)

**(COMMENTS ONLY; PROJECT REQUIRES A PUBLIC RIGHT-OF-WAY ENCROACHMENT PERMIT FROM PUBLIC WORKS.)**

**7:43**

Je Goolsby, Owner; and Jan Kettler, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Final Approval. 2) Add vines on the property side of the wall.

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



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 2718 VERDE VISTA DR**

E-3 Zone

Assessor's Parcel Number: 053-371-015  
Application Number: MST2005-00196  
Owner: Susan E. Roe  
Applicant: Richard Starnes

(Proposal to add 197 square feet to the first floor and a 655 square foot second story addition to an existing one story 860 square foot single family residence with a detached 333 square foot garage. Proposal will also include a 96 square foot addition to the existing garage to provide an additional covered parking space. This property is located in Mission Area Design District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**8:06**

Rick Starnes, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The addition is nicely conceived. 2) Study the detail of the cantilever at the front elevation. 3) The Board supports the modification for the garage addition to encroach into the interior yard setback.

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

**CONCEPT REVIEW - CONTINUED ITEM****8. 434 CONEJO RD**

A-1 Zone

Assessor's Parcel Number: 019-061-012  
Application Number: MST2004-00851  
Owner: John Foondle

(This is an enforcement case. Proposal to demolish illegal parking spaces, replace as-built railroad tie retaining wall, replace an exterior stairway, and add a new drainage system for an existing two-story residence located in the Hillside Design District. The project includes dry-rot repair that involves replacement of the stucco.)

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

**5:31**

John Foondle, Owner, present.

Motion: Continued two weeks with the following comments: 1) To avoid the modification request, redesign the stairs to keep closer to the existing grade. 2) Provide further documentation of all retaining walls, wall heights, proposed grading and contour lines. 3) Clearly show that the carved out parking space will be returned to its original appearance. 4) Provide documentation of all setback lines. 5) Show all neighboring structures on the plans. 6) Staff to review all revisions prior to applicant's return back to Full Board.

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

**CONSENT CALENDAR****CONTINUED ITEM****A. 713 KIMBALL**

M-1/SD-3 Zone

Assessor's Parcel Number: 017-161-004  
Application Number: MST2002-00834  
Owner: Martin Anguiano  
Agent: Steve Ondre  
Architect: Robert Pester

(Proposal to construct a 531 square foot office building to accommodate a roofing business. Three uncovered parking spaces and an outdoor storage area are also proposed. The existing 1,090 square foot residential duplex will be demolished. The proposed project will abate the violations in ENF 2002-00481.)

**(Preliminary Approval is requested for the architecture and landscaping.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 003-05.)**

Preliminary Approval of the architecture and continued one week for the applicant to return with architectural and landscaping details and with the comment that the project is ready for Final Approval.

**FINAL REVIEW****B. 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: Erich Burkhart  
Architect: Brian Cearnal

(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.)

**(Final Review is requested for the relocation and construction fencing.)**

Final Approval as noted on the plans.

**REVIEW AFTER FINAL****C. 14 ALISAL RD**

A-1 Zone

Assessor's Parcel Number: 019-312-010  
 Application Number: MST2003-00378  
 Owner: Gable Trust  
 Architect: Robin Donaldson  
 Architect: Shubin & Donaldson

(Proposal to convert an existing under story to habitable space and add 325 square feet to the area. The proposal includes a 525 square foot, second-story addition with a 350 square foot, terrace area to an existing 1,724 square foot, two-story, single-family residence with an attached 406 square foot garage, on a 1.9 acre lot located in the Hillside Design District.)

**(Review After Final for changes consisting of a swimming pool, pool equipment, 5' chain link fence, revisions to the height of a retaining wall, and a pool solar heating system.)**

Postponed indefinitely due to the applicant's absence.

**FINAL REVIEW****D. 1818 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 027-012-023  
 Application Number: MST2003-00887  
 Owner: Kevin Liles Revocable Trust  
 Architect: Brian Cearnal

(Proposal to construct a 3,029 square foot two-story apartment building consisting of five one-bedroom apartments above the three two-car garages and four one-car garages. The proposed building is to be located behind an existing 1,179 square foot one-story residence on a 12,976 square foot lot. An existing detached garage will be demolished as part of the proposal.)

**(Final Approval of architectural details and landscape plans are requested.)**

Final Approval of the architecture as noted on the plans and Final Approval of the landscaping with the following conditions: 1) The landscape compliance statement must be applied and reproduced on the plans. 2) Replant parkway with plants from the public works approved parkway planter list.

**FINAL REVIEW****E. 434 E ORTEGA ST**

C-M Zone

Assessor's Parcel Number: 031-160-003  
 Application Number: MST2004-00773  
 Owner: Transition House  
 Architect: Hochhauser & Blatter

(Proposal to add 106 square feet to the first floor and 1,660 square feet to the second floor to an existing two story 8,950 square foot Transitional Homeless Shelter. The project will result in a two story 10,716 square foot Homeless Shelter on a 10,400 square foot lot. There is no increase in the number of beds. )

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 024-92.)**

Final Approval of the project as noted on the plans.

**CONTINUED ITEM****F. 15 S ALISOS ST** R-2 Zone

Assessor's Parcel Number: 017-172-018  
Application Number: MST2004-00858  
Owner: William H. Mccarty  
Applicant: Rex Ruskauff

(Proposal to construct a two-story 2,053 square foot duplex with five attached covered parking spaces totaling 1,280 square feet. There is currently an existing detached one-story 700 square foot residential unit and an existing detached one-story 1,553 square foot residential unit on a 14,625 square foot lot.)

**(Preliminary Approval is requested.)**

Preliminary Approval of the project and continued indefinitely to the Consent Calendar.

**NEW ITEM****G. 1513 PORTESUELLO AVE** E-1 Zone

Assessor's Parcel Number: 049-261-018  
Application Number: MST2005-00199  
Owner: Diane Frank  
Applicant: Eric Swenumson

(Proposal to add 156 square feet to the first floor of an existing single story 1,994 square foot single family residence on a 15,508 square foot lot located in the Hillside Design District. Proposal will also include an entry tower of 53 square feet and the removal of an unpermitted roof extension, spa & patio cover.)

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

Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and continued one week with for the applicant to return with architectural details.

**NEW ITEM****H. 1306 DOVER HILL RD** E-1 Zone

Assessor's Parcel Number: 019-103-014  
Application Number: MST2005-00204  
Owner: Jerry L. Hardesty  
Architect: M.E. Gustafson

(This is part of an active enforcement case. Proposal to legalize two "as-built" windows and interior remodel work. Proposal will also include legalizing the converted basement area to habitable space.)

Final Approval of the project as submitted.

**NEW ITEM****I. 814 E PEDREGOSA ST** R-2 Zone

Assessor's Parcel Number: 027-071-015  
Application Number: MST2005-00207  
Owner: Susan Brown Spieler  
Agent: Permit Planners

(This is part of an enforcement case. Proposal to abate violations by removing 45 square feet of cantilevered pop-outs at the second floor, 88 square foot exterior stairwell & landing, and 22 linear feet of chain link and wood fencing. The building will be returned to original stature as a triplex by removal of illegal interior and exterior changes.)

Final Approval of the project with the condition that the building division shall confirm the legality of the roof overhang protruding beyond the property line and that Staff shall confirm the legality of the window openings in the interior yard setback.

**NEW ITEM****J. 1023 CACIQUE ST B** R-3 Zone

Assessor's Parcel Number: 017-213-014  
Application Number: MST2005-00209  
Owner: John F. Luca  
Applicant: Cad Design

(This is part of an active enforcement case. Proposal to legalize a 406 square foot "as-built" loft. Proposal will include exterior door and window changes to the existing two-story 1,240 square foot rear residential unit. The front unit is to remain unaltered.)

Final Approval of the project as submitted.

**NEW ITEM****K. 2286 LAS TUNAS RD** A-1 Zone

Assessor's Parcel Number: 019-370-001  
Application Number: MST2005-00212  
Owner: William J. Calise Jr., Living Trust  
Designer: Landscapes by David

(Proposal to replace an existing retaining wall at front of the property and build a six foot garden wall along the east elevation on a 1.8 acre lot with an existing 4,100 square foot single family residence in the Hillside Design District.)

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

Final Approval 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 with the condition that the garden and retaining wall's plaster finish shall match the existing residence's plaster finish as noted on the plans.

**NEW ITEM****L. 949 VERONICA SPRINGS RD** E-1 Zone

Assessor's Parcel Number: 049-040-022  
Application Number: MST2005-00215  
Owner: First Baptist Church of Santa Barbara  
Architect: Campbell & Campbell

(Proposal to install parking lot path lighting and new landscaping with an irrigation system for First Baptist Church.)

Final Approval of the project with the condition to remove the up lights in the parking lot on trees and reduce the coastal live oak to fifteen gallon.

**CONTINUED ITEM****M. 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.)**

Final Approval with the following conditions: 1) Enhance the driveway with a permeable surface. 2) Transportation Department shall confirm that the hedge conditions adequately meet code.

**NEW ITEM****N. 1722 GRAND AVE** R-2 Zone

Assessor's Parcel Number: 027-153-032  
Application Number: MST2005-00224  
Owner: Pietro Bernardi  
Architect: R. Johnson

(Proposal to add 243 square feet to an existing 1,306 single family residence with a 297 square foot garage on a 5,077 square foot lot located in the Hillside Design District.)

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

Preliminary 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 following conditions: 1) Return with architectural details. 2) Remove or relocate the arbor structure located in the rear yard outside of the rear yard setback.

**\*\* MEETING ADJOURNED AT 8:24 P.M. \*\***