



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, January 3, 2006    David Gebhard Public Meeting Room: 630 Garden Street    3:06 P.M.**

**BOARD MEMBERS:**    BRUCE BARTLETT, Chair, Present  
                                  JAMES LECRON, Vice-Chair, Present  
                                  CHRISTOPHER MANSON-HING, Present  
                                  RANDY MUDGE, Present, out at 3:45p.m., back at 4:11p.m.  
                                  MARK WIENKE, Present, out at 6:15p.m., back at 6:31p.m.  
                                  DAWN SHERRY, Present  
                                  LAURIE ROMANO, Present, out at 3:45p.m., back at 4:41p.m.  
                                  GARY MOSEL, Absent

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

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

**STAFF:**    JAIME LIMÓN, Design Review Supervisor, Absent  
                          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 folded plans are required at the time of submittal &amp; each time plans are revised.</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>

**PLEASE BE ADVISED**

- \*\* 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 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 December 29, 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.)

Bruce Bartlett welcomed the new ABR members, Laurie Romano, Dawn Sherry and Gary Mosel.

**B. Approval of the minutes of the Architectural Board of Review meeting of December 19, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of December 19, 2005, with corrections.

Action: Manson-Hing/Wienke, 4/0/3. LeCron, Romano, Sherry abstained.

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Jim LeCron with the exception of the landscaping for Item K, reviewed by Randy Mudge.

Action: Manson-Hing/Wienke, 4/0/3. LeCron, Romano, Sherry abstained.

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

Ms. Brodison welcomed the new ABR members, Laurie Romano, Dawn Sherry and Gary Mosel.

**E. Subcommittee Reports.**

Bruce Bartlett suggested reviewing Subcommittee assignments at next week's ABR meeting.

**F. Possible Ordinance Violations.**

No reported violations.

**G. Election of officers.**

Jim LeCron nominated Bruce Bartlett for Chair, and Bruce Bartlett was unanimously elected Chair by the Board Members.

Bruce Bartlett nominated Jim LeCron for Vice-Chair, and Jim LeCron was unanimously elected Vice-Chair by the Board Members.

**CONCEPT REVIEW - CONTINUED ITEM****1. 800 MIRAMONTE DR**

A-1/C-X/E-1 Zone

Assessor's Parcel Number: 035-050-063  
 Application Number: MST2005-00352  
 Owner: Dreier Properties, LLC  
 Architect: Pacific Architects

(Proposal for a 2,043 square foot single floor addition to an existing 17,873 square foot commercial building and the 1,465 square feet of detached garage area. There are 66 uncovered parking spaces on the 3.8 acre lot located in the Hillside Design District.)

**(SECOND CONCEPT REVIEW.)**

**(This is a continued Conceptual Review of the enlarged trash enclosure and new variable height retaining wall at the new sidewalk.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW FOR DEVELOPMENT PLAN APPROVAL.)**

**(3:18)**

Bill Wolfe, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
 1) The Board finds there is no adverse visual impact of the courtyard being filled in with building mass. 2) The colors and materials on the buildings are to match the existing colors. 3) Provide a landscaping treatment such as cascading vines on the wall, or differentiate colors to avoid a campus like feeling. The Board would like to see darker colors. 4) The Board appreciates the stepping and layering of the wall where it changes in height. 5) The Board supports the front yard modification request for the trash enclosure, because the enclosure is a significant distance from the street and significant landscaping is provided. 6) The Board would support a demand based parking modification. 7) The new retaining wall is necessary for the required public sidewalk and is in keeping with the architecture and other site walls. 8) The new sidewalks and landscape are good mitigation measures for the proposed modifications.

Action: Manson-Hing/Wienke, 7/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****2. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001  
 Application Number: MST2003-00152  
 Owner: Santa Barbara Cottage Hospital  
 Agent: Suzanne Elledge Permit Processing  
 Architect: Brian Cearnal  
 Architect: Erich Burkhart

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

**(SECOND CONCEPT REVIEW.)**

(Preliminary Review of the Knapp Parking Structure is requested.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 020-05.)**

**(3:45)**

Brian Cearnal, Design Architect; Wayne Banks, Project Architect; Bob Cunningham, Landscape Architect; and Brooks Larson, Cottage Hospital; present.

Motion: Continued indefinitely to the Planning Commission or the Modification Hearing Officer based on Staff's decision and with the following ABR comments: 1) The project is ready for Preliminary and Final Approval. 2) The modification request for the rear yard encroachment is technical in nature with no visual impact and the area is nicely landscaped.

Action: LeCron/Manson-Hing, 5/0/0. Mudge, Romano stepped down.

### **FINAL REVIEW**

#### **3. 1701- 1704, 1706 & 1708 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2003-00227

Owner: King Heirs, LLC

Owner: The Mesa at Santa Barbara, LLC

Agent: Brent Daniels

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and re-subdivide 5.73 acres into six (6) lots, where the six residences are proposed. Of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three-car garages and swimming pools. Five guest parking spaces are also proposed. Estimated grading for the single family project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints is estimated at 4,705 cy of cut and 1,650 cy of fill. The following discretionary applications are required for the Single Family Project: a Waiver of Public Street Frontage for Lots 3, 4, 5, and 6 on La Vista del Oceano Lane, a private road serving more than two units; Modification of Street Frontage Requirements for Lots 2, 4, 5 and 6 to allow less than the 90 feet of public street frontage requirement; Modification of the Front Yard Setback for Lots 1, 2, 3 and 4 to allow portions of proposed homes which front La Vista del Oceano Drive to encroach into the required 30 foot setback; Modification of Lot Area for Lots 1 and 2; Modification for Lot 1's garage to exceed a total aggregate floor area in excess of 500 square feet; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District ; and A Vesting Tentative Subdivision Map to merge and re-subdivide 5.73 acres into six (6) residential lots.)

#### **(FINAL REVIEW OF GRADING FOR ALL SIX LOTS INCLUDING UTILITY AND SITE IMPROVEMENTS.)**

**(4:11)**

Brent Daniels, Agent; and Mark Lloyd, L and P Consultants; present.

Motion: Final Approval as submitted with the understanding that all the wall finishes shall match the previous submittal with the walls to be stone, plaster or rubble.

Action: Wienke/LeCron, 6/0/0. Romano stepped down.

**THE BOARD RECESSED FROM 4:48P.M. UNTIL 4:51P.M.**

**CONCEPT REVIEW - CONTINUED ITEM****4. 826 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-007  
 Application Number: MST2005-00504  
 Architect: Christine Pierron  
 Owner: Canon Perdido Cottages

(Proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (863 square feet each) with 774 square feet of garage space and one detached two-bedroom unit (1,328 square feet) with an attached 462 square foot two-car garage. A total of 3,917 square feet of habitable space is proposed on the 8,053 square foot vacant lot. Modifications are required to allow encroachments into the required front and rear yard setbacks and to provide fewer parking spaces than required.)

**(SECOND CONCEPT REVIEW.)**

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

Items 4 and 5 were heard concurrently.

**(4:51)**

Christine Pierron, Architect; Kirk Gradin, Architect; and Sam Maphis, Landscape Architect; present

Motion: Continued indefinitely to the Planning Commission with the following comments:  
 1) The site planning and architecture are well conceived and blend nicely with the Haley-Milpas Design Guidelines. 2) The Board finds the architecture to be refreshing and whimsical. 3) The Board finds the site is unique with its own identity. 4) The Board finds the architectural style to be simple in nature and fun in detail. 5) The Board appreciates the solar panels on the flat roofs. 6) The Board supports the front yard modification request for encroachment of the porch as it is minor in nature and is in keeping with the neighborhood. 7) The Board feels that the central driveway paseo is quite successful and likes the random patterns of the mixed paving. 8) The Board supports the common entry post driveway elements. The Board would support a modification request if necessary, however, does not see that one is required at this time. 9) The proposed landscape and the reuse of the existing plant specimens are a benefit to the neighborhood. 10) The plant palette as presented is acceptable.

Action: Wienke/Manson-Hing, 7/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****5. 822 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-006  
 Application Number: MST2005-00506  
 Architect: Kirk Gradin  
 Owner: CCCP, LLC

(Proposal to demolish the two existing residential units totaling 2,073 square feet and construct four new two-story, three-bedroom condominium units totaling 6,692 square feet on an 11,210 square foot lot. The proposal includes three attached 1,605 square foot units with a 491 square foot two-car garage each and one detached 1,877 square foot unit with a 460 square foot two-car garage. Two modifications are required to allow the garage of the detached unit to encroach into the required interior and rear yard setbacks.)

**(SECOND CONCEPT REVIEW.)**

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

Items 4 and 5 were heard concurrently.

**(4:51)**

Christine Pierron, Architect; Kirk Gradin, Architect; and Sam Maphis, Landscape Architect; present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the overall site planning and shared driveway works well with 826 Canon Perdido. The buildings are sympathetic in style, yet have their own distinguishing character and blend together well. 2) The collaboration between the two projects on the central paseo is quite successful. 3) The modification request for the front courtyard encroachment is supportable; however, the Board would like the courtyard to be enclosed with a plaster wall as opposed to a fence. 4) The site planning and architecture are well conceived and blend nicely with the Haley-Milpas Design Guidelines. 5) The Board is not in support of the tandem garage parking as presented due to maneuverability concerns. 6) The Board is concerned with the double-sided trash enclosure between units A and B, due to visual and functional issues.

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

**THE BOARD RECESSED FROM 5:51P.M. UNTIL 6:15P.M.**

**CONCEPT REVIEW - CONTINUED ITEM**

**6. 2030 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 025-292-029

Application Number: MST2005-00654

Owner: Lori A. Pearson

Designer: Patrick Pouler

(Proposal to construct a 500 square foot addition and a 30 square foot deck to the rear of the existing 1,372 square foot, two-story residence at the front of an 8,500 square foot lot. The lot is currently developed with an additional 1,540 square foot, two-story residence at the rear and a 720 square foot carport which is to remain unaltered. A modification is requested for reduction of distance between buildings.)

**(SECOND CONCEPT REVIEW.)**

**(MODIFICATION APPROVED NOVEMBER 30, 2005.)**

**(6:15)**

Patrick Pouler, Designer, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Board finds the vertical nature of the second story addition is overwhelming the existing house and would like to see at least one-foot removed from the second story plate heights. 2) Study eliminating the eyebrow eaves between the first and second floor at the east and west elevations. 3) Revise the plans and elevations to reflect the appropriate bracketing of the beam ends so they match the existing condition.

Action: LeCron/Manson-Hing, 6/0/0. Wienke stepped down.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1309 ENSENADA ST**

R-2 Zone

Assessor's Parcel Number: 017-231-008  
Application Number: MST2005-00719  
Owner: John Hancock  
Architect: Jyl Ratkevich

(Proposal to construct a 450 square foot second story addition and a 530 square foot attached garage to an existing 815 square foot two-story residence on a 7,281 square foot lot. The project includes the conversion of the existing 96 square foot garage to storage and the demolition of 174 square feet on the second floor.)

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

**(6:30)**

John Hancock, Owner, present.

Public comment opened at 6:34p.m.

A letter submitted by Joe Van Thyne, neighbor, was read into the record which expressed support for the project.

Public comment closed at 6:35p.m.

Motion: Continued indefinitely with the following comments: 1) The proposed addition in the rear yard stepping down of the grade is appropriate. 2) There is an opportunity to re-align the garage under story with the upper deck for maneuverability space without demolishing the hedge. 3) Study a parapet wall roof form that may be more in style with the existing main residence, and the Board are open to a revised proposal. 4) Applicant to provide an appropriate grading plan for the driveway as it relates to the garage and the neighboring property.

Action: Wienke/Manson-Hing, 7/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1025 LAS ALTURAS RD**

A-1 Zone

Assessor's Parcel Number: 019-113-052  
Application Number: MST2005-00791  
Owner: Steven Adrian & Gina Giannetto  
Architect: Steven Adrian

(Proposal for "as-built" vegetation removal of 8 Acacia trees, 193 cubic yards of grading for the future driveway and patio area, and the construction of a 114 linear foot retaining wall ranging in height from 2'-0" to 6'-0" from grade on a vacant 45,315 square foot lot in the Hillside Design District. The existing shed and air stream trailer are indicated to be removed. A residence will be proposed for review in the future under a separate application.)

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

**(6:51)**

Steven Adrian and Gina Giannetto, Owners, present.

Public comment opened at 6:56p.m.

Richard Edmonds, neighbor, stated concerns with the proposed retaining wall encroaching onto his property.



A letter submitted by Jennifer Frazier and Stephen Phillips, neighbors, was read into the record which stated that Mr. Edmonds removed landscape, Acacia trees and a large Oak tree from their property and that of the subject property without their permission or knowledge. They would like Mr. Edmonds to replace some of the landscape and the trees.

Public comment closed at 7:04p.m.

Motion: Continued indefinitely for the applicant to resubmit a complete set of plans which include the house and the proposed site work. The Board will attempt to separate the site work and house approvals so the applicant can obtain a separate site work building permit; providing the concept appears to be valid and moving in the right direction.

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

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **9. 124 LOS AGUAJES AVE**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-007  
Application Number: MST2004-00725  
Owner: Mark Edwards  
Architect: Peter Ehlen  
Agent: Fermina Murray  
Agent: Compass Rose

(Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)  
**(SECOND CONCEPT REVIEW.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)**

**(7:25)**

Peter Ehlen, Architect; and Mark Edwards, Owner; present.

Motion: Continued indefinitely with the following comments: 1) A majority of the Board is generally comfortable with the contemporary style of the proposal, and finds that the flat roofs and overhangs are compatible with the industrial nature of the neighborhood. 2) The mass, bulk and scale is excessive, especially at the third floor. 3) The third story element on Los Aguajes Avenue should be pulled back beyond the required fifteen foot setback. 4) Study of tightening the ground floor parking and circulation to minimize the encroachment into the front yard and building within the rear creek buffer. 5) The view of the project is a concern as seen from the train station and the freeway, and the Board encourages the applicant to move the third story back. 6) The Board appreciates that the parking area is located site with no garages are facing the street. 7) The architectural style will necessitate quality materials for the project to appear high quality. 8) Maximize landscaping opportunities as part of the circulation re-study.

Action: Sherry/LeCron, 6/1/0. Mudge opposed.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****10. 1426 MOUNTAIN AVE**

R-1 Zone

Assessor's Parcel Number: 039-021-018  
 Application Number: MST2005-00777  
 Owner: Brian A. Filice  
 Architect: Tony Xiques

(Proposal to construct a 983 square foot, two-story addition and an attached 500 square foot, two-car garage to an existing 862 square foot, one-story residence on a 5,625 square foot lot. The proposal also includes the demolition of the existing one-car garage.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)****(8:25)**

Tony Xiques, Architect; and Brian Filice, Owner; present.

Public comment opened at 8:32p.m.

A letter submitted by Irene Presley, neighbor, was read into the record which stated that a second story addition would obstruct her view. Ms. Presley believes that parking will also become a problem.

Motion: Continued indefinitely with the following comments: 1) The second floor addition is well conceived with its location toward the rear of the existing house. 2) Push the second floor back further to expose more of the roof of the original structure. 3) The garage is internalized to the site and the long driveway is successful, however, there is some concern with the driveway clearance. Review with the Transportation Department that the clearance is allowable, without destroying the hedge. 4) Reduce the proposed ten-foot plate heights on the second floor, as the mass is somewhat aggressive. It is suggested to redesign some of the second floor square footage in a way more typical of an attic type structure. 5) The second story deck off the master bedroom may create privacy concerns for the adjacent neighbor. Applicant is to provide photo documentation as viewed from the second floor. 6) The decorative arched window feature on the second floor is competing with the entry arch. The entry arch is to remain the dominant design of the front of the remodeled house.

Action: Manson-Hing/Sherry, 7/0/0.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 237 EUCALYPTUS HILL DR**

A-2 Zone

Assessor's Parcel Number: 015-050-011  
 Application Number: MST2004-00643  
 Owner: William R. & Dorothy Z. Lucas, Trustees  
 Applicant: Clay Tedeschi

(Proposal to convert 481 square feet of an existing attached two-car garage to habitable space and construct an attached 734 square foot three-car garage with a 756 square foot second story addition over the garage to an existing 3,733 square foot single-family residence. The project will result in a 5,248 square foot single family residence on a 52,708 square foot lot located in the Hillside Design District.)

**(Review After Final for change of roof material from clay tile to fire rated Protex Shake Slate.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****B. 1520 W VALERIO ST** R-1 Zone

Assessor's Parcel Number: 041-032-020  
Application Number: MST2004-00291  
Owner: Matt & Amy Zuchowicz  
Architect: Joaquin Ornelas, Jr.

(Proposal for a 267 square foot first-story addition and an 819 square foot second-story addition to an existing 900 square foot one-story residence located on a 5,000 square foot lot in the Hillside Design District. The project would result in a 2,212 square foot two-story residence with a 490 square foot garage. A modification is required for a reduction of the open yard area.)

**(Review After Final for revised windows and siding installed on lower floor.)**

Final Approval as noted on the plans.

**FINAL REVIEW****C. 56 LOMA MEDIA RD** E-1 Zone

Assessor's Parcel Number: 019-300-035  
Application Number: MST2004-00650  
Owner: Rosalie M. Sandro, Separate Property  
Architect: Thompson-Naylor Architects

(Proposal to add 104 square feet to the upper level, 396 square feet to the middle level and a new 500 square foot lower level addition to an existing two-story 1,245 square foot single family residence. Proposal will also include the conversion of an existing 411 square foot attached carport to a two car 371 square foot garage. The project will result in a three-story 2,245 square foot single family residence with an attached 371 square foot two-car garage on an 11,677 square foot lot located in the Hillside Design District. A modification is requested to allow a front yard encroachment.)

**(Final Approval is requested.)**

Revised Preliminary Approval.

**CONTINUED ITEM****D. 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 NEIGHBORHOOD RESERVATION ORDINANCE FINDINGS.)**

Continued one week at the applicant's request.

**REFERRED BY FULL BOARD****E. 1823 MIRA VISTA AVE** E-1 Zone

Assessor's Parcel Number: 019-090-021  
Application Number: MST2005-00548  
Owner: Rachel Tierney  
Architect: Jeff Shelton

(Proposal to demolish the existing 380 square foot garage and 280 square feet of the existing 1,492 square foot two-story residence located on two lots totaling 11,998 square feet located in the Hillside Design District. The proposal includes the construction of a 493 square foot attached garage, and the addition of 711 square feet to the second floor of the existing residence, and the relocation of the driveway to San Carlos and infill of the existing driveway off of Mira Vista Avenue.)

**(Modification approved on October 5, 2005.)**

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

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

**NEW ITEM****F. 1613 CALLE CANON** R-1 Zone

Assessor's Parcel Number: 041-072-004  
Application Number: MST2005-00813  
Owner: Suzanne Jill Levine, Living Trust  
Architect: Amy Taylor

(Proposal for a 142 square foot addition for a second stairwell to create interior access between the upper and lower floors of an existing 1,366 square foot dwelling with an attached 320 square foot carport. Proposal also includes a new 227 square foot second story deck at the front of the residence on a 4,935 square foot lot in the Hillside Design District.)

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

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

**NEW ITEM****G. 536 E ARRELLAGA ST 104** C-O Zone

Assessor's Parcel Number: 027-430-007  
Application Number: MST2005-00825  
Owner: Santa Barbara Cottage Hospital  
Architect: Salvadore Melendez

(Proposal to construct an accessible ramp at the front of an existing 10,250 square foot two-story office condominium building on a 21,258 square foot lot.)

Final Approval as submitted.

**NEW ITEM****H. 3889 LA CUMBRE LN** C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-034  
Application Number: MST2005-00829  
Owner: KGS Santa Barbara, LLC  
Architect: Carter & Burgess  
Business Name: Cingular Wireless  
Applicant: Everett Woody

(Proposal for exterior alterations to an existing retail building including removal of roll-up door and new entry on a 25,728 square foot lot in the La Cumbre Plaza area.)

Final Approval as submitted.

**NEW ITEM****I. 1435 KENWOOD RD** E-1 Zone

Assessor's Parcel Number: 041-132-001  
Application Number: MST2005-00828  
Owner: Geraldine Gray, Trustee  
Contractor: Ed Martin Ace Awning, Inc.

(Proposal to enclose a 96 square foot balcony on the second floor at the rear of a 2,580 square foot, two-story residence on a 15,057 square feet lot located in the Hillside Design District.)

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

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code based on the lack of visibility from public view points and that the addition is minor in size.

**FINAL REVIEW****J. 914 E HALEY ST** C-2 Zone

Assessor's Parcel Number: 031-311-004  
Application Number: MST2003-00593  
Owner: James & Sandra Jean Delmonte  
Architect: Murray Duncan

(Proposal to construct a 1,605 square foot two-story duplex with two attached one-car garages on the ground floor, a 2,391 square foot two-story duplex with two attached two-car garages on the ground floor, and two uncovered parking spaces on a 8,750 square foot lot. The demolition of four existing dwellings totaling 2,400 square feet is also proposed.)

**(Final Approval of the Architecture and the Landscape Plan is requested.)**

Continued one week at the applicant's request.

**FINAL REVIEW****K. 522 E SOLA ST**

R-2 Zone

Assessor's Parcel Number: 029-091-006  
Application Number: MST2005-00063  
Owner: Steven W. Gowler  
Architect: Jeff Shelton

(Proposal for a one-lot subdivision for two condominium units. (See MST 2003-00715 for ABR approvals of addition and second unit.) The lot is currently developed with a 1,444 square foot single-family residence, which includes an attached two-car garage and second-story addition under construction. A building permit was also issued for the 2nd unit (1,560 square feet) on 2/4/05, therefore, this is a condominium conversion project. Requires ABR for recognition as condos and review after final for minor change to approved carport. Applicant now proposes a one-car garage instead of a two-car trellis and the addition of 131 sf to the front unit.)

**(Final Approval of the Architecture and Landscape Plan is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISISON  
RESOLUTION NO. 070-05.)**

Final Approval of the architecture and the landscape as submitted.

**\*\* MEETING ADJOURNED AT (8:50) P.M. \*\***