



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 28, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:06 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 DERRIK EICHELBERGER, Absent
 JAMES LECRON, Absent
 CHRISTOPHER MANSON-HING, Present, out at 5:31 p.m.
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 5:36p.m., out at 7:12p.m.
 KELLY BRODISON, Planning Technician, Present
 BARBARA WALSH, 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 November 22, 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 November 21, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 21, 2005, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Item C, which was reviewed by Randy Mudge.

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

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

1. Ms. Brodison announced the following:

- a) Jim LeCron and Derrick Eichelberger will be absent from today's meeting.
- b) Christopher Manson-Hing will be leaving the meeting at approximately 5:30 p.m.
- c) Changes to the Agenda:

1) The applicant for Item No. 7, 1624 La Vista Del Oceano Drive, has requested a two-week continuance.

2) The applicant for Item No. 9, 2028 Castillo Street, has requested an indefinite continuance.

Motion: Continue Item No. 7, 1624 La Vista Del Oceano Drive two-weeks and Item No. 9, 2028 Castillo Street indefinitely.

Action; Manson-Hing/Bartlett, 5/0/0.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Christopher Manson-Hing questioned the status of the equipment located on top of the building at 1583 Cliff Drive.

DISCUSSION ITEM1. **500 FOWLER RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2005-00764
Owner: City of Santa Barbara
Applicant: Laurie Owens

(The proposed project is Phase I of the Airline Terminal Improvement Project as identified in the 2002 Aviation Facilities Plan. The project involves demolition of the 1967 and 1976 additions to the existing Terminal building, relocation of the original 1942 Terminal approximately 70 feet south of its present location and rehabilitation of the 1942 Terminal building. The project also involves construction of a new 2-story Terminal measuring approximately 61,000 square feet.)

(3:22)

Laurie Owens, Project Planner, Airport Department; Nabil Jammal, URS Corporation; and Owen Thomas, Airport Department.

Staff Comments: Laurie Owens gave a brief presentation of the history of the project, and an overview of previous subcommittee meetings. The applicants for the project will submit their proposal to the Historic Landmarks Commission (HLC), and the City Council, for further review and approvals. The HLC will have purview over Historic Structure Reports, and the Architectural Board of Review (ABR) will have design review purview. Meetings will continue at the conceptual and preliminary phases of the proposed project as a courtesy review by each Board and Commission. Ms. Owens discussed further plans regarding the temporary solution for parking/rental car parking and loading bridges during construction of the project. Future review of the project will include the temporary terminal, parking, materials, bike lockers, bike ramp locations, long term regulations, and landscape concerns.

Public comment opened at 3:43 p.m. and seeing no one wished to speak, it was closed.

Motion: Continued indefinitely to the City Council with the following comments: 1) The Board appreciates the planning efforts and the complications of integrating the technical demands of a modern building with the Santa Barbara traditional style and feels the proposal has done a significantly good job at the task. 2) The Board appreciates the preservation of the historic building as the focal point to the new structure and the resulting open courtyard. 3) The Board appreciates the one and two story elements which gives human scale to the new building and maintains the ground level and second level observation deck maintaining the outdoor experience and personal contact with incoming planes. 4) The Board strongly supports the use of a glass or open loading bridge. 5) The overall site plan is acceptable. 6) The Board would like to see any opportunity to increase the landscaping and reduce the hardscaping. 7) The Board supports the implementation of the Project Criteria Document by City Council.

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

IN-PROGRESS REVIEW**2. 6100 HOLLISTER AVE**

Assessor's Parcel Number: 073-080-065
Application Number: MST2005-00480
Owner: City of Santa Barbara
Business Name: Citrix Centre
Agent: Susan McLaughlin
Applicant: Andrew Bermant
Architect: Brian Poliquin

(Proposal to develop a mixed use industrial and commercial development, totaling 180,000 square feet located in sub-area #2 and sub-area #3 of the Santa Barbara Airport Area Specific Plan. This project was previously reviewed under MST97-00715 and received Preliminary Approval by the Architectural Board of Review.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 029-99.)

(4:11)

Laurie Owens, Project Planner; Brian Poliquin, Architect; Katie O'Reily-Rogers, Landscape Architect; and Susan McLaughlin, Agent, present.

Staff Comment: Laurie Owens made various statements regarding the Planning Commission discussion in relation to the previous ABR meeting of August 1, 2005.

Public comment opened at 4:31 p.m. and seeing no one wished to speak, it was closed.

Motion: Continued indefinitely with the following comments:

Site Plan: 1) The Board continues to support the overall organization of the parts. 2) The Board looks forward to seeing a better and stronger pedestrian access with a dramatic increase in landscaping and a reduction of the hardscaping at the rear entry off Francis Botello Road. 3) The Board recommends relocating the future parking spaces in order to introduce landscaping where it will impact the public the most and would appreciate any further study to increase landscaping, especially at the east side at Lopez Road. 4) The Board appreciates the amount of pedestrian access shown and looks forward to the applicant's continued study of pedestrian access through the campus. 5) The Board has some concerns with the amount of paving at the corners of Hollister Avenue at the retail buildings and looks forward to a landscape plan reducing the amount of hardscape. 6) The Board appreciates the proposed use of permeable paving and varied paving patterns. 7) The Board supports the use of relative segments of the parking to help reduce the perceived amount of parking. 8) The Board understands the project is over parked; however, it is based on the demand based study and therefore, can support the parking proposed. 9) The Board looks forward to further development of the landscape sustainability. 10) The majority of the Board appears to support the sensibility of creating a synthesis of style among all the buildings with one Board member having a concern that the two retail buildings should have a much stronger "Santa Barbara" style and should pursue a very traditional "Santa Barbara" detailing.

Office

Building: 1) The Board is concerned with the roof and the tile freize at the entry tower element. 2) The Board is concerned with the hierarchy of the trellis elements and feels it needs to be at a more human in scale. 3) The design detailing, particularly at the base of the building, is needs to maintain a human scale. 4) Two Board members were concerned with the monotony created by the repetition of elements. 5) The Board is concerned with the contemporary expression of the two flanking entries as seen on the north and south elevations and looks forward to a proposal that better blends those elements into the architecture.

Retail

Building: 1) Most of the Board supports the design changes; however, is concerned with the redundancy of the stone at the seatwall and wainscoat. 2) The Board is concerned with the some of the appliqué approach of some of the elements and wants to see utilization of deeper openings that would be more traditional in style. 3) Restudy the tower entry cap at the south elevation. 4) Reduce the tower roof to be more in scale with the shape of the tower itself. 5) The majority of the Board has some disquiet with the potential homogeny of a campus architecture that could result and looks forward to the applicant pursuing a design philosophy on the two retail buildings that will break down that potential homogeneity. The Board appreciates that there are several mechanisms for pursuing this, whether it be pursuing an alternate architectural style or maintaining an overall consistency of style between the office and retail buildings but pursue a level of detail, human scale, and materiality of the buildings to create a stronger sense of difference. The Board leaves it to the applicant's discretion to pursue the desire for a breakdown of the overall sensibility of one large campus entity.

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

CONCEPT REVIEW - CONTINUED ITEM

3. **454 WILLIAM MOFFETT PL** A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
 Application Number: MST2005-00219
 Owner: City of Santa Barbara
 Applicant: Mercury Air Center
 Architect: Lenvik & Minor
 Agent: Bill Stall

(Proposal to construct a 4,819 square foot office for Mercury Air Centers and related parking improvements. The project includes the demolition of hangar #6 and the Current Mercury offices. Also proposed is the relocation of 8 existing T-hangars to the north side of the airport site. Project requires Planning Commission Approval of a Coastal Development Permit.)

(Second Concept Review.)

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

(5:30)

Laurie Owens, Project Planner, Airport Department; and Ed Lenvik, Architect; present.

Public comment opened at 5:44 and seeing no one wished to speak, it was closed.

Motion: Continued indefinitely to the Planning Commission and return to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board finds the site plan and the landscape plan to be successful. 3) The Board understands that this is a short term tenant improvement project.

Action: Bartlett/Wienke, 4/0/0.

THE BOARD RECESSED FROM 5:51P.M. UNTIL 5:56P.M.

PRELIMINARY REVIEW

4. 155 CEDAR LN

E-1 Zone

Assessor's Parcel Number: 015-083-027
Application Number: MST2004-00502
Applicant: Steve Hausz
Agent: Gary Myers
Owner: William Pritchett Trust
Applicant: William Pritchett
Architect: Jerald Bell

(This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.)

(PROPOSAL FOR REVISED PRELIMINARY APPROVAL OF PROJECT PREVIOUSLY REVIEWED. NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS REQUIRED.)

(5:56)

William Pritchett, Owner; and Steve Hausz, Architect, present.

Public comment opened at 6:24 p.m.

Robert Noel, neighbor, stated his gratitude to the Board and to Mr. Hausz. He stated a landscape architect has been retained and a landscape plan is currently moving forward. Mr. Noel stated his concerns regarding the grade and the cut-out area and has requested that the outcome be favorable for the neighborhood.

Emily Nichols, neighbor, presented a list of lot measurements of the nearby homes and stated there are no comparables to the project proposed. She stated her concern regarding the size of the project and requested the Board adjust the proposal to be more compatible to the neighborhood.

Joel Hatchett, neighbor, stated his concern regarding the size and scale of the architecture and the compatibility of the proposal to the neighborhood.

Rita Zandona, neighbor, stated her home is directly below the project and she is concerned with drainage and the size of the proposal.

Chair Pierron read a letter submitted by Nathan Cultice regarding the size of the project, and his concern regarding the possibility of the home being used as a rental. Mr. Cultice requested that the Board consider the organization of the presentation, and is hopeful for a sound decision.

Public comment closed at 6:36 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds the new proposal to be a dramatic improvement. 2) The materials are acceptable as presented. 3) The relocation of the southeast corner massing, the reduction of the size, bulk, and scale and of the large scaled roof is an improvement. 4) The carving away of the architecture, and the restudy of the roof is an improvement; however, the Board is still concerned with the overall size in relation to neighborhood compatibility and the relationship to homes on similar sized lots. 5) Applicant is to provide further photo documentation to better understand the neighborhood and the compatibility of the under story. 6) Reduce the ten-foot plate height, the scale and pitch of the roof on the east side, and reduce the overall scale of the house. 7) Provide a grading plan showing existing and proposed topography, and all proposed hardscaping. 8) Call out on the grading plan that the house will sit in the natural grade and finished floor elevations with the grading plan. 9) Restudy the storage closet door facing the east property line to recreate the natural grade condition. 10) It is understood that the flat pad grading is a temporary condition that will be restored around the structure. 11) Provide a more traditional material for the chimney. 12) Applicant is to provide a landscape plan and an arborist report.

Action: Bartlett/Mudge, 4/0/0.

THE BOARD RECESSED FROM 7:12P.M. UNTIL 7:29P.M.

CONCEPT REVIEW - CONTINUED ITEM

5. 559 RICARDO AVE

E-1 Zone

Assessor's Parcel Number: 035-122-009
Application Number: MST2005-00716
Owner: Robert Laviale & Karena Monica
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.)

(7:29)

Robert Stamps, Designer; and Robert Laviale, Owner, present.

Public comment opened at 7:34 p.m.

Michael Sandford, Attorney for Gary Samerdjian, presented photo documentation showing impacts the proposal will have on Mr. Samerdjian's property, and stated his concerns regarding view blockage, wall and slope specifications and drainage issues. Mr. Sandford requested that the Building and Safety Division access the project.

Gary Samerdjian, neighbor, stated his concern regarding the hedges, the slopes, and his privacy.

Robert Setbacken, neighbor, stated his concern regarding the dimensions. Mr. Setbacken would like to see an engineering report.

Mark Torresani, neighbor, stated that he would like to see an engineering report and thought the hedge will affect his views. Mr. Torresani suggested that he and the applicant work together in finding an amiable solution.

John Dawson, neighbor, stated his concern regarding the drainage, and noted that there has been significant erosion in the area.

Karen Perkins, neighbor, stated her concern for health and safety issues. Ms. Perkins also addressed public views and privacy issues.

Public comment closed at 7:49 p.m.

Motion: Continued one week to the Consent Calendar with the following comments: 1) The current proposal with the hedge location is not acceptable. 2) The Board is in agreement that the hedge is not acceptable and is a type of plant material that would be difficult to maintain at an eight foot height. 3) The structure integrity of the walls is under the Building Department purview. 4) The existing hedge encroachment on Juanita Drive will be considered under a new application.

Action: Mudge/Wienke, 4/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 416 S CANADA ST

R-4 Zone

Assessor's Parcel Number: 017-334-008

Application Number: MST2005-00441

Owner: Antonio C. Sarabia & Yolanda Marin

Designer: Robert Stamps

(Proposal to construct a new, detached, two-story 1,736 square foot three bedroom residence with an attached, 433 square foot, two-car garage on a 6,390 square foot lot with one existing 829 square foot residence. The existing one-car garage is to be demolished and two additional uncovered parking spaces are also proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(8:06)

Robert Stamps, Designer, present.

Public comment opened at 8:13 p.m.

Philip Walker, neighbor, stated his concerns regarding the base flood elevations, breakaways, peak elevations, parking issues, floor to area ratio, and solar designs.

Public comment closed at 8:22 p.m.

- Motion: Continued indefinitely with the following comments: 1) The Board appreciates the flood plain dilemma; however, the addition needs to be compatible with the surrounding area. 2) The size, bulk, and scale is too aggressive. Study reducing the size to be more compatible with the small scale bungalows and the traditional style of architecture. 3) Study ways to utilize a split level for the second story above a standard height carport. 4) Where the second story is above the raised first floor, use reduced plate heights of five or six feet to create an attic style expression. 4) The Board suggested taking advantage of a cantilever at the carport in a detailed and traditional fashion.
- Action: Bartlett/Mudge, 4/0/0.

PRELIMINARY REVIEW

7. **1624 LA VISTA DEL OCEANO DR** E-1 Zone
 Assessor's Parcel Number: 035-180-083
 Application Number: MST2004-0074
 Owner: Bruce Schmidt
 Architect: Eric Swenumson

(Proposal to construct a 2,732 square foot two-story single family residence with an attached 440 square foot two car garage on a vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback. Project also includes 300 cubic yards of grading.)

(MODIFICATION APPROVED ON JUNE 29, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued two-weeks at the Applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. **3006 PASEO TRANQUILLO** E-3 Zone
 Assessor's Parcel Number: 053-102-022
 Application Number: MST2005-00741
 Owner: Michael Klinger, Victor Trust
 Applicant: Emilio Casanueva

(Proposal for an 877 square foot conversion of attic space in existing residence into second floor living area by adding new roof dormers. Proposal also includes the addition of a detached 52 square foot utility room at the back of the garage, addition of a new exterior stairway at the back of the garage and to abate the zoning violations on the property.)

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

(8:32)

Emilio Casanueva, Applicant and Architect, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the proposal of the second story habitable space and attic to be successful. 2) Restudy the front balcony to be a smaller scale and to retain its charm. 3) Restudy the gable windows to retain the gothic appearance. 4) Provide photo documentation as seen from the second floor (of the surrounding neighbors) to ensure there are no privacy impacts. 5) Provide photo documentation of the accessory structure non-comforming stairway and how the new stairs are to be designed.

Motion: Bartlett/Wienke, 4/0/0.

CONCEPT REVIEW - CONTINUED ITEM

9. 2028 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 025-292-028
 Application Number: MST2004-00790
 Owner: John Thomas Chamberlain
 Architect: Mark Wienke

(Proposal to demolish a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on an 8,500 square foot lot. The project will result in two, two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two, three-story 1,839 square foot one-bedroom units with two attached 472 square foot garages.)

(Third Concept Review.)

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

Continued indefinitely at the applicant's request.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 1840 LA CORONILLA DR

E-1 Zone

Assessor's Parcel Number: 035-072-010
 Application Number: MST2002-00529
 Owner: Matthew Edwards

(Proposal to construct a 3,110 square foot two-story residence on a 7,646 square foot lot in the Hillside Design District. Modifications are requested for a fence in the front yard setback, encroachment of the structure in the required front yard setback and side yard setbacks. The request was previously reviewed and approved under MST98-00740 but has expired.)

(Review After Final for changes to roof material and windows.)

Final approval of the Review After Final changes to windows and roof tile.

REVIEW AFTER FINAL**B. 1348 SAGE HILL RD**

E-1 Zone

Assessor's Parcel Number: 041-184-002
Application Number: MST2003-00876
Owner: Paul & Linda Avolese
Architect: Dwight Gregory
Landscape Architect: David Niles

(Proposal for a 684 square foot one-story addition, and 301 square feet remodel of an existing 1,671 square foot residence with an attached 442 square foot garage on a 0.31 acre lot located in the Hillside Design District.)

(Review After Final for change of roof at rear bathroom from gable to shed roof and to change south elevation by adding windows, horizontal siding and shallow planter.)

Final approval of the Review After Final as submitted.

FINAL REVIEW**C. 4000 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-020-015
Application Number: MST2004-00673
Owner: Los Angeles Education Archdiocese & Welf Corporation
Applicant: Peter Darose
Architect: Ed Lenvik
Engineer: Vern Williams

(Proposal to construct a 30-foot tall, 9,512 square foot indoor practice gymnasium at the northwest corner of Bishop Garcia Diego High School. Project also includes landscaping and site improvements including grading, utility and drainage. The project requires City Council approval for Community Priority Allocation of Square Footage for the gymnasium.)

(Final Review of details including completed irrigation plan, revised planting plan and Phase I quad improvement plan with upsized plantings.)

Final approval of the quad phasing plan, the irrigation plan, and the revised planting plan as submitted.

REVIEW AFTER FINAL**D. 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.)

(Review After Final for revised chimney cap details, revised mansard roof/roof deck details, revised courtyard elevation, new tree, paving on Nopal and exterior light fixture.)

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

Continued one-week due to the applicant's absence.

FINAL REVIEW

E. **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 September 7, 2005.)

Final approval as submitted.

CONTINUED ITEM

F. **404 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 019-340-014
Application Number: MST2005-00355
Owner: Rhodney J. & Cynthia L. Moxley, Trustees
Architect: Hugh Twibell

(Residential addition of 203 square feet to first floor, a new entry porch, two new uncovered guest parking spaces, and new site stairs to an existing 1,660 square foot house with a 452 square foot garage on a 12,676 square foot lot in the Hillside Design District. The project also includes 61 cubic yards of cut and 50 cubic yards of fill. A previous project was reviewed and approved under MST2003-00889.)

(Modification approved on June 29, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final approval as submitted.

CONTINUED ITEM**G. 114 N MILPAS ST**

C-2 Zone

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

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

(Preliminary Approval is requested.)

Final approval as noted on the plans with the condition that the landscape in the planter shall be forty-two inches high screened planting.

NEW ITEM**H. 601 FIRESTONE RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2005-00658
Owner: City of Santa Barbara
Applicant: Lenvik & Minor Architects
Agent: Jeff McKee

(Proposal to construct six new enclosures to screen trash and recyclables at various locations within the commercial/industrial area on the north side of the airport.)

Final approval as submitted with the Approved color samples.

NEW ITEM**I. 1204 CALLE CERRITO**

R-1 Zone

Assessor's Parcel Number: 041-092-012
Application Number: MST2005-00773
Owner: Gloria A. Schroeder, Trustee
Agent: Suding Design

(Proposal to construct a new retaining wall approximately 8 feet high and 100 feet long with associated grading in the Hillside Design District. The parcel is currently developed with a 1,052 square foot single family residence and an attached 125 square foot garage.)

(COMMENTS ONLY PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOODPRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely with the following comments: 1) Applicant is to return with a full site plan, topography, footprints of adjacent structures, and soils report recommendation. 2) Call out on the plans that the proposed wall does not encroach into the interior yard setback and will be a maximum height of six-feet, including curb.

NEW ITEM**J. 15 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 037-173-041
Application Number: MST2005-00776
Owner: Faulding Hotel, Inc.
Architect: Tom Moore

(Proposal to add trash enclosure, wheelchair accessible ramp and two exterior light fixtures to the existing Faulding Hotel.)

Final approval of the trash enclosure and wheelchair ramp as noted on the plans with the following comments and conditions: As to the trash enclosure: 1) Applicant is to confirm that the proposed trellis height is high enough to clear the dumpster lids. 2) The colors and material shall match the existing building. As to the rear wheelchair ramp: 3) The doors at the top of the ramp shall match the existing front doors. As to the light fixtures: 4) Applicant is to return with cut sheets of the proposed exterior light fixtures at the front of the building.

NEW ITEM**K. 2522 FOOTHILL LN**

A-1 Zone

Assessor's Parcel Number: 021-090-031
Application Number: MST2005-00781
Owner: Michael D. Cutbirth

(Proposal to abate violations in ENF2005-01104 and permit the black, as-built chain link fence 6 feet in height with 4 gates at the south and east property lines.)

Continued one week for the Applicant to return with more photo documentation of the existing landscape.

**** MEETING ADJOURNED AT (8:26) P.M. ****