



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 25, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:06 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Absent
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present, 4:30p.m.
 RANDY MUDGE, Present, out at 3:32p.m., back at 3:40p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:16p.m., back at 3:43p.m., out at 3:51p.m., back at 5:14p.m., out at 5:18p.m.
 SUZANNE JOHNSTON, Planning Technician II, Present
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & 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 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 July 21, 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.)

Leila Noel spoke and submitted a letter to the Board regarding 155 Cedar Lane. Ms. Noel stated that the neighbors did not receive notice of the hearing(s), even though the neighbors filled out speaker slips. Ms. Noell is requesting a reconsideration of the item.

Anne Wilkinson, neighbor, stated that she concurs with Ms. Noel.

Peggy Nicholas, neighbor, spoke on behalf of several surrounding neighbors, and stated that they did not receive notice of the hearings.

Jaime Limon stated that City records indicate that notices were mailed to the neighbors, however it is unclear if some of the neighbors did actually receive them. The issue for the Board is whether there is any basis to request a rescission of the project. Mr. Limon indicated that the Board could only rescind the approval if there was proof of misrepresentation or fraud. The Board requested Staff to investigate the matter and to report at the following ABR meeting.

B. Approval of the minutes of the Architectural Board of Review meeting of July 18, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 18, 2005, with corrections.

Action: LeCron/Mudge, 4/0/1. Bartlett abstained. Christoff, Eichelberger, Manson-Hing, 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, G and I, reviewed by Randy Mudge.

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

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

1. Ms. Johnston announced there were no changes to the agenda.
2. Ms. Johnston also announced that Derrick Eichelberger would be absent from tonight's meeting and Christopher Manson-Hing would be arriving late.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the Neighborhood Preservation Ordinance subcommittee meeting. Green building incentives, FAR's and the Hillside Design Guidelines were reviewed.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW

1. **3260 BRAEMAR DR** A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-050
Application Number: MST2005-00378
Owner: Evans Family Trust
Applicant: Pacific Architects

(Proposal to add a new 352 square foot accessory structure, infinity edge pool, spa, pool decks and walls, perimeter fencing and an auto gate. There is an existing 3,706 square foot residence on the parcel in the Hillside Design District. The project requires Coastal Review.)

(Final Review of the project is requested.)

(PROJECT REQUIRES COASTAL REVIEW, COMPLIANCE WITH PLANNING COMMISSION NO. 046-98 AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

3:23

Bill Wolf, Architect, present.

Motion: Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and with the following comments: 1) The Board finds the proposal to be acceptable. 2) The landscape screening on the west side buffers the neighbor's view. 3) The proposed improvements are well concealed.

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

FINAL REVIEW**2. 3240 BRAEMAR DR** A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-048
 Application Number: MST2005-00432
 Owner: Rosa Choi
 Architect: Pacific Architects

(Proposal to add 1,232 square feet to an existing two-story single-family residence in the Hillside Design District. Also proposed are a new trellis, fireplace, pool, jacuzzi and pool deck.)

(Final review of the project is requested.)

(PROJECT REQUIRES COASTAL REVIEW, COMPLIANCE WITH PLANNING COMMISSION NO. 046-98 AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

3:32

Bill Wolf, Architect, present.

Motion: Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the following comments: 1) The new addition and the site improvements are compatible with the design of the original residence. 2) The addition is well located and not visible from the private drive with minimal view from the adjacent neighbors. 3) The fence shall be relocated around the pool as indicated on the plans.

Action: Bartlett/Wienke, 4/0/0. Christoff, Eichelberger, Manson-Hing, absent.

THE BOARD RECESSED FROM 3:40P.M. UNTIL 3:47P.M.

REVIEW AFTER FINAL**3. 4200 CALLE REAL** COUNTY Zone

Assessor's Parcel Number: 059-240-020
 Application Number: MST98-00749
 Applicant: Ben Phillips
 Applicant: Amy Bayley
 Owner: Alicia Martin, D.C.
 Architect: Mark Petit
 Architect: Karl Eberhard

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

(Review After Final for proposed changes to roof plan and photo voltaic panels, revise location of electrical meters and removal of trees.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO.024-02.)

3:47

Iona Scott, Architect; Mike Gilbert, Landscape Architect; and Trish Allen, Case Planner; present.

Staff Comment: Trish Allen, Associate Planner, briefed the Board on the review process and the site visit conducted approximately a month ago with Derrik Eichelberger, who is on the project subcommittee. The Board might wish to defer the landscape changes pertaining to the tree placement and mitigation to the Consent Calendar for Mr. Eichelberger's review.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the alterations to the electrical panels to be acceptable providing the panels are painted and landscape screening is added to screen the units with a proposed access route documented. 2) The Board supports the use of the exposed solar panel design given the current conditions that allow for solar panel construction with limited review by the Board. However, given the fact that the application is still under ABR purview, the Board requests the organization of the panels be a simple complete roof plane without roof tile and panel blend. 3) The applicant is to provide a tree inventory indicating the changes to the approved landscape plan and proposed tree replacements.

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

CONCEPT REVIEW - NEW ITEM

4. 200 STEARNS WHARF

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022
 Application Number: MST2005-00467
 Owner: City of Santa Barbara
 Architect: SRA Architects

(Proposal to construct a new 30 square foot ATM kiosk at Stearns Wharf.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN APPROVAL FINDINGS & COASTAL PERMIT FROM THE COASTAL COMMISSION.)

4:17

Scott Reidman; and Reuben Haro, Designer; present.

Motion: Continued indefinitely with the following comments: 1) The applicant is to study an alternate solution for a location of the kiosk to be more directly adjacent to the retail building. 2) The Board would prefer not to see the kiosk located in the public view corridor and obstructing the access to the edge of the wharf. 3) The Board would like to see scaled down structure which is reduced both in breadth and height. 4) The applicant is to study a different lighting solution which is more in scale with the diminutive quality of the structure.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 812 LARGURA PL**

A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2004-00783
Owner: Olga Fische Bastiaannet Trust, 11/5/91
Applicant: Armando Arias

(This is a re-notice of the project heard 11/29/04. Proposal to construct a 567 square foot lower level, add 472 square feet to the second floor and add a 331 square foot third floor to an existing two story 1,584 square foot single family residence. Proposal will also include interior remodel. The project will result in a multi-level 2,954 square foot single-family residence on a .42 acre lot located in the Hillside Design District.)

(Third Concept Review. Preliminary approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

4:32

Armando Arias del Cid, Applicant, present.

Public comment opened at 4:40p.m.

Mr. Cahill, neighbor, stated that Mr. Fisher has requested the documents which he submitted be read into the record.

Mr. Cahill is concerned that there will be a substantial loss of privacy to his property, and that the lights at night will shine into his home. The existing house faces his home. Mr. Cahill is also concerned with the Neighborhood Preservation Ordinance findings of the project. The Master Environmental Assessment indicates that the project is located in a high erosion area, and Mr. Cahill also believes that there should be a Soils Report. There is also concern that the "carport" and decks are both located within the setbacks.

Chair Pierron read a letter from Mr. and Mrs. Cole, neighbors, which was recorded into the record, which stated that the height of the roof should not be increased and the extension of the roof line creates undesirable mass.

Chair Pierron read a letter submitted by Tony Fisher, which stated that the proposed addition is too tall and out of scale with the neighborhood. Mr. Fisher believes story poles would be beneficial. In addition, the house is built on a hillside and does not comply with Neighborhood Preservation Ordinance findings. The house is also located in an area described in the Environmental Assessment with high erosion potential. In addition, Mr. Fisher believes that the two existing decks were expanded illegally.

Public comment closed at 4:58p.m.

Staff Comment: Suzanne Johnston, Planning Technician, II, stated that a modification would be required for new construction within the required interior yard setback. The applicant is encouraged to meet with the Modification Hearing officer to discuss supportability of the requested modification. The Board is limited to comments at this time. The applicant must submit both the soils/geology report and revised plans which clearly identify and address all recommendations of the report in the design prior to future reviews and approval by the ABR. .

Motion: Continued indefinitely with the following comments: 1) The applicant is to submit a Soils Report for Staff to review. 2) The Board appreciates the applicant's attempt to reduce the size of the project, however, the proposal does not comply with the Hillside Design Techniques as outlined in the Single Family Residence Design Guidelines. 3) The proposed square footage and deck do not blend with the existing topography. The proposal creates excessive under story, excessive downhill cantilevers, and does not step with the topography. 4) The Board would not support a modification request for additional side yard encroachment. 5) The Board is looking for a significant alteration of the proposal to avoid the under story, cantilevers, and lack of responsiveness to the existing topography and encourages the applicant to review the Single Family Residence Design Guidelines. 6) The applicant is to provide legible plans without the photocopied coloring. 7) The applicant is to provide a roof plan which shows the cross section. 8) The Board is concerned with the protection and health of the existing oak trees on site. 9) Clarify which existing decks are permitted and which are not permitted. 10) The Board looks forward to high quality materials.

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

CONCEPT REVIEW - CONTINUED ITEM

6. 144 LAS ONDAS

E-3/SD-3 Zone

Assessor's Parcel Number: 045-162-020
Application Number: MST2005-00276
Owner: John Hughes
Architect: Paul Zink
Owner: C.E. Barr

(Proposal to demolish an existing 1,228 square foot single family residence with a 200 square foot one-car garage and construct a two story 2,333 square foot single family residence with an attached 422 square foot two-car garage on a 6,230 square foot lot located in the non-appealable coastal zone.

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

5:26

John Hughes, Owner; and Paul Zink, Architect; present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board appreciates the reduction of the square footage and the mass. 2) The Board is concerned with the aggressiveness of floor-to-floor height, and finds there is potential for further reduction. 3) The Board would like to see a simplification of the roof forms on the south and west elevations. 4) The Board would like to see a resolution of the yard area prior to returning for preliminary approval.

Action: Bartlett/LeCron, 5/1/0. Pierron opposed.

PRELIMINARY REVIEW**7. 2113 CASTILLO ST**

R-3 Zone

Assessor's Parcel Number: 025-221-011
Application Number: MST2004-00314
Architect: Gil Garcia
Owner: Castillo Cottages, LLC

(Proposal for a voluntary lot merger of APNs 025-221-010 and 025-221-011 (2113 and 2117 Castillo Street) and for six new one-bedroom condominiums with eight garage and three carport parking spaces on 11,250 square feet of combined lot area. The proposed condominiums will be comprised of a 2,797 square foot, two-story duplex and a 4,232 square foot, two-story four unit building. The three existing dwellings, a four car garage and shed are proposed to be demolished. Planning Commission approval is required for a tentative subdivision map.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 045-05.)

5:45

Gil Garcia, Architect, present.

Public comment opened at 5:55p.m.

Dan Linz, neighbor, stated that he is very pleased with the improved landscaping and applauded Mr. Garcia's willingness to work with the neighbors. However, Mr. Linz is somewhat concerned with the height of the project.

Chair Pierron read a letter submitted by Harlene Schwartz, neighbor, which stated that there is concern with the density and the resulting lack of open space and landscaping. Ms. Schwartz would like the Board members to carefully review the height of the buildings, drainage problems, lack of open space, landscaping and the minimal trash areas.

Public comment closed at 6:01p.m.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Board appreciates the reduction and reorganization of the project. 2) The applicant should study ways to simplify some of the window and gable roof forms. 3) Study the rear fence to break up the long linear quality by including architectural features such as stone columns or other techniques.

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

THE BOARD RECESSED FROM 6:16P.M. UNTIL 6:37P.M.

CONCEPT REVIEW - CONTINUED ITEM**8. 805 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-163-027
Application Number: MST2005-00421
Owner: Ohlgren-Even Family Trust, 4/24/96
Applicant: David Ferrin
Architect: David Ferrin

(Proposal to add a 168 square foot single-story addition to an existing 2,527 square foot single-family residence on a 36,872 square foot lot in the Hillside Design District. Also proposed is a new 494 square foot one-story accessory building with a 225 square foot veranda.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NUMBER 07-77.)

6:37

David Ferrin, Architect; and Nancy Even, Owner, present.

Motion: Final Approval of the project and 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 lighting shall be down lighting.

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

IN-PROGRESS REVIEW**9. 49 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 013-230-012
Application Number: MST2002-00712
Owner: Paul and Karen Kurth
Architect: William Araluce, A.I.A.

(Proposal to demolish a 3,450 square foot residential unit and construct a 7,946 square foot two-story residential unit with an attached two-car garage on a one-acre lot located in the Hillside Design District. Planning Commission review is required because the dwelling exceeds 6,500 square feet and previous Planning Commission Resolution conditions. 866 cubic yards of grading is proposed outside the building envelope.)

(PROJECT REQUIRES COMPLIANCE PLANNING COMMISSION RESOLUTION NO. 034-04.)

6:49

Brian Broderson, Landscape Architect, present.

Motion: Preliminary Approval as submitted of the landscape plan.

Action: Mudge/Wienke, 5/1/0. Pierron opposed.

CONCEPT REVIEW - CONTINUED ITEM10. **1936 EL CAMINO DE LA LUZ**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-010
Application Number: MST2004-00727
Owner: Bruce A. Taylor
Applicant: Louis Robinson
Architect: James LeCron

(Proposal to convert an existing 594 square foot garage to habitable space, construct a detached 441 square foot two-car garage, and construct a 771 square foot two-story addition to an existing 1,447 single story single family residence. The project will result in a two-story 2,812 square foot single family residence with a detached 441 square foot two-car garage on a 14,503 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

6:55

Jim LeCron, Architect, present.

Public comment opened at 7:05p.m.

Chair Pierron read a letter submitted by Tony Fisher, which stated that there are concerns with the height of the building and that the proposed house will be visible from the street; even with the existing hedges.

Public comment closed at 7:07p.m.

Public comment reopened at 7:12p.m.

Chair Pierron read a letter submitted by Marcene Smith, neighbor, which stated the proposed design would be a welcome addition to the neighborhood. Ms. Smith is in support of the project.

Chair Pierron read a letter submitted by Joanna Morgan and Stan Krome, neighbors, which stated that the proposed design will be beautifully set-back amidst lush tropical landscaping. They are in full support of the project.

Chair Pierron read a letter submitted by Bruce and Grace Peterson, neighbors, stated the house sits very far back on a deep lot and has virtually no visibility from the street. Mr. and Mrs. Peterson are in support of the project.

Chair Pierron read a letter submitted by Barbara Doolittle, neighbor, stated that she is in support of the remodel plans as proposed.

Chair Pierron read a letter submitted by Richard and Nicole Levine, neighbors, stated their strong support of the beautiful remodel plans as proposed. The design will be a welcome to the neighborhood.

Public comment closed at 7:15p.m.

- Motion:** Continued indefinitely to Planning Commission with the following comments: 1) The Board appreciates the reduction in the height of the proposal. 2) The Board is split with the nature of the application. The project has advantages of a large lot; significant set back from street frontage, allowing for the proposal to be aggressive in size, bulk and scale and there is significant landscape buffering along the street frontage. 3) Three Board members find that given these advantages, the height is acceptable. 4) Two Board members are concerned with the amount and height of the second story addition and find it is not consistent with Neighborhood Preservation Ordinance findings. However, those Board members would not preclude an architectural feature proposed on a small scale which would allow for ocean views. 5) The Board appreciates the revised design of the garage, as it is more in keeping with the style of the home.
- Action:** Bartlett/Wienke, 3/2/0. LeCron stepped down. Pierron and Manson-Hing opposed.

CONSENT CALENDAR

CONTINUED ITEM

NEW ITEM

- A. 518 GARDEN ST** C-M Zone
- Assessor's Parcel Number: 031-211-028
 Application Number: MST2005-00476
 Owner: Planned Parenthood, Santa Barbara County, Inc.
 Architect: Peter Ehlen

(Proposal to install four temporary trailers at 2,880 square feet for clinic operations and to install two trailers at 1,440 square feet for administrative operations to house Planned Parenthood employees during construction of the new administration building. Thirteen parking spaces to be provided off-site for administration staff.)

COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.

Final Approval with the condition that the applicant can chose either option A or B as follows: A) The off site parking agreement shall be reviewed by Staff. B) The planter pots shall be placed along Garden Street along the four temporary trailers.

- B. 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.)

(Final review of the project is requested.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH THE PLANNING COMMISSION RESOLUTION NO. 039-05.)

Final Approval as submitted. Landscape plans reviewed by Randy Mudge.

CONTINUED ITEM**C. VOLUNTARIO ST AND PUNTA GORDA ST Zone**

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2005-00025
Applicant: Hal Hill, Project Manager
Owner: City of Santa Barbara

(Proposal to construct approximately 1,000 linear feet of sidewalk, curb and gutter, additional paving to connect the existing roadway paving to the new curb, landscaping, and street lighting on Voluntario and Punta Gorda Streets.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Final Approval as submitted. It is understood that the two additional trees will not be required at the corner of Punta Gorda Street and Voluntario Street per the transportation supervising Engineer.

FINAL REVIEW**D. 2280 SANTIAGO RD A-1 Zone**

Assessor's Parcel Number: 019-072-003
Application Number: MST2004-00225
Owner: Joseph E. Johnston
Applicant: Lisa Johnston
Applicant: James Macari

(Proposal to increase the size of the recently approved 882 square foot accessory building below the 882 square foot garage by an additional 394 square feet. The project will result in a 2,158 square foot detached building on a 2.79 acre lot located in the Hillside Design District. A modification is requested to allow the detached accessory space to exceed 500 square feet. Proposal will also include an 840 square foot detached three-car carport, as well as, a pool with a 189 square foot open pavilion, 1,086 square foot trellis and associated site walls. Proposal requires 1,324 cubic yards of grading.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION.)

Final Approval of the Architecture as noted on the plan with a one week continuance of the landscape plan.

NEW ITEM**E. 3 FRANCISCO DR A-1 Zone**

Assessor's Parcel Number: 055-141-011
Application Number: MST2005-00460
Owner: Earle T. and Susan G. Howey, Trustees
Applicant: Cortan Construction

(Proposal to enclose an existing 133 square foot second story balcony, to create a sitting room for the master bedroom of an existing 2,722 square foot residential unit in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES PARKING WAIVER FROM PUBLIC WORKS, ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted 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.

CONTINUED ITEM**F. 101 S LA CUMBRE RD**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-027
Application Number: MST2004-00396
Owner: Avenue 26 Holdings, LLC
Architect: Holguin, Fahon and Associates

(Proposal to remove an existing 1,550 square foot canopy at an existing gas station which has been closed for more than one year.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE HEARING.)

Revised Final Approval of the project with the condition that the infill of the existing driveway aprons immediately adjacent to the intersection will be addressed under a separate development application in the near future for the redevelopment of the site.

CONTINUED ITEM**G. 308 S VOLUNTARIO ST**

R-3 Zone

Assessor's Parcel Number: 017-281-003
Application Number: MST2005-00130
Architect: Brian Anuskewicz
Applicant: John Lyon
Owner: John Lyon

(Proposal to construct a 4,153 square foot addition at the rear of the existing 1,171 square foot, one-story residence and construct a 2,096 square foot, two-story duplex at the rear of the 11,250 square foot lot. The proposal will result in two duplexes including four, two-car garages for a total of 7,420 square feet of development.)

(Final review of the project is requested.)

Preliminary Approval and return to the Consent Calendar for Final Review of Architectural details. Landscape plan continued indefinitely for applicant to provide root barriers around parkway and driveway trees. Landscape reviewed by Randy Mudge.

CONTINUED ITEM**H. 1915 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 025-362-018
Application Number: MST2005-00413
Owner: Rolf N. and Elisabeth Linn, Trustees
Business Name: Travis Twining, Santa Barbara BBQ

(This is an enforcement case. Proposal to permit an as-built fence to enclose an existing patio for Santa Barbara BBQ.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued two weeks with the following comments: 1) The "as-built" fenced landing is aesthetically acceptable. 2) The applicant is directed to work with the Building department to provide the appropriate accessibility to the building in compliance with the Americans with Disabilities Act. 3) Provide a revised site plan that clearly indicates the floor plan and parking configuration for completion of environmental assessment.

CONTINUED ITEM**I. 1402 GRAND AVE**

E-1/A-1 Zone

Assessor's Parcel Number: 029-110-036
Application Number: MST2005-00359
Designer: Richele Mailand
Owner: Midwest Institution, LLC

(Project scope revised to include retaining walls and minor grading. Proposal to install 10 - 75 watt low level lights along the existing access road and electrical conduit for future electronic entry gates on a 5 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Final Approval as noted on the plans. Landscape reviewed by Randy Mudge.

CONTINUED ITEM**J. 954 ROBLE LN**

E-1 Zone

Assessor's Parcel Number: 019-251-016
Application Number: MST2005-00379
Owner: Angela J. Magness
Architect: Kurk Magness

(Proposal for a 772 square foot addition to an existing 1,512 square foot dwelling with an attached 520 square foot garage on a 7,127 square foot lot in the Hillside Design District. A modification is requested to allow the reduction of the required open yard.)

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

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

NEW ITEM**K. 420 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-171-035
Application Number: MST2005-00474
Owner: Donald Olson and Nancy M. Franas
Applicant: Brian Hofer

(Proposal to add a 57 square foot laundry room and bedroom addition to an existing unit on a lot with 3 units (one duplex and one single unit). A new 53 square foot second story deck.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval of the project with the condition that the colors and details shall match the existing colors and details.

NEW ITEM**L. 528 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 019-333-014
 Application Number: MST2005-00451
 Owner: Alexander Shane Nelson
 Owner: Frederick Coe
 Owner: Linda Alderman

(Proposal to replace a failed retaining wall seven foot six inches in height at the rear the following parcels 019-333-014, 019-333-013, 019-333-004, and 019-333-003 and replace reinforced concrete wall.)

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

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the condition that the color shall match San Diego Buff 1.5 lbs 5237.

NEW ITEM**M. 2109 ALAMEDA PADRE SERRA** R-2 Zone

Assessor's Parcel Number: 025-345-001
 Application Number: MST2005-00310
 Owner: Virginia Yeomans, Cedar Living Trust
 Architect: Allison Curtis
 Contractor: Allen Associates

(Proposal to demolish an unpermitted deck at the rear of an existing residence located in the Hillside Design District. The proposal will include rebuilding and expanding the existing deck.)

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

Final Approval as submitted 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.

NEW ITEM**N. 885 MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 021-050-034
 Application Number: MST2005-0046
 Owner: Forbes Herrick Perkins

(Proposal to construct a new retaining wall, maximum height 5 feet, and repair an existing slope between Mountain Drive and a driveway for an existing house in the Hillside Design District.)

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

Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The proposed over-height retaining wall is a favorable solution and is necessary for safety issues. 2) The applicant shall provide revised plans which clearly indicated the tops of walls and finished grade information and the total wall height is not exceed seven-feet in height.