



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, May 23, 2005**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:07 P.M.**

**BOARD MEMBERS:**  
 CHRISTINE PIERRON, Chair, Absent  
 BRUCE BARTLETT, Vice-Chair, Present  
 STEPHANIE CHRISTOFF, Present  
 DERRIK EICHELBERGER, Present  
 JAMES LECRON, Absent  
 CHRISTOPHER MANSON-HING, Present  
 RANDY MUDGE, Absent  
 MARK WIENKE, Absent

**CITY COUNCIL LIAISON:**      HELENE SCHNEIDER, Present, out at 5:30p.m.

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

**STAFF:**      JAIME LIMÓN, Design Review Supervisor, Present, out at 3:33p.m., back at 3:47p.m., out at 3:52p.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 <u>at the time of submittal &amp; each time plans are revised</u> <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 landscapin g. 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 May 19, 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 16, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 16, 2005, with corrections.

Action: Manson-Hing/Eichelberger, 3/0/1. Christoff abstained. Pierron, LeCron, Mudge, Wienke absent.

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of Item B, reviewed by Christopher Manson-Hing.

Action: Manson-Hing/Eichelberger, 4/0/0. Pierron, LeCron, Mudge, Wienke 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. Jaime Limon, Design Review Supervisor, announced that there is a new brochure regarding trees that has been prepared by the City Parks and Recreation Department for review and comments from the ABR members.
3. Bruce Bartlett announced that tonight would be Dave Sullivan's last ABR meeting and thanked Mr. Sullivan for his diligent efforts. We wish Dave the best of luck.

## E. Subcommittee Reports.

1. Jaime Limon gave a brief report on the Neighborhood Preservation Ordinance update. He stated that the proposed draft story pole requirement guidelines have been prepared which would help determine if story poles are required for a project. The next meeting is scheduled for June 10, 2005, regarding trigger mechanisms.
2. Derrik Eichelberger stated that he attended the Visual Arts in Public Places Subcommittee regarding the Lost at Sea Memorial. There will be an opening ceremony sometime in June.

## F. Possible Ordinance Violations.

No reported violations.

**DISCUSSION ITEM**: Damon Gregory, Avalon Windows, presented information to the Board members regarding clad finished windows.

**PRELIMINARY REVIEW**1. **1035 E DE LA GUERRA ST** R-2 Zone

Assessor's Parcel Number: 031-053-008  
Application Number: MST2005-00060  
Owner: Schmidt Family Trust  
Applicant: Eric Swenumson  
Designer: Eric Swenumson

(Proposal to convert an existing 460 square foot two-story accessory building to a second residential unit on a 10,651 square foot lot. The lot is currently developed with an existing 1,584 square foot one story residence with an attached 447 square foot garage which is proposed to remain unaltered. Two uncovered parking spaces are proposed.)

**(Preliminary & Final Approval is requested for the revised landscape plan.)**

**3:32**

Eric Swenumson, Designer; Natalia Schmidt, Owner; and Theresa Macias, neighbor; present.

A letter submitted by Natalia Schmidt, Owner was acknowledged during the presentation.

Motion: Preliminary Approval and Final Approval of the project with the following conditions:  
1) Shield the two garage lights and the lantern on the face of the accessory building.  
2) Change the proposed Albizia to an Evergreen Pear. 3) It is understood that the fence will be five feet in height.

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

**CONCEPT REVIEW - NEW ITEM****2. 500 FOWLER**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003  
Application Number: MST2003-00344  
Owner: City of Santa Barbara  
Applicant: Owen Thomas

(The project involves construction of two 1,000-foot long Runway Safety Areas (RSAs) and extension of Taxiway A and construction of new Taxiway M and other taxiway improvements at the City Airport. To construct RSAs, Runway 7-25 must be relocated 800 feet to the west and Carneros and Tecolotito Creeks must be rerouted.)

**(PROJECT REQUIRES COMPLIANCE WITH COASTAL DEVELOPMENT PERMIT NO. 030-03.)****4:01**

David Black, Landscape Architect, present.

Motion: Final Approval as submitted with the following comments and conditions: 1) The Board finds the notion of an observation area to be a good use for the property. 2) The site airport amenities (trash enclosures and benches) shall match or be similar to the existing amenities. 3) The Board likes the general layout and the proposed materials. However, would like to see smaller trails incorporated. 4) The Board is supportive of the solar mounted switch post light. 5) The chain link fence shall match the existing galvanized chain link fence. 6) The proposed gate shall have a galvanized finish.

Action: Christoff/Manson-Hing, 4/0/0. Pierron, LeCron, Mudge, Wienke, absent.

**PRELIMINARY REVIEW****3. 1655 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-173-025  
Application Number: MST2004-00097  
Owner: Isabelle Herin, Trustee  
Architect: Gregory Jenkins  
Owner: William Cook  
Agent: Luis De La Torre

(Proposal for a 1,468 square foot two-story addition and a 730 square foot first floor addition to an existing 1,629 square foot residence. Proposal will also include a 17 square foot addition to an existing 488 square foot garage. This project is in the Hillside Design District on a 20,037 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 019-05 & NEIGHORHOOD PRESERVATION ORDINANCE FINDINGS.)****4:20**

Motion: Continued indefinitely due to the applicant's absence.

Action: Manson-Hing/Eichelberger, 4/0/0.

**THE BOARD RECESSED FROM 4:20P.M. TO 4:30P.M.**

**4:30**

Gregory Jenkins, Architect, present.

Motion: Reopen the item.

Action: Eichelberger/Manson-Hing, 4/0/0.

Motion: Preliminary Approval of the project and continued indefinitely with the following comments and conditions: 1) The Board appreciates the improvements to the project. 2) The Board finds there is room for simplification to some of the roof forms; especially on the east and west elevations. 3) Reducing the paving in the front yard is a benefit. 4) The Board looks forward to additional details and colors. 5) Return with a landscape plan.

Action: Eichelberger/Manson-Hing, 4/0/0. Pierron, LeCron, Mudge, Wienke, absent.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **4. 1827 DE LA VINA ST**

R-4 Zone

Assessor's Parcel Number: 027-021-010

Application Number: MST2004-00827

Owner: Joe Campanelli

Agent: Isaac Romero

Architect: Dale Pekarek

(Proposed condominium conversion for an approved two-unit addition to an existing single-family residence currently under construction. The proposal will result in a single story 1,263 square foot condominium with a two-car 427 square foot garage, a two-story 964 square foot condominium with a two-car 427 square foot garage, and a two-story 1,092 square foot condominium with a two-car 449 square foot garage on a 7,500 square foot lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)**

**4:43**

Joe Campanelli, Owner; Isaac Romero, Agent; and Dale Pekarek, Architect, present.

Allison DeBusk, Assistant Planner, requested comments from the Board regarding the appropriateness of the design as it relates to condominium standards; and the appropriateness of the modification for the private outdoor living space located along the north side of the building because the area originally delineated in the front yard would require a fence due to the noise level.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The modification could be supportable for the Unit A private yard if located on the southeast side of the existing residence; adjacent to the concrete strip driveway. 2) Study adding a small hedge or a low wood fence to provide a feeling of privacy in the front yard. 3) This is a supportable solution, as it allows for an authentic restoration of the existing bungalow, and the private yard space is for the existing bungalow. 4) The remaining front yard space does not need a sound mitigation wall because it detracts from the bungalow style of the neighborhood.

Action: Eichelberger/Manson-Hing, 4/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****5. 1624 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-083  
Application Number: MST2004-00744  
Owner: Bruce Schmidt  
Architect: Eric Swenumson

(Proposal to construct a 3,515 square foot three story single family residence with an attached 440 square foot two car garage on a vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback.)

**(Fourth Concept Review.)**

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

**5:09**

Eric Swenumson, Architect; and Teri Green, Land Use Planner; present.

Public comment opened at 5:16p.m.

Vice-Chair Bartlett read a statement submitted by an Ilan Levi, which stated he is in support of the project and would like the Board to approve it.

Public comment closed at 5:17p.m.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:  
1) The size, bulk and scale is acceptable and the Board finds the project to be moving in the right direction. 2) The two story solution is a much preferable solution to the prior proposed three story structure. 3) The Board supports the garage modification in the front yard setback. 4) The Board would like the applicant to pursue habitable square footage within the front yard setback. 5) Relative to the front yard modification for the garage and the potential modification for the living space, the Board would like the Modification Hearing officer to consider allowing the front porch to encroach into the front yard setback. 6) Provide a landscape plan. 7) The Board understands this is a conceptual stage representation of the architecture, and is looking for refinements to the box like quality of the structure. 8) Provide more detail between the first and second floor on the South elevation. 9) Study how the building meets the grade at the south elevation.

Action: Christoff/Manson-Hing, 4/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****6. 325 W ANAPAMU ST**

R-4 Zone

Assessor's Parcel Number: 039-212-004  
 Application Number: MST2004-00885  
 Owner: Cynthia Dee Howard and Janey Marks  
 Applicant: Kim Maciorowski  
 Architect: Robin Donaldson

(Proposal to demolish an existing two-story single-family residence, carport and garage totaling 5,061 square feet and construct a 6,081 square foot, three-story, four-unit condominium development each with a two-car garage (totaling 1,810 square feet) on a 9,631 square foot lot. Modifications are requested to allow a second floor deck to encroach into the rear yard setback.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND A MODIFICATION.)**

**5:34**

Robin Donaldson, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
 1) The Board finds the overall site plan acceptable. The use of the wide lot (the 45 degree angle) and the advantage of the alley allows for useful landscape opportunities.  
 2) Study reducing the third floor plate heights. 3) The stepping of the massing is internal to the site and is positive. 4) Overall, most of the Board is concerned with the amount of third story mass. One Board member is comfortable with the existing mass yet sees an opportunity to reduce the plate heights. 5) The Board finds the design moving in the right direction and looks forward to continued evolution of the design detail along the driveway. 6) The Board finds the elimination of the fourth story decks and the elimination of some third story decks beneficial. 7) There is concern with the remaining third floor decks and privacy issues in the neighborhood. The Board finds it more appropriate to have view balconies. 8) Provide additional photo documentation from the elevated view along the east and west side property lines. 9) The Board looks forward to landscape in the front parkway and the addition of street trees.

Action: Eichelberger/Manson-Hing, 4/0/0.

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

**CONCEPT REVIEW - NEW ITEM****7. 1177 HARBOR HILLS DR**

E-1 Zone

Assessor's Parcel Number: 035-200-019  
 Application Number: MST2005-00292  
 Owner: Webber Phillip

(This is part of an active enforcement case. Proposal to replace and increase the opening of an existing window. There is currently an existing 2,877 square foot residence with a 500 square foot garage on a 1.34 acre lot located in the Hillside Design District.)



**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)****6:36**

Motion: Continued one week due to the applicant's absence.

Action: Eichelberger/Manson-Hing, 4/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****8. 1380 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-018

Application Number: MST2004-00873

Owner: Mark R. Boyd

(Proposal to add 295 square feet to the first floor, remove 32 square foot of the existing residence, add an 817 square foot second story, convert an existing 376 square foot garage into living space, and construct an attached 498 square foot two car garage. There is an existing one story 1,034 square foot single family residence on a 6,190 square foot lot located in the appealable jurisdiction of the Coastal Zone. The proposal will result in a two story 2,490 square foot single family residence with an attached 498 square foot two car garage. )

**(Third Concept Review.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COASTAL REVIEW.)****6:38**

Mark and Jacquelyn Boyd, Owners, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the size, bulk and scale acceptable and finds the project is moving in the right direction. 2) Add landscape along the driveway and the entry radius. 3) Study using a ribbon driveway. 4) The relocation of the garage to the rear is a benefit; therefore can support the front yard modification. 5) The Board appreciates the reduced square footage of the second floor. 6) The Board is concerned with the inaccuracies of the drawings. There are inconsistencies with the roof pitch and overhangs. 7) A composition shingle roof is more in keeping with the style of the neighborhood. 8) The Board looks forward to high quality details. 9) Neighborhood Preservation Ordinance Findings can be made when the project returns for approval.

Action: Eichelberger/Manson-Hing, 4/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 610 SUTTON AVE**

R-3 Zone

Assessor's Parcel Number: 037-061-011  
Application Number: MST2005-00272  
Owner: Armando Herrera  
Architect: Jose Esparza

(Proposal to construct a 1,156 square foot, two-story structure consisting of a 715 square foot residential unit and an attached 441 square foot two-car garage. The lot is currently developed with a one-story 1,219 square foot residential unit with one uncovered parking space existing on a 5,000 square foot lot. The proposal includes the demolition of an existing 190 square foot detached garage and a 97 square foot accessory structure. Modifications are requested for the new two-car garage to encroach into the interior yard setback and to reduce the parking requirement.)

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

**7:17**

Jose Esparza, Architect, present.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:  
1) The Board supports the modification of the three-foot garage encroachment into the side yard setback because it allows for a more useable outdoor area. 2) The Board supports the parking modification. 3) The architecture is acceptable as it mimicks the front structure. 4) Study lowering the roof pitch on the east-west direction and maintain the north-south roof pitch to mimick the front building. 5) Study lowering the roof canopies over the front entry and the second floor balcony. 6) Study using a ribbon driveway to enhance the landscape and reduce the hardscape.

Action: Manson-Hing/Christoff, 4/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****10. 515 N QUARANTINA ST**

C-M Zone

Assessor's Parcel Number: 031-222-022  
Application Number: MST2005-00252  
Owner: Toscan Family Trust  
Architect: David Jones

(Proposal to remodel and add 42 square feet to an existing 706 square foot residence and convert the use and add 380 square feet to a separate existing 513 square foot residence. The project will result in a 748 square foot residence and an 893 square foot commercial building on a 9,900 square foot lot. The proposal will include three covered and two uncovered parking spaces.)

**7:37**

Dave Jones, Architect.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Board appreciates the reuse of the existing structures. 2) The Board looks forward to the upgrades on the front residence and the porch. 3) The Board recognizes this is a mixed use project and the street presence will benefit with the renovation of the existing house. 4) Provide a landscape plan. 5) It is understood the chain link fence shall be removed.

Action: Manson-Hing/Eichelberger, 4/0/0.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 624 W SOLA ST**

C-P Zone

Assessor's Parcel Number: 039-041-010  
Application Number: MST2001-00355  
Owner: Sally Glasgow  
Architect: Joaquin Ornelas, Jr.  
Agent: James Staples  
Agent: Kathleen Weinheimer

(Proposal to merge two lots (APNs 039-041-011 and 039-041-010) resulting in a one-lot subdivision of a 7,500 square foot lot for three condominium units. A 60 square foot addition is proposed for the existing 875 square foot residence at 1402 San Andres, which would be converted into a condominium. This proposal also includes two new condominium units at the rear of the lot of approximately 1,000 square feet each with an attached 400 square-foot two-car garage. Four uncovered parking spaces are also proposed.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 043-03.)**

(Review After Final for changes consisting of removing the post at the cantilever of the proposed new two-story structure, removing the shutters at the proposed structure, applying light roof material at the carport, constructing planter pockets and vines at the carport columns in lieu of large casings, and substituting low Boxwood English hedge for a split rail fence along the sidewalks.)

Continued one week with the following comments: 1) Return with alternate landscape solution to screen the cantilever. 2) Hold the solid roof inboard on the existing trellis structure. 3) Resolve the privacy issues from the street by planting a boxwood hedge to replace the split rail fence. 4) Elimination of the shutters is supportable.

**REVIEW AFTER FINAL****B. 4004 VIA LUCERO**

R-3/SD-2 Zone

Assessor's Parcel Number: 057-210-023  
Application Number: MST2003-00084  
Architect: Sager & Associates  
Owner: Wye Road Partners, LLC.  
Architect: Lenvik & Minor Architects  
Agent: Suzanne Elledge Permit Processing  
Agent: Yvan Le Brock, Design Arc

(Proposal to construct 13 new condominium units comprised of two buildings. The project proposes a mix of condominium units including 10 two-bedroom units and three, three-bedroom units. There are 29 parking spaces proposed for the residents in a subterranean garage and three guest-parking spaces proposed off of Via Lucero. The project would require approximately 5,465 cubic yards of grading export to allow for the subterranean level garages. The existing residential and commercial buildings are proposed to be removed. This property was previously reviewed under the address of 140-150 Wye Road.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 012-04.)**

(Review After Final for changes consisting of altering the eave & rake flair to match and be more traditional in shape, altering the parapet walls to have 1/2 round molding caps, including plaster at the doors and windows to die into the frame & be flush, and altering the roof line to be complete to four ridges.)

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

**REVIEW AFTER FINAL**

**C. 305 N ONTARE RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-231-002  
Application Number: MST2003-00631  
Owner: William and Nancy Pinner  
Architect: Rex Ruskauff

(This is a revised project description of the notice sent September 29, 2003. The original proposal was for a 1,771 square foot basement and first floor addition that would have resulted in a 3,263 square foot two-story single family residence with an attached 400 square foot garage and a detached 241 square foot accessory structure. The current proposal is for an 815 square foot basement and 686 square foot first floor addition to an existing 1,720 square foot one-story single family residence with a 398 square foot attached garage, on a 17,882 square foot lot. The project will result in a 3,221 square foot two-story single family residence with a 403 square foot attached two-car garage and a 160 square foot detached accessory structure. A Zoning Modification has been granted to allow the garage upgrade to encroach into the required front yard setback.)

**(Review After Final for changes consisting of minor exterior alterations.)**

Final Approval of the Review After Final changes as submitted as noted on the plans. The Applicant is to submit an updated sample of roof material unless it is vastly different from the original material.

**REVIEW AFTER FINAL**

**D. 27 E COTA ST**

C-M Zone

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

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

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 025-04.)**

(Review After Final for changes consisting of adding twenty windows on the east and west elevations of the second floor and fifth floor of the existing five story building.)

Final Approval of the Review After Final changes with the elimination of the most southerly second floor window on the east elevation. All proposed window details are to match the existing window materials and colors.

### **REVIEW AFTER FINAL**

#### **E. 1421 W MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 021-050-052  
Application Number: MST2004-00267  
Owner: Burgess Family Living Trust, dated 2-25-00  
Architect: Jeff Shelton

(Proposal includes the construction of a new 400 square foot detached garage, a new detached 493 square foot two-story accessory space (pool cabana), and a new swimming pool on a 3.95 acre lot located in the Hillside Design District. Proposal also includes the conversion of an existing 572 square foot garage to habitable space for the residence.)

**(Review After Final for changes consisting of relocating the pool.)**

Final Approval of the Review After Final changes with the condition that the proposed fence and gate on the uphill side of the pool shall match the existing fence and gate materials and colors.

### **FINAL REVIEW**

#### **F. 1224 CALLE CERRITO**

R-1 Zone

Assessor's Parcel Number: 041-092-016  
Application Number: MST2004-00595  
Owner: Michael D Silverander  
Architect: Stan Riffle

(Proposal to add a 592 square foot one-story addition and remodel 334 square feet of an existing 1,680 square foot single-family residence with an attached 490 square foot, two-car garage on an 8,360 square foot lot located 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 the condition that the black chain link fence shall be installed as noted on Sheet 3, Detail 12 and that the applicant is to depict the mechanical equipment on the west elevation on the construction drawings.

**FINAL REVIEW****G. 1464 LA CIMA RD** R-1 Zone

Assessor's Parcel Number: 041-022-032  
Application Number: MST2004-00856  
Owner: Mccosker Trust  
Agent: Souter Land Use Consulting  
Architect: Hochhauser Blatter Architects

(Proposal to enclose an existing carport on a lot located in the Hillside Design District.)

One neighbor is in opposition to the addition of the chimney and stated his concerns regarding the construction built under a previous proposal.

Final Approval as submitted with the condition the color shall match the original color and the metal trim color is to be deep space - 34GR.

**FINAL REVIEW****H. 3603 CAMPANIL DR** A-1 Zone

Assessor's Parcel Number: 047-101-005  
Application Number: MST2004-00880  
Owner: William Guilfoyle and Shari R. Guilfoyle  
Architect: Bryan Pollard

(Proposal to add an additional 417 square feet to the existing terrace and convert an existing under story to an exercise room. There is currently an existing 5,480 square foot residence on an acre lot located in the Hillside Design District. Proposal will also include the replacement of a window & door, landscape the backyard, add a swimming pool & spa and provide usable yards area by terracing the existing slope with retaining walls.)

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

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

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

**FINAL REVIEW****I. 324 E HALEY ST** C-M Zone

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

(Proposal to construct a 1,577 second floor above 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. The proposal will include five uncovered parking spaces.)

Postponed indefinitely at the applicant's request.

**FINAL REVIEW****J. 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.)

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.

**NEW ITEM****K. 625 CORONEL PL** R-3/R-4 Zone

Assessor's Parcel Number: 035-270-014  
Application Number: MST2005-00303  
Owner: Coronel Place, Inc.  
Contractor: Action Roofing

(Proposal to reroof 2 of the 3 buildings, both apartment buildings; from hot asphalt roof with rock to 30 year class A Fiberglass Shingles over 30# felt.)

Final Approval of the project with the condition that the roof shingles shall be certain Teed Burnt Sienna.

**NEW ITEM****L. 914 PASEO FERRELO** E-1 Zone

Assessor's Parcel Number: 029-271-018  
Application Number: MST2005-00304  
Owner: Robert and Margaret Gleason Revocable Trust  
Applicant: Eric Swenumson

(Proposal to demolish an existing attached 400 square foot carport and construct a 546 square foot attached two-car garage for a one-story 1,902 square foot residence on a 23,236 square foot lot located in the Hillside Design District. Proposal will also include legalizing the as-built conditions that include enclosing a breezeway and installing French doors.)

**(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 the condition that the applicant shall indicate the as-built conditions on Sheet A.1 of the as-built enclosure of the breezeway.

**NEW ITEM**

**M. 28 N VOLUNTARIO**

Assessor's Parcel Number: 017-141-032

Application Number: MST2005-00313

Owner: Housing Authority/City of Santa Barbara

(Proposal to reroof an existing apartment building with Independence Shingle & color to be weather wood.)

Final Approval as submitted.

**\*\* MEETING ADJOURNED AT 7:48 P.M. \*\***