



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, October 24, 2005**    **David Gebhard Public Meeting Room: 630 Garden Street**    **3:04 P.M.**

**BOARD MEMBERS:**    CHRISTINE PIERRON, Chair, Present  
                                  BRUCE BARTLETT, Vice-Chair, Present  
                                  STEPHANIE CHRISTOFF, Absent  
                                  DERRIK EICHELBERGER, Present, 4:46p.m., out at 5:27p.m., back at 5:57p.m.  
                                  JAMES LECRON, Present  
                                  CHRISTOPHER MANSON-HING, Present  
                                  RANDY MUDGE, Present  
                                  MARK WIENKE, Present, 3:08p.m.

**CITY COUNCIL LIAISON:**    HELENE SCHNEIDER, Absent

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

**STAFF:**    JAIME LIMÓN, Design Review Supervisor, Present, out at 3:41p.m.  
                          KELLY BRODISON, Planning Technician, 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	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required at the <u>time of submittal &amp; each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

\*\* All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](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 October 20, 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 October 17, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 17, 2005, with corrections.

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

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett.

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

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

1. Ms. Brodison announced that Derrik Eichelberger would be arriving late and would be stepping down for Items 3 and 5.
2. Jaime Limon stated that the City has received two applications for the ABR vacancy; yet, there are a total of four vacancies which need to be filled.
3. Mr. Limon also stated that there will be a special meeting for the Hwy. 101 Operational Improvement subcommittee on Tuesday, October 25, 2005, at 9:00a.m.
4. Mark Wienke stated he would be stepping down for Item 4.
5. Christine Pierron stated she will be leaving early for next week's meeting, and will not be in attendance at the November 7, 2005 meeting.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM****1. 210 STEARNS WHARF**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022

Application Number: MST2005-00693

Business Name: Ty Warner Sea Center

Agent: Jennifer Foster

Owner: Santa Barbara Museum of Natural History

(Proposal to replace existing, gooseneck, light fixtures for the exterior Ty Warner Sea Center sign with LED lights.)

**(This is an appeal of a Sign Committee decision of October 5, 2005, for proposed signage lighting.)**

**(3:17)**

David Van Hoy, Jennifer Foster, and Jenny Theodorou, present.

Public comment opened at 3:27p.m.

David Anderson, stated that he supports the proposal project and that the focus is to educate visitors and residents on the sea.

Public comment closed at 3:28p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board supports the request to back light the fixtures with the condition the applicant study finding a warm light. 2) Provide detail of how the letters will be retro-fitted with LED lights. 3) It is understood that the gooseneck light fixtures will be removed on both sides of the building and will not be replaced. 4) The ocean side signage at the east will not be lit at all.

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

**CONCEPT REVIEW - CONTINUED ITEM****2. 200 STEARNS WHARF**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022

Application Number: MST2005-00467

Owner: City of Santa Barbara

Architect: Ruben Haro

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

**(Second Concept Review.)**

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

**(3:40)**

Scott Riedman and Ruben Haro, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board does not support the proposed location of the ATM kiosk. There is opportunity for the kiosk to be placed in the retail area. 2) The Board would like to see an integrated design which is consistent with the existing architecture of the Wharf. 3) The proposed light fixture(s) is not in keeping with the design style of the Wharf.

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

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

#### **3. 222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019

Application Number: MST2005-00192

Owner: John & Carol L. Nagy

Applicant: Del Mar Development

Architect: B3 Architects

Agent: Post/Hazeltine Associates

(Proposal to construct six new condominium units in two buildings, replacing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes four one-bedroom units and two two-bedroom units. Two modifications are requested: a setback modification to allow one building to encroach into the interior yard setback, and a parking modification to provide 11 parking spaces rather than the 12 required spaces. A voluntary lot merger is also a part of the project.)

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

**(3:57)**

Keith Rivera, Architect; Laurie Romano, Landscape Architect; and Steve Berkus, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the size, bulk and scale of the proposal to be too aggressive. 2) The amount of proposed covered space, including parking, covered entrance ways and covered deck spaces have created a site plan that is too aggressive. 3) The Board recognizes that the overall neighborhood has large scaled buildings; however, the proposed remodeling of the existing structure has resulted in a form which is out of scale with the larger structures of the neighborhood. 4) The Board applauds the use of green building techniques, but encourages the applicant to study alternative green techniques, then simply retaining the existing structure. 5) It is suggested to reduce the uncovered guest parking spaces, reduce the two story volume spaces, create exterior entry sequences, and open up covered, enclosed deck spaces. 6) The Board finds the new building on the east side to be in keeping with the neighborhood and nicely conceived and suggests studying the fenestration detail and size. 7) The modification request for the building to encroach into the interior west yard setback would no longer be relevant with these changes; therefore, the Board withholds judgment at this time. 8) The Board supports the modification request for parking, as it is technical in nature.

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

**CONCEPT REVIEW - NEW ITEM****4. 517 W FIGUEROA ST**

R-3 Zone

Assessor's Parcel Number: 039-010-010  
Application Number: MST2005-00143  
Owner: Steven Johnson  
Architect: Y.S. Kim

(Proposed new 14,050 square foot three-story 9-unit apartment building with 930 square feet of deck area and a 7,500 square foot subterranean parking garage on a 22,500 square foot lot. The project includes riparian restoration for Old Mission Creek. Planning Commission may be required for a map amendment.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 009-05.)**

**(4:46)**

Y.S. Kim, Architect; and Steve Johnson, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The site is advantageous for a large scale building; as it sits back from the street, and close to the railroad tracks. However, the Board finds the proposal to be too aggressive, particularly given that this is a gateway project. 2) The Board sees opportunity for a three story structure; however, the proposal is boxy in nature and has a motel quality expression. 3) Study breaking down the architectural pieces to be more in keeping with the Santa Barbara style of architecture. 4) It is suggested to study relocating the living and bedroom areas away from the railroad side to alleviate the sound issue. 5) Provide additional photo documentation showing the adjacent neighbors and the streetscape. 6) Return with an accurate grading plan to show proposed grading and how it relates to the existing grade. 7) Provide documentation of existing trees and the trees that are to be removed. 8) The Applicant is to provide site sections clearly showing all proposed retaining walls.

Action: Eichelberger/LeCron, 6/0/1. Wienke abstained.

**CONCEPT REVIEW - CONTINUED ITEM****5. 910 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-060-046  
Application Number: MST2005-00344  
Owner: CV Investments, LLC  
Architect: Banyan Architects

(Proposal to construct a new 5,305 net square foot, two-story single-family residence on a 50,094 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 6,153 net square feet. The project includes 100 cubic yards of cut and 100 cubic yards of fill under or within five-feet of the main building, and 800 cubic yards of cut and 800 cubic yards of fill outside of the main building footprint.)

**(Fourth Concept Review.)**

**(COMMENTS ONLY FOR LANDSCAPE AND PLANTING PLANS; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)**

(5:27)

Kirk Gradin, Architect; and Aaron Carrol, present.

Motion: Continued indefinitely to the Planning Commission with the following comments, and return to the Full Board for review of the landscape plan. 1) The Board acknowledges that there is a significant amount of grading proposed, and looks forward to the Planning Commission review of this item. 2) The Board appreciates the natural appearance of the long meandering driveway and understands that the associated driveway walls are to remain a maximum of four-feet in height. 3) The retaining walls to the rear of the structure are acceptable, as they sit low and are unable to be viewed from the street. 4) The Board is still concerned with the grading and the site wall to the north of the house, and recommends reducing the engineered contours by such means as additional low terraced walls, and a significant dropped grade change between the house finished floor, and the yard area. 5) Any introduction of terraced walls need to be low, rustic, laid back gravity walls of minimal height to maintain the natural flow of the topography; both in the walls and articulation of the landscape. 6) The Board appreciates the inclusion of a detention basin for the site drainage. 7) The Board finds the landscape plan to be successful but would like to see augmentation of trees along the street frontage. 8) The Board would support the introduction of a hedge along the street frontage. 9) The surrounding hedge is to be compatible in its form with the other landscape and hedges in the neighborhood. 10) The Board would like to see a more downplayed entry gate and adjacent walls that are more rustic in character. 11) The Board would support grading around the existing Eucalyptus tree with a maximum of 18-inches of non-structural fill. 12) The Board supports not removing the Acacia trees given they are in a non-native context.

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

**THE BOARD RECESSED FROM 6:33P.M. UNTIL 6:56P.M.**

**CONCEPT REVIEW - CONTINUED ITEM**

**6. 220 E JUNIPERO ST**

E-1 Zone

Assessor's Parcel Number: 025-132-003  
Application Number: MST2004-00581  
Owner: John Luca  
Applicant: Mario Da Cunha  
Agent: David Stone

(This is a revised project description since the last ABR concept review on 1/10/05; the project includes a revised design for a two-story, three bedroom, single family residence of 1,971 square feet with an attached 441 square foot garage on a 6,544 square foot lot in the 1000' of El Pueblo Viejo Landmark District Part II.)

**(Fourth Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 44-05.)**

(6:56)

Mario Da Cunha, Applicant; and John Luca, Owner; present.

Public comment opened at 7:06p.m.

Margaret Marble, neighbor, submitted a statement which states that the project is not compatible with the neighborhood. It is oversized for the lot, destructive of the green space, and overcrowds the neighborhood.

Greg Giloth, neighbor, submitted a statement which states the project is not compatible with the neighborhood.

Tony Fischer, submitted photographs of the site and a copy of the Planning Commission Resolution. Mr. Fisher stated that the lot is a narrow, long lot, which is not conducive to development. Mr. Fisher would like the ABR conduct a site visit and to install story poles.

Mr. Olsen, neighbor, submitted a statement which states that the two lots should be reviewed concurrently.

Lisa Burns, neighbor, stated that the project is moving in the wrong direction, as the development was to be a one story home. The project should be two, one story homes or else one, two story home.

Mr. Ure, neighbor, is concerned with drainage and water flow. The project is not compatible with the neighborhood.

Scott Burns, neighbor, is concerned with an existing tree which is situated on his property and the subject proposal.

Public comment closed at 7:20p.m.

Straw Vote: Should the ABR request a Planning Commission review? 3/4.

Public comment reopened at 7:27p.m.

Mr. Olson stated that it would be in the best interest to refer the project to the Planning Commission with a joint meeting with the ABR. Mr. Olson would like the two lots to be reviewed concurrently.

Public comment closed at 7:29p.m.

Motion: Continued indefinitely with the following comments: 1) Upon return, provide further documentation showing the two properties connected as one site plan, including adjacent neighboring footprints. 2). Verify the location of the Oak tree in relation to the neighbor to the east. 3) A majority of the Board is concerned with the mass, bulk and scale of the two units. 4) The Board finds the rear unit should be subservient to the front unit, and to have a guest house scale and style of architecture. 5) The front unit should be re-studied to flip the plan to orient the garage internal to the site in order to reduce the hardscape and increase the landscape. 6) One suggestion to reduce the mass, bulk and scale is to drop roofs at the stairwells. 7) There is concern with the south elevation scale of the two-story mass. 8) It is understood that the front house auto court will become a front landscape element. 9) The applicant is to correct the north arrow orientation to reflect Santa Barbara north.

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



**CONCEPT REVIEW - CONTINUED ITEM****7. 222 E JUNIPERO ST**

E-1 Zone

Assessor's Parcel Number: 025-132-019  
Application Number: MST2004-00585  
Owner: John Luca  
Architect: Mario Da Cunha

(This is a revised project since the last ABR concept review on 1/10/05. The project includes a revised design for a two-story, three-bedroom single family residence of 1,853 s.f. with an attached 450 square foot garage on a 5,021 square foot lot in the 1,000 feet of El Pueblo Viejo Landmark District II.)

**(Fourth Concept Review.)**

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

**(6:56)**

Mario Da Cunha, Applicant; and John Luca, Owner; present.

Public comment opened at 7:06p.m.

Margaret Marble, neighbor, submitted a statement which states that the project is not compatible with the neighborhood. It is oversized for the lot, destructive of the green space, and overcrowds the neighborhood.

Greg Giloth, neighbor, submitted a statement which states the project is not compatible with the neighborhood.

Tony Fischer, submitted photographs of the site and a copy of the Planning Commission Resolution. Mr. Fisher stated that the lot is a narrow, long lot, which is not conducive to development. Mr. Fisher would like the ABR conduct a site visit and to install story poles.

Mr. Olsen, neighbor, submitted a statement which states that the two lots should be reviewed concurrently.

Lisa Burns, neighbor, stated that the project is moving in the wrong direction, as the development was to be a one story home. The project should be two, one story homes or else one, two story home.

Mr. Ure, neighbor, is concerned with drainage and water flow. The project is not compatible with the neighborhood.

Scott Burns, neighbor, is concerned with an existing tree which is situated on his property and the subject proposal.

Public comment closed at 7:20p.m.

Straw Vote: Should the ABR request a Planning Commission review? 3/4.

Public comment reopened at 7:27p.m.

Mr. Olson stated that it would be in the best interest to refer the project to the Planning Commission with a joint meeting with the ABR. Mr. Olson would like the two lots to be reviewed concurrently.

Public comment closed at 7:29p.m.

Motion: Continued indefinitely with the following comments: 1) Upon return, provide further documentation showing the two properties connected as one site plan, including adjacent neighboring footprints. 2). Verify the location of the Oak tree in relation to the neighbor to the east. 3) A majority of the Board is concerned with the mass, bulk and scale of the two units. 4) The Board finds the rear unit should be subservient to the front unit, and to have a guest house scale and style of architecture. 5) The front unit should be re-studied to flip the plan to orient the garage internal to the site in order to reduce the hardscape and increase the landscape. 6) One suggestion to reduce the mass, bulk and scale is to drop roofs at the stairwells. 7) There is concern with the south elevation scale of the two-story mass. 8) It is understood that the front house auto court will become a front landscape element. 9) The applicant is to correct the north arrow orientation to reflect Santa Barbara north.

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

### **REVIEW AFTER FINAL**

#### **8. 221 SAN CLEMENTE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-151-010  
 Application Number: MST2003-00108  
 Owner: Hans Miller  
 Designer: Donna Moser

(Revised proposal for a 1,403 square foot two-story addition to an existing 806 square foot one-story residence on a 6,050 square foot lot. A 170 square foot addition to the existing garage is also proposed. The project size has been reduced by 237 square feet and an appeal of the project has been filed to the City Council.)

**(Review After Final for relocation of one window, relocation of water heater and change exterior walls from stucco to siding.)**

**(NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS REQUIRED.)**

**(5:57)**

Motion: Item 8 to be heard out of order

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

Hans Moser, Owner, present.

Motion: Continued one week to the Consent Calendar indefinitely with the following comments: 1) The Board finds the change in material from stucco to wood siding to be an enhancement. 2) The Board finds the relocation of the water heater to be acceptable. 3) The Board finds the relocation of the window to be acceptable, with the condition the window will remain the same size as the previously approved window. 4) Study using a brick veneer for the finish of the chimney.

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

**CONCEPT REVIEW - CONTINUED ITEM****9. 3225 CALLE NOGUERA**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-331-002  
 Application Number: MST2005-00605  
 Owner: Theodore R. & Kelley M. Bowman  
 Architect: Scott Branch  
 Applicant: Burnell & Jewett

(Proposal for a 28 s.f. first floor addition and a new 556 s.f. second floor on an existing 1,431 s.f., one-story single family residence on a 6,932 s.f. lot. A modification is required for encroachment into the interior yard setback.)

**(Second Concept Review.)**

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

**(6:12)**

Motion: Item 9 to be heard out of order.  
 Action: Bartlett/Mudge

Britt Jewett, Applicant; and Scott Branch, Architect, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board finds the project to be nicely conceived with articulate architecture. 3) The Board finds the modification request for encroachment into the interior yard setback to be acceptable. 4) It is understood that the elevation of the second floor will be approximately 9 ½ feet in height.

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

**PRELIMINARY REVIEW****10. 3 VIA ENCANTO**

A-1 Zone

Assessor's Parcel Number: 015-010-037  
 Application Number: MST2005-00518  
 Owner: Jeffrey R. James  
 Architect: James LeCron

(Proposal to construct a new three-story 3,231 square foot residence with an attached 737 square foot garage on a vacant 3.59-acre parcel in the Hillside Design District. The project also includes 104 cubic yards of cut within the footprint of the proposed building.)

**(Second Concept Review.)**

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

**(6:21)**

Motion: Item 10 to be heard out of order.  
 Action: Bartlett/Manson-Hing, 6/0/0.

Jim LeCron, Architect, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board finds that the improvements have increased the aesthetic appeal of the house. 3) Study the second story cantilevered balcony at the tower. 4) The softened arch forms are successful. 5) Applicant is to provide a landscape plan.

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

## **CONSENT CALENDAR**

### **REVIEW AFTER FINAL**

#### **A. 3845 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-008  
Application Number: MST2005-00410  
Owner: Riviera Dairy Products  
Applicant: Tony Gaoiran  
Business Name: Sears  
Contractor: Morgan Amroffell  
Agent: Catherine McKenna

(Abate Violations In Enforcement No.2005-00472. Proposal to repair the existing retaining walls. Height and materials of retaining walls will remain the same. Proposal will eliminate approx. 12 parking spaces.)

Final Approval of the Review After Final as noted with additional landscape on the plans.

### **REVIEW AFTER FINAL**

#### **B. 323 S VOLUNTARIO ST**

R-3 Zone

Assessor's Parcel Number: 017-291-029  
Application Number: MST2001-00825  
Owner: Skip Szymanski/City Housing Authority  
Architect: Detlev Peikert

(Proposal for 20 new affordable residential units of approximately 900 square feet each, including 23 covered and 26 uncovered parking spaces. There are seven existing units to remain and two units proposed to be demolished.)

**(Review After Final for changing doors from wrought iron to wood and one new wrought iron railing.)**

Final Approval as submitted of the Review After Final changes.

**REVIEW AFTER FINAL****C. 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.)

**(Review After Final for revision to screen wall and chimney and addition of on-grade patio.)**

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

Continued one week to the Full Board.

**REVIEW AFTER FINAL****D. 3721 MODOC RD** E-3/R-2 Zone

Assessor's Parcel Number: 049-030-018  
Application Number: MST99-00510  
Applicant: Murray Duncan  
Applicant: Tom Smith  
Applicant: Trent Lyon  
Applicant: Mark Shlight  
Applicant: Emanuel Lutheran Church

(Proposal to install six temporary classroom buildings totaling 9,120 square feet. Minor landscaping improvements are also proposed. The existing church and school facility consists of structures which total 18,750 square feet and 131 parking spaces on a 4.3 acre lot. The project description has been changed to reflect the revised project.)

**(Review After Final for removal of east entry tower element from plans and replace with board & batten pedestal columns and 36" high metal tube fence.)**

Final Approval as submitted of the Review After Final.

**FINAL REVIEW****E. 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.)**

Continued one week at Staff's request for Landscape and Architecture.

**REFERRED BY FULL BOARD****F. 1627 LOMA ST** R-2 Zone

Assessor's Parcel Number: 027-153-015  
Application Number: MST2002-00629  
Owner: Ross Cathie  
Designer: Y.S. Kim

(The proposed project consists of the conversion of an existing one and two story duplex into two condominium units, the construction of a 440 sq/ft two car garage, the construction of a 130 square foot deck and the removal and reconstruction of a retaining wall. The project will require a modification to allow the proposed garage to encroach into the required side yard setback.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 035-05.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****G. 980 W MOUNTAIN DRIVE** A-1 Zone

Assessor's Parcel Number: 021-050-059  
Application Number: MST2004-00499  
Owner: Tracy Shannon  
Agent: L & P Consultants

(Proposal for a new entry gate and columns. Modification is required for walls greater than 3 1/2 feet in height within 10 feet of the edge of the driveway.)

**(Re-instate previous approval granted on July 19, 2004.)**

Final Approval as submitted.

**NEW ITEM****H. 1615 LASUEN RD** E-1 Zone

Assessor's Parcel Number: 019-192-001  
Application Number: MST2005-00561  
Owner: Robert L. Johnson  
Designer: Steve Morando

(Proposal for "as-built" remodel of an existing 141 square foot laundry room, interior remodel of master bedroom and bath, conversion of 723 square feet of basement to habitable space, add 173 square feet to the existing patio, and add a spa to a single family residence in the Hillside Design District. The exterior changes consist of several doors and windows, and a new deck and railing.)

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

Final Approval as noted 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.

**\*\* MEETING ADJOURNED AT (8:00) P.M. \*\***