



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 9, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:01 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, 3:05p.m., out at 5:00p.m., back at 5:15p.m., out at 5:46p.m., back at 6:31p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 3:54p.m., back at 5:46p.m.
 JAMES LECRON, Present, out at 6:31p.m., back at 6:48p.m.
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Present, out at 6:47p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 4:39p.m., out at 4:45p.m.
 DAVID SULLIVAN, Planning Technician I, Present, out at 4:39p.m., back at 4:49p.m.
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (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.
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 May 5, 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 May 2, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 2, 2005, with corrections.

Action: Manson-Hing/Wienke, 7/0/0. Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Items B and D, reviewed by Randy Mudge.

Action: Eichelberger/Pierron, 7/0/0. Christoff absent.

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

1. Mr. Sullivan announced there were no changes to the agenda.
2. Christine Pierron stated she would be stepping down from Item 4, 737 E. Anapamu Street.
3. Jim LeCron stated he would be stepping down from Item 5, 2020 Edgewater Way.
4. Derrick Eichelberger stated he would be stepping down from Item 1, 1706 La Vista Del Oceano; Item 2, 1708 La Vista Del Oceano; and Item 3, 422 Santa Fe Place.
5. Heather Baker, Project Planner, presented a brief overview of green built building design.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW1. **1706 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00021

Owner: King Heirs, LLC.

Owner: The Mesa at Santa Barbara, LLC.

Agent: Brent Daniels

Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,525 square foot single family residence at 1706 LaVista Del Oceano (Lot 5) with a 704 square foot two-car garage on a 45,064 square foot lot in the Hillside Design District.)

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

3:54

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

Motion: Continued indefinitely with the following comments: 1) The current design is problematic with respect to the Hillside Design Guidelines. The building needs to be broken down into smaller pieces of architecture. 2) Provide clear documentation of the height of the site walls and sections. 3) The forms and detailing are creating a campus feeling with the other proposed homes in the subdivision, and the Board looks forward to seeing the architecture of the homes refined to create more unique identities. 4) The Board would like to see more variety in the color palattes. 5) The Board would like to see the segmented floor plan expressed on the exterior south elevation by reducing the roof mass above the entry. 6) Some Board Members are concerned with the proposed materials. 7) Study continuing the stone over the arches of the second floor balcony. 8) One Board member is concerned about the added mass of the second floor deck. 9) The Board reserves comment on the site plan and wall heights. 10) One Board member finds the site plan is pushing the limit, even though the house has become linear.

Action: Pierron/Mudge, 6/0/0. Eichelberger stepped down.

PRELIMINARY REVIEW

2. 1708 LA VISTA DEL OCEANO LN

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00022
Owner: King Heirs, LLC.
Owner: The Mesa at Santa Barbara, LLC.
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,731 square foot single family residence at 1708 La Vista Del Oceano (Lot 6) with a 705 square foot two-car garage on a 45,023 square foot lot in the Hillside Design District.)

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

4:41

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

Motion: Preliminary Approval and continued indefinitely with the following comments: 1) The Board appreciates the changes in the architectural details and to the master bedroom deck area. 2) Return with an accurate depiction of the grading plans. 3) The Board supports the colors and materials. 4) Two Board members are concerned with the two story added mass over the entry, however, given the configuration of the floor plan, the site is layered well.

Action: Wienke/Mudge, 4/2/0. Manson-Hing, LeCron opposed. Christoff absent. Eichelberger stepped down.

PRELIMINARY REVIEW**3. 422 SANTA FE PL**

E-1 Zone

Assessor's Parcel Number: 035-191-001
 Application Number: MST2003-00620
 Owner: King Heirs, LLC.
 Owner: The Mesa at Santa Barbara, LLC.
 Agent: L&P Consultants
 Architect: Zehren and Associates
 Owner: The Mesa at Santa Barbara, LLC.

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums. of the 1.93 acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single Family Residential, to R-2, Two Family Residential. Eight of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and six would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single Family Residence, to R-2, Two Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over density units on a lot in the R-2 Zone; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and a Vesting Tentative Subdivision Map to merge and re-subdivide 1.93 acres into one lot for condominium purposes.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053B-04.)**5:00**

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

Stella Larson, Planning Commission Liaison, stated that the Planning Commission would like the architectural style of the project to remain traditional in style, with repetition of the architecture at a minimum.

Motion: Continued indefinitely with the following comments: 1) The Board is pleased with the direction the applicant has taken. 2) The Board looks for further variety in the pedestrian landscape area. A suggestion is a common court yard between the buildings. 3) The Board likes making the building appear as one structure, integrating common areas to disguise the party walls. 4) The consistent use of stones and materials could be mixed. 5) The Board is comfortable with the unit mix. 6) The Board finds the building meets the requirements of the Hillside Design Guidelines. 7) The Board is concerned that there may be too much of a "wedding cake appearance" and would like to see some two story masses that adds to the variety of the "Plaza Rubio effect". 8) The Board looks forward to more variety on the entries and would like to see further studies including covered entry or trellis elements. 9) The Board supports the use of some shingle roofs when accompanied by appropriate eave and window details.

Action: Manson-Hing/Wienke, 6/0/0. Eichelberger stepped down.

CONCEPT REVIEW - CONTINUED ITEM**4. 737 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-150-019
 Application Number: MST2003-00636
 Owner: Anapamu Properties, LLC.
 Architect: Brian Cearnal

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF TENTATIVE SUBDIVISION MAP, AND ZONING MODIFICATIONS.)

5:46

Brian Cearnal, Architect; Craig Shallanberger, Agent; and Peter Lewis, Owner; present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds there is no adverse visual impact relative to the modifications requested. 2) The Board is supportive of the new modification for the private yard space at the west property to achieve the angle of the buildings. 3) The Board suggested that the portions of serpentine landscape wall within the private yards of Units 1 and 2 be eliminated to enhance the private yard space. 4) The taller six foot wall at the bus stop on Anapamu Street is supportable and is in keeping with the similar other walls across the street and given that the other front yard walls are lower than the maximum allowed height, adds variety to the street scape. 5) Study the layout of the trash enclosure in relation to the guest parking and the street corner.

Action: Bartlett/Wienke, 6/0/0. Pierron stepped down.

PRELIMINARY REVIEW**5. 2020 EDGEWATER WAY**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-062
 Application Number: MST2004-00745
 Owner: Winger Living Trust
 Designer: Sophie Calvin

(Proposal to construct an 816 square foot second story addition with a 294 second story deck to an existing 1,825 square foot one story single family residence on a 7,547 square foot lot. Proposal will also include an interior remodel of an existing 328 square foot portion of the first floor. The proposal will result in a two story 2,641 square foot single-family residence with an attached 339 square foot two car garage located in the appealable jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 027-05.)

6:30

Sophie Calvin, Designer, present.

Stella Larson, Planning Commission Liaison stated that the Planning Commission conducted a site visit and felt concerned with the proportionality of the front facade.

Motion: Preliminary Approval and continued 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 and with the condition that the materials and details are to be high-end quality.

Action: Eichelberger/Manson-Hing, 6/0/0. LeCron stepped down. Christoff absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 754 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 019-300-014
 Application Number: MST2005-00186
 Owner: Shirley Jay
 Applicant: Michael Ratway
 Designer: Casa Bella Designs

(Proposal for a 2,803 square foot addition and an attached 507 square foot garage on a 13,300 square foot lot located in The Hillside Design District. The proposal includes the demolition of a majority of the existing 1,818 square foot residence and attached garage; approximately 316 square feet will be retained. The project will result in a 3,626square footage residence including the attached garage with approximately 462 cubic yards of grading outside the main building footprint.)

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

6:47

Michael Ratway, Applicant, present.

Public comment opened at 7:00p.m.

Mary Garza, neighbor, stated that the house is very close to her property line and Ms. Garza is concerned with hillside drainage and erosion. The terrain is steep and there has been excessive run-off in the past which has caused flooding of her home.

Public comment closed at 7:02p.m.

Motion: Continued indefinitely with the following comments: 1) The size, bulk and scale is not acceptable. 2) The grading, terracing and retaining walls are not acceptable. 3) Study the Hillside Design guidelines for a solution to meet the guidelines. The Hillside Design Guidelines require buildings to step with the topography. 4) The project design is flat lot construction on a hillside, which does not respond to the topography. 5) The project aggressively fills the lot with in-fill terracing; particularly at the front. 6) The large scale retaining walls are causing visual impact to the public. 7) Limit the amount of grading to avoid erosion and visual impacts. 8) The architecture is boxy with projections versus stepping. 9) The volume and height is out of scale. 10) The large scale flat roof and parapet wall adds to the size, bulk and scale. 11) The tower element is over scaled.

Action: LeCron/Bartlett, 7/0/0.

David Sullivan, Planning Technician, stated that staff is aware of heavy construction related to traffic, and will be meeting with the Transportation Department in an effort to come up with a solution to mitigate some of the hazardous traffic conditions.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 206 MESA VERDE DR** E-3/SD-2 Zone

Assessor's Parcel Number: 057-210-016
 Application Number: MST2005-00254
 Owner: Cindy Nicholson
 Architect: Y. S. Kim

(Proposal for a 1,320 square foot two-story addition and major remodel to an existing 1,650 square foot residence located on an 11,475 square foot lot. The project includes the demolition and reconstruction of the two-car garage.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**7:17**

Y.S. Kim, Architect; present.

Motion: 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 comment that the development of a second-story addition will not have any affect on public view.

Action: Manson-Hing/Wienke, 7/0/0. Christoff absent.

PRELIMINARY REVIEW**8. 114 N MILPAS ST** C-2 Zone

Assessor's Parcel Number: 017-091-014
 Application Number: MST2004-00867
 Owner: Maricela Tepeque
 Designer: Laura Fernandez

(Proposed addition to an existing one-story residence which would result in a mixed-use building that includes a 333 square foot beauty salon. This includes the conversion of 163 square foot of residential area to commercial and the addition of 170 square feet. There is one uncovered parking space proposed at the front of the property for the beauty salon.)

7:28

Laura Fernandez, Designer, present.

Motion: Continued indefinitely with the following comments: 1) Study the technical concerns for the required handicapped parking space and the Americans with Disabilities requirements. 2) The architecture as presented is acceptable. It is suggested that the arches be the same size and match. 3) Return with a proposed landscape plan to buffer the parking space.

Action: Wienke/Manson-Hing, 7/0/0.

FINAL REVIEW**9. 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.)

(Final Approval for the architectural details and landscape plan is requested.)**7:40**

Kirk Gradin, Architect; Greg Griffin, Architect; Kirk Borchardt, Owner; and Chuck McClure, Landscape Architect; present.

Motion: Final Approval with the condition that the queen palms shall be eliminated or relocated on the landscape plans.

Action: LeCron/Wienke, 7/0/0. Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM

10. **2611 SAMARKAND DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-303-007

Application Number: MST2005-00247

Owner: Heebner Everton Family Trust

Applicant: Eddie Villaruz

(Proposal to add 166 square feet with an upper deck area to the rear of an existing 2,206 square foot house with attached 475 square foot garage on a 12,240 square foot lot.)

7:49

Eddie Villaruz, Applicant, present.

Motion: Continued one week to the Consent Calendar with the following comments: 1) Study making a pitch roof out of the rear portion of the addition. 2) Simulate the existing pitch roof off the back elevation.

Action: Wienke/Mudge, 7/0/0.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. **615 DEL MONTE AVE** R-3 Zone

Assessor's Parcel Number: 037-022-008

Application Number: MST2004-00064

Owner: Rigo Vela

Architect: Jose Esparza

Applicant: Rigo Vela

(This is a revised project to demolish 1,090 square foot existing residence and carport. The proposal involves a new two story 2,048 square foot duplex with two attached 2-car garages on a 5,080 square foot lot.)

(Review After Final for changes consisting of reducing unit B, the southerly side of the living room by 3' and the porch to 3' by 5' in order to meet the open space requirements.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW

B. **223 W PEDREGOSA ST** R-4 Zone

Assessor's Parcel Number: 027-021-002

Application Number: MST2004-00152

Owner: David Boylan

Architect: Alex Pujo

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

(Final Approval is requested for the landscape plan.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 008-05.)

Final Approval as submitted with the condition to omit one of the pine trees between the buildings and relocate the other pine as noted on sheet L-1.

FINAL REVIEW**C. 1206 LIBERTY ST**

R-3 Zone

Assessor's Parcel Number: 017-293-002
Application Number: MST2004-00513
Owner: Efrain Lopez
Architect: Armando Arias

(Proposal to demolish an existing 205 square foot one-car garage and construct an attached 471 square foot two-car garage with a 533 square foot residential unit above and extend the driveway to provide two additional uncovered parking spaces for an existing 632 square foot single family residence. The project will result in a 1,165 square foot single family residence with a one bedroom residential unit.)

(Preliminary and Final Approval is requested for the architectural details and landscape plan.)

Final Approval with the conditions noted on the plans and that the applicant is to return for a Review After Final on the Consent Calendar to indicate a species for the proposed tree, roof colors and a permeable paving sample.

REVIEW AFTER FINAL**D. 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.)

(Review After Final for landscaping alterations.)

Final Approval of the Review After Final with the condition that the tree along the interior yard shall be a minimum 15 gallon tree sweet shade as noted on the plans.

CONTINUED ITEM**E. 229 LA JOLLA DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-363-008
Application Number: MST2005-00047
Owner: Lisa & Tom Carosella
Architect: Banyan Architects

(Proposal for a 100 square foot first floor addition, 559 square foot to create a new second story, and remodel for an existing 1,620 square foot residence with a two car garage. The project includes a new clerestory, entry elements, and site wall that require zoning modifications to encroach into the required front yard setback.)

(Preliminary Approval is requested.)

Referred to the Full Board.

3:23

Kirk Gradin, Architect, present.

Public comment opened at 3:32p.m.

Berni Bernstein, Realtor, stated that the project is setting a bad precedent to the size, bulk, and scale of the neighborhood and is not compatible with the Neighborhood Preservation Ordinance.

Vice-Chair Bartlett read a letter submitted by Chris Kent, neighbor, which stated that he is concerned with the second story proposal, as it will alter his view and will be intrusive on his privacy.

Vice-Chair Bartlett read a letter submitted from Robyn and Phil Palmquist, neighbors, which stated that they will lose their ocean view and their privacy will be greatly affected by the second story addition.

Public comment closed at 3:36p.m.

Motion: Preliminary Approval of the revised proposal and continued indefinitely to the Consent Calendar with the following conditions: 1) The Board finds that the modification request granted is an aesthetic improvement. 2) The added square footage is consistent with the design guidelines. 3) Add landscape at the master bedroom deck to provide adequate screening for the neighbors to the west. 4) The neighbor to the west would be buffered by a significant amount of landscape. 5) The deck railing on the west side is to be solid railing. 6) The deck is acceptable, as it is internal to the site.

Action: Pierron/LeCron, 7/0/0. Christoff absent.

REVIEW AFTER FINAL

F. **398 W MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 019-012-017
 Application Number: MST2005-00073
 Architect: Dawn Sherry
 Owner: Morgan & Nancy Delucia

(Proposal to change a previously approved garage (MST2001-00780) and second story accessory space to eliminate the second story and construct only a 750 square foot single story garage on a lot located in the Hillside Design District.)

(Review After Final for the exterior colors, one single plank wood garage door, and wood fence & garage details.)

Continued one week to the Consent Calendar with the following comments: 1) Provide elevations and details of the proposed fence with clear delineation of heights and linearity at all points. 2) Revise typical eave details of the garage.

CONTINUED ITEM

G. **848 CALLE CORTITA** E-1 Zone

Assessor's Parcel Number: 041-177-007
 Application Number: MST2005-00100
 Owner: Ann Altimirano
 Architect: Banyan Architects

(Proposal to construct a 135 square foot first floor and 522 square foot second floor addition to an existing two-story 1,661 square foot residence and an attached 495 square foot two car garage. The project will result in a two-story 2,318 square foot residence on a 9,207 square foot lot located in the Hillside Design District. A Modification is required to permit as-built portions of the garage, upper level deck, and a lower level deck and spa which were constructed without permits)

(Second Concept Review.)

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

Continued indefinitely to the Modification Hearing officer with the comment that the spa encroachment is technical in nature and has no aesthetic impacts to the City.

NEW ITEM**H. 1741 PROSPECT AVE** R-2 Zone

Assessor's Parcel Number: 027-142-020
Application Number: MST2005-00198
Owner: Lyda Merriman, Trustee
Designer: Patrick Povler

(This is part of an active enforcement case (ENF2005-00079). Proposal to permit "as-built" changes to unit no. 3 and convert an existing two story, two bedroom unit back to a one bedroom, two bath unit. Proposal will also include the replacement of windows in existing openings. This proposal does not involve new square footage.)

Final Approval with the following conditions: 1) The window detail shall match the existing window detail as depicted in the photo labeled A. 2) The window trim color shall match the existing siding as depicted in the photo labeled B.

CONTINUED ITEM**I. 3969 VIA LUCERO** R-3/SD-2 Zone

Assessor's Parcel Number: 057-233-026
Application Number: MST2005-00237
Owner: Worden W. & Betty M. Steele
Applicant: Tom Thompson
Contractor: W. Thomson Construction

(Proposal to demolish backfill and landscape an existing pool on a lot with an existing two story 18-unit apartment complex.)

Continued one week at the applicant's request.

NEW ITEM**J. 2126 CASTILLO ST** R-3 Zone

Assessor's Parcel Number: 025-222-009
Application Number: MST2005-00257
Owner: Tomas Castelo
Architect: JG Architects
Contractor: Navarro Construction & Develop

(Proposal to replace all existing windows and exterior sliding doors with new steel windows and doors. Proposal will also include the up-grade of all existing guardrails and handrails for code compliance, the repair of two existing balconies dry rot damage, the installation of a laundry room wall and renovations to the roof.)

Final Approval with the condition that all window and door details are to match the existing windows and doors.

NEW ITEM**K. 602 E MONTECITO ST** M-1 Zone

Assessor's Parcel Number: 017-030-003
Application Number: MST2005-00261
Owner: Levon Investments, LLC.
Applicant: Rebekah Hoffman
Architect: Don Phillippi

(Proposal for minor exterior changes to a commercial building. The changes consist of the replacement of a door with a window to match the adjacent windows, color change of exterior door, gutter & downspout, and the installation of wrought iron window coverings.)

Final Approval as submitted with the comment that the colors shall match the existing colors.

NEW ITEM

L. **11 E HALEY ST** C-M Zone

Assessor's Parcel Number: 037-173-041
Application Number: MST2005-00264
Owner: Faulding Hotel, Inc.
Agent: Mike Mcewen

(Proposal to retrofit all the windows for the Faulding Hotel. There are no window opening size changes and the colors are proposed to match existing.)

Final Approval with the condition that the evergreen color shall be used for all new windows.

NEW ITEM

M. **9 E PEDREGOSA ST** C-L Zone

Assessor's Parcel Number: 025-372-011
Application Number: MST2005-00269
Owner: Warner Arnett Trust, dated 4/18/03
Contractor: Wilco Group

(Proposal to alter the exterior color of a commercial structure.)

Final Approval with the condition that the 1207 Benjamin Moore San Luis Light Brown color shall be used for the wood trim as noted on the plans.

**** MEETING ADJOURNED AT 8:00 P.M. ****