



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, November 1, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, 3:16p.m., out at 6:00p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, 5:08p.m.
 JAMES LECRON, Present, out at 5:00p.m.
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, 4:39p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:17p.m., out at 4:34p.m., back at 4:58p.m., out at 5:15p.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)		
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 at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

- ** All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Kelly Brodison, 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 27, 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 24, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 24, 2005, with corrections.

Action: Wienke/LeCron ,4/0/1. Pierron abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Items and, reviewed by Derrik Eichelberger.

Action: Pierron/Manson-Hing, 5/0/0.

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 for the meeting.
2. Jim LeCron stated that he would be leaving at 5:00, and would not be present for next week's meeting. Mr. LeCron also announced that Jim Buster, Building and Safety Division, is retiring, and a retirement party will be held for Mr. Buster on November 10, 4:40p.m.-7:00p.m., at the El Paseo Restaurant. The cost is \$25 per person, and spaces are limited.
3. Christine Pierron stated that she would be leaving tonight's meeting at 6:00p.m., and would not be in attendance for next week's meeting.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the Milpas to Hotsprings Hwy 101 Improvement Subcommittee, and that a joint meeting with the ABR and HLC Board members will be held on November 7, 2005.

F. Possible Ordinance Violations.

Christopher Manson-Hing submitted a drawing of 1835 Cliff Drive, and questioned what the equipment was for which is sometimes seen on the roof of the building.

REVIEW AFTER FINAL**1. 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.)

(3:31)

Jan Houchhauser, Architect; and Scott McCosker, Owner, present.

Public comment opened at 3:40p.m.

Tony Fischer, Attorney for John and Kathy Cook, submitted photographs and stated that the neighbors had never been notified of any ABR hearings since the onset of the project. Mr. Fischer discussed concerns with modification issues, the size and location of the chimney, view barriers of the neighbors, and the sizes of the decks.

Leah Regas, neighbor, submitted photographs, and stated that the chimney looks like a box, and does not fit with the neighborhood. The height and the design are not appropriate.

Cathy Cook, neighbor, submitted photographs, and stated that the chimney obstructs her view from every room of her house.

Bud Bottoms, acquaintance of Mr. and Mrs. Cook, submitted a letter, photographs, and an article from the Santa Barbara News Press. Mr. Bottoms stated that the proposed chimney obstructs the vista and the view of the ocean. The chimney's function is a wall, destroying the beautiful panorama of Santa Barbara, and is grossly overbuilt and out of context with the neighborhood.

Greg Bottoms, neighbor, stated that the chimney keeps getting larger and larger.

Bud Decker, neighbor, stated that the tall chimney divides his view.

John Cook, neighbor, submitted photographs, and stated that the chimney is out of place and obstructs his view.

Mary Douglas, submitted a statement which states "the barbeque is very ugly."

Stephanie Douglas, submitted a statement which states she does not understand how the chimney would be allowed in such a beautiful City as Santa Barbara and the beautiful views obstructed.

Jim Wickman, submitted a statement which stated he is an electrical contractor and the appearance of that the new meter panel location is a concern.

Roberta Tracy, neighbor, stated that the chimney is too large.

Public comment closed at 3:59p.m.

Staff Comment: Jaime Limon, Design Review Supervisor, clarified concerns with the neighbors not receiving notice of ABR meetings.

Motion: Continued indefinitely with the following comments: 1) The Board supports the extension of the screen wall behind the barbeque. 2) The Board requests that the chimney be reduced to the minimum allowable height as designated by the manufacturer of the fireplace and no higher. 3) The applicant is to return with a design for the enclosure of the chimney. The Board withholds comment of the proposed enclosure until revised plans have been submitted.

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

CONCEPT REVIEW - CONTINUED ITEM

2. 1114 N MILPAS ST

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025

Application Number: MST2004-0053

Owner: Wendy Snyder

Architect: David Ferrin

(Proposal to construct three, two-story, three-bedroom condominium units totaling 4,406 square feet of living space and 1,279 square feet of garage space (eight covered parking spaces) and 997 square feet of balconies and porches on a 9,947 square foot lot . Proposal also includes a rezone of the E-1 portion of the site to R-3. The existing 1,543 square foot single story residence, 230 square foot storage unit, and 160 square foot storage shed are proposed to be demolished.)

(SIXTH CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION FOR A TENTATIVE SUBDIVISION MAP.)

(4:34)

David Ferrin, Architect; and, Joe D'Errico, Owner, present.

Motion: Continued indefinitely with the following comments: 1) The Board is generally comfortable with the size, bulk, and scale of the units. 2) The Board appreciates the reduction in hardscape from the prior design and the addition of trees at the end of the driveway. 3) The reduction of the massing of the project is a positive. 4) As to the units themselves, the Board is generally comfortable with the refinement of unit A, to provide a one-story presence to Milpas Street; however, restudy the fenestration proportions, the thickness of the buttress walls, and other architectural refinements. 5) The Board appreciates the articulation of the carriage style garage doors and the details as presented. 6) The applicant is to restudy the fenestration sizes at all units to provide more variation. 7) As to the site plan, study ways to reduce the hardscape. Some suggestions were to reduce the driveway flair as it approaches the garage at Unit C, include landscape pockets opposite the entrance to Unit B, and widen some of the planters along the drive near Milpas Street. 8) The Board appreciates the reductions to the plate heights.

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

CONCEPT REVIEW - NEW ITEM

3. 101 GARDEN

HRC-2/SP-2/SD-3 Zone

Assessor's Parcel Number: 017-630-018
Application Number: MST2004-00134
Owner: Wright Partners
Agent: Suzanne Elledge Planning
Architect: Peikert Group Architects

(The proposal consists of demolition of all existing structures on the three sites and construction of 97 residential condominiums (market & affordable) on Site #1, a nonresidential project on Site #2, and 16 affordable apartment units on Site #3. The total area proposed for development is 5.3 acres. The site at 101 Garden Street is within the boundaries of Specific Plan #2. The proposal consists of a range of unit types, mix and affordability levels.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL, TENTATIVE SUBDIVISION MAP, MODIFICATION, AND A COASTAL DEVELOPMENT PERMIT.)

(5:02)

This item was agendized incorrectly. The correct address is 222 Santa Barbara Street, and will be heard on November 7, 2005.

CONCEPT REVIEW - CONTINUED ITEM

4. 415 BATH ST

C-2 Zone

Assessor's Parcel Number: 037-192-008
Application Number: MST2003-00591
Owner: Metropolitan Equities
Architect: Brian Nelson

(Proposal to construct a 3,205 square foot two-story triplex with two-car garages on the first floor totaling 1,299 square feet on a 7,500 square foot lot. Demolition of one existing two-story 2,400 square foot residence is also proposed. This project is to be reviewed concurrently with the project at 417 Bath Street (MST2003-00592).)

(Second Concept Review.)

(5:06)

Brian Nelson, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The project is nicely conceived and blends well into the neighborhood. 2) The Board appreciates the proposed renovation of the historic structure, and maintaining a majority of the trees. 3) The architectural style is well defined with articulation which breaks down the linearity of the buildings. 4) The Board would like to see further refinement of the plate heights on the front elevation of 417 Bath, Unit A. 5) Simplify the pedestrian paths to create a direct linkage to the entry of the units. 6) Minimize the hardscape as much as possible and reduce the back out of Unit A garage to increase the side yard open space. 7) The Board is concerned with the necessity for modifications at the rear yard for the porches. The Board would like to see the porches maintained, and encourages the applicant to study reducing the length of the building or shorten the garages. 8) Provide further detail of the proposed porches at the front elevation to be more in keeping with the style of the house. 9) The applicant is to provide a landscape plan. 10) Study refinement of the trash area.

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

CONCEPT REVIEW - CONTINUED ITEM

5. 417 BATH ST

C-2/C-P Zone

Assessor's Parcel Number: 037-192-007

Application Number: MST2003-00592

Owner: Metropolitan Equities

Architect: Brian Nelson

(Proposal to construct a 3,122 square foot two-story triplex with three two-car garages below totaling 1,450 square feet on a 7,500 square foot lot. Demolition of four existing residential units totaling 2,700 square feet is also proposed. This project to be reviewed concurrently with the project at 415 Bath Street (MST2003-00591).)

(Second Concept Review.)

(5:06)

Brian Nelson, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The project is nicely conceived and blends well into the neighborhood. 2) The Board appreciates the proposed renovation of the historic structure, and maintaining a majority of the trees. 3) The architectural style is well defined with articulation which breaks down the linearity of the buildings. 4) The Board would like to see further refinement of the plate heights on the front elevation of 417 Bath, Unit A. 5) Simplify the pedestrian paths to create a direct linkage to the entry of the units. 6) Minimize the hardscape as much as possible and reduce the back out of Unit A garage to increase the side yard open space. 7) The Board is concerned with the necessity for modifications at the rear yard for the porches. The Board would like to see the porches maintained, and encourages the applicant to study reducing the length of the building or shorten the garages. 8) Provide further detail of the proposed porches at the front elevation to be more in keeping with the style of the house. 9) The applicant is to provide a landscape

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

PRELIMINARY REVIEW**6. 232 VISTA DE LA CUMBRE**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-092-014
Application Number: MST2004-00272
Owner: Sergio Michel
Agent: Dave Sullivan

(Proposal to demolish the existing 361 square foot carport and the driveway and to build a new 415 square foot two-car, tandem, garage and 134 square foot accessory storage room within the existing interior yard setback. Project includes 48 cubic yards of cut and fill outside of the main building footprint.)

(MODIFICATION APPROVED ON 9/7/2005. PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:36)

Dave Sullivan, Agent; and Justin Van Mullem, Architect; present.

Motion: Preliminary Approval and back to the Consent Calendar for Final Approval with the following comments and conditions: 1) Study the planting strip along the left side property line adjacent to the neighbor on the north. 2) Study the decomposed granite path for access to the trash area on the south side of the property to integrate the path into the landscaping. 3) The proposed tandem garage is well nestled between the existing house and the adjacent neighbor's house.

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

THE BOARD RECESSED FROM 6:00P.M. UNTIL 6:20P.M.

PRELIMINARY REVIEW**7. 619 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-102-009
Application Number: MST2004-00736
Owner: Ramon & Martha Munoz
Architect: Jose Esparza

(This is an enforcement case (ENF2004-00979). The proposal is to construct a two-story 1,226 square foot additional residential unit with an attached 445 square foot two-car garage and demolish an existing 446 square foot detached accessory structure on a 6,250 square foot lot. The lot is currently developed with an existing 870 square foot, single-story, residential unit and a 291 square foot detached garage on the property which are proposed to remain.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:20)

Jose Esparza, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The evolution of the site plan and the parking diagram has allowed for more internal open yard space. 2) The reduction of the building mass, especially on the public alley side is a positive. 3) The Board appreciates the preservation of the existing one story residence on Wentworth Street.

Action: Eichelberger/Manson-Hing, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 616 E MICHELTORENA ST

R-2 Zone

Assessor's Parcel Number: 029-033-004

Application Number: MST2005-00686

Owner: Rogelio & Rebeca A. Trujillo, Family

Agent: Joe Carillo

Contractor: Duffy Smith

(Proposal to legalize the conversion of 624 square feet of storage area to habitable space on the first floor, and legalize a 174 square foot, second floor addition at the rear of the existing 1,677 square foot, two-story duplex on a 7,500 square foot lot. The proposal includes the demolition of an existing deck and exterior stair and the construction of a 183 square foot deck and stair. The reconstruction of the existing 385 square foot, detached garage is under separate permit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:33)

Duffy Smith, Architect, present.

Public comment opened at 6:43p.m.

Terry Fountain read a neighbor for her brother, Steven Fountain, which stated that he is against the proposal, and believes it should remain as a single family residence. There is concern with parking issues, the deck is too large, and Mr. Fountain is concerned with noise levels which the project will create.

Public comment closed at 6:46p.m.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The proposed upgrade to the exterior elevations, roof forms and the downhill south elevations; the multiple gables are quite successful. 2) The Board would prefer the option of digging in the lower level as opposed to raising the upper floor. 3) The Board is concerned with privacy issues from the enlarged second floor deck. 4) Provide additional photographs depicting the views from the proposed deck elevation. 5) Provide landscape on the raised planter on the east side, or in the unplanted existing tree well at the lower patio. 6) Restudy the excessive height of the front fence, the existing gate at the driveway, and the third entry door at the front porch.

Action: Eichelberger/Wienke, 6/0/0. Pierron absent.

CONCEPT REVIEW - NEW ITEM**9. 1229 GILLESPIE WY**

R-2 Zone

Assessor's Parcel Number: 039-141-003
Application Number: MST2005-00694
Owner: Alfred Ramirez, Colleen M. Kelly & Paige Wilson
Designer: Colleen Kelly

(Proposal to convert existing 326 square foot carport to a garage and a 149 square foot addition of new entryway w/ stairs, new porches, new balconies and to remodel minor areas in existing house and kitchen.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION.)

(7:04)

Colleen Kelly, Designer, present.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:
1) The additions to the rear residence are charming and add character to the cottage.
2) The Board supports the conversion of the carport into a wider garage, and does not find there would be a maneuvering issue. 3) The Board is concerned with the aesthetic appearance of the garage, and would like to see a trellis or vine element over the door.
4) The renovations to the rear residence are compatible with the existing residence and an enhancement to the neighborhood. 5) The Board has minor concerns with the height and the roof pitch of the proposed linear clear story at the ridge. 6) Study the proportions and details of the windows.

Action: Manson-Hing/Eichelberger, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 3002 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-201-008
Application Number: MST2005-00696
Owner: Raul Gutierrez
Architect: Joaquin Ornelas, Jr.

(Proposal to construct a new 1,276 square foot, two-story addition to an existing 1,436 square foot, one-story residence on a 7,500 square foot lot. There is existing two-car garage, habitable accessory space, and a non-conforming open yard.)

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

(7:30)

Joaquin Ornelas, Jr., Architect, present.

Public comment opened at 7:36p.m.

Ann Williams, neighbor, asked for clarification if the home were going to be a single-family residence.

Public comment closed at 7:37p.m.

- Motion: Continued indefinitely with the following comments: 1) The Board is comfortable with the site planning concept and the location of the new second story mass as viewed from both streets. However, the Board looks forward to refinement of the first floor mass as the building is abutting the setback lines on all sides, and not leaving room for authentic articulation of the chosen design style. 2) The Board is concerned with the modifications that may be required, and the applicant is to confirm with Staff before return. The Board recognizes that the proposed encroachments are within the same location as the existing structure. 3) The Board would like to see a proposed rebuild of the garage. 4) The design style is compatible with the neighborhood, yet, the Mediterranean style needs to blend with the character of the neighborhood, and not appear as a contemporary design. 5) The Board is concerned with the west elevation as it abuts the adjacent neighbor, with the one foot offset from the lower wall to the upper wall. 6) Applicant is to provide a landscaping and fencing plan. 7) Add detail (recess or columns) to the front entry porch.
- Action: Manson-Hing/Eichelberger, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

11. 812 LARGURA PL

A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2005-00692
Owner: Elizabeth Vos
Architect: Armando Arias

(This is new application. A previous application was denied under MST2004-00783 and the project scope has been reduced. Proposal to construct a 889 square foot addition on three levels to the rear of an existing 1,584 square foot two-story residence on a 46,809 square foot lot located in the Hillside Design District. The proposal includes the removal of a large deck at the south west corner of the house and the construction of 120 square feet of new decks.)

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

(7:54)

Armando Arias, Architect; and Bob Mulcahy, Owner; present.

Public comment opened at 8:08p.m.

Tony Fischer, Attorney for Mike and Linda Cahill, stated concerns with the height of the building and the decks; in particular, the deck which faces Mr. and Mrs. Cahill's house. Mr. Fischer has suggested to install story poles, which would be beneficial to the site.

Public comment closed at 8:13p.m.

- Motion: Continued indefinitely with the following comments: 1) The project is ready for Preliminary Approval. 2) The new design is in keeping with Hillside Design Guidelines, both with its roof forms, cascading decks, and the stepped level floors on the cross slope. 3) The revised design does not require a modification and the applicant proposes to rectify the existing code violations. 4) The proposed design style is more in keeping with the original design of the house. 5) The Board is concerned with the visibility to the west, and the proximity of the adjacent neighbor, and would like to see some landscape screening and/or fencing to add to the privacy of the neighbors. 6) Applicant to study in further detail the grading and drainage. 7) The Board appreciates the use of the materials, particularly the new stone base introduced on the under story. 8) The Board looks forward to further detail and refinement of the project when it returns.
- Action : Manson-Hing/Wienke, 5/0/0.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. **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 restudy of chimney material.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL

B. **179 VISTA DEL MAR DR** E-3/SD-3 Zone

Assessor's Parcel Number: 047-051-019
 Application Number: MST2004-00486
 Owner: Linda Ness & Robert Landheer
 Applicant: Anthony Luparello
 Architect: Anthony Luparello

(Proposal to construct a 657 square foot one-story addition to an existing 1,315 square foot single family residence with an attached 402 square foot two-car garage on a 13,837 square foot lot located in the Hillside Design District.)

(Review After Final for revision of French doors to sliding wood doors, removal of one door and to increase the size of one door.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL**C. 637 E MICHELTORENA ST** R-2 Zone

Assessor's Parcel Number: 029-041-005
Application Number: MST2001-00791
Owner: Charles & Sylvia Butler
Architect: Garcia Architects

(The project involves a proposal to construct two detached residential condominium units on a 16,932 sq. ft. lot. Unit A would be a two-story, four-bedroom unit of 3,126 sq. ft. Unit B would be a three-story, three-bedroom unit of 2,968 sq. ft. Each unit would include a two-car garage. The proposal includes the demolition of an existing two-story duplex. The El Encanto Debris Basin is located on a portion of the parcel. The property owner will grant an easement to the County Flood Control District. Debris Basin improvements, currently being proposed by the County Flood Control District and the City Public Works Department, are not a part of this application.)

(Review After Final for the revised grade at Unit B and details of the elevated walkway and guard rail.)

Final Approval of the Review After Final as submitted.

NEW ITEM**D. 1015 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 029-341-004
Application Number: MST2005-00717
Owner: Joseph I. & Betty J. Stapen
Applicant: Mike Angelis

(Proposal to re-roof by changing from composition shingle to light weight S-Tile.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely due to applicant's absence.

NEW ITEM**E. 559 RICARDO AVE** E-1 Zone

Assessor's Parcel Number: 035-122-009
Application Number: MST2005-00716
Owner: Grant Robert & Karena Monica Laviale
Designer: Robert Stamps

(Proposal for landscaping and to replace an existing wood retaining wall with an "as-built" Allan block retaining wall measuring 100 linear feet height ranging from 3'-6" to 5 feet.)

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

Referred to Full Board on November 28, 2005.

NEW ITEM**F. 702 E MONTECITO ST**

M-1 Zone

Assessor's Parcel Number: 017-041-001
Application Number: MST2005-00712
Owner: Linda Page McGaughey, Trustee
Contractor: Kummer & Adams

(Proposal to replace three heating/air conditioning units on the roof, add one mini split heat pump, duct modifications and extend electrical for new heat pump.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

REVIEW AFTER FINAL**G. 518 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-211-028
Application Number: MST1999-00916
Owner: Planned Parenthood
Architect: Peter Ehlen
Applicant: Joe Steller

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of a new 7,150square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley - APN 031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial and the second story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

Final Approval as submitted.

CONTINUED ITEM**H. 2113 CASTILLO ST**

R-3 Zone

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

(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.)

Final Approval as submitted of the Architecture.

**** MEETING ADJOURNED AT (8:32) P.M. ****