



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, January 30, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:02 P.M.**

**BOARD MEMBERS:** BRUCE BARTLETT, Chair, Present, out at 7:11p.m., back at 7:57p.m.  
 JAMES LECRON, Vice-Chair, Present  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present, out at 5:37p.m., back at 6:18p.m.  
 RANDY MUDGE, Present  
 LAURIE ROMANO, Present, out at 4:28p.m., back at 4:42p.m., out at 6:18p.m.,  
 back at 7:11p.m.  
 DAWN SHERRY, Present  
 MARK WIENKE, Present

**CITY COUNCIL LIAISON:** GRANT HOUSE, Absent

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, out at 5:09p.m.  
 KELLY BRODISON, Planning Technician, Present  
 DEBBIE BUSH, Recording Secretary, Present

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

- \*\* 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., and 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 January 26, 2006 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 January 23, 2006.

Motion: Table the approval of the minutes of the Architectural Board of Review meeting of January 23, 2006.

Action: LeCron/Wienke, 8/0/0.

Motion: Untable the approval of the minutes of the Architectural Board of Review meeting of January 23, 2006.

Action: LeCron/Wienke, 8/0/0.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 23, 2006, with corrections.

Action: LeCron/Mudge, 8/0/0.

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Mark Wienke with the exception of the landscaping for Items C, H, J, K, and L, reviewed by Laurie Romano.

Action: LeCron/Mudge, 8/0/0.

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

1. Ms. Brodison announced that Item I, 1029 Arbolado Rd, from the Consent Calendar will be heard at the Full Board.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - CONTINUED ITEM****1. 200 STEARNS WHARF**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022  
Application Number: MST2006-00001  
Owner: City of Santa Barbara  
Applicant: Karl Treiberg

(Proposal to install permanent decorative all-weather lighting from foot of Stearns Wharf to commercial area. Lights strung between 5 existing light poles (approximate 600 - 900 feet) on west side of wharf and between 8 existing light poles on the eastside.)

**(3:36)**

Karl Treiberg, present.

Motion: Continued three weeks. 1) Provide documentation of permits for the existing light standards and the cable. 2) Refine the proposal to provide a more festive appearance with higher light levels than the LED lights. 3) Consider placing bollards closer together to provide a more uniform light output and lower light levels. 4) Consider using lights more similar to the contemporary holiday lights.

Action: LeCron/Manson-Hing, 6/2/0. Wienke, Sherry opposed.

**CONCEPT REVIEW - CONTINUED ITEM****2. 754 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-014  
Application Number: MST2005-00186  
Owner: Shirley Jay  
Applicant: Michael Ratway  
Designer: Casa Bella Designs

(Proposal for a 650 square foot addition to an existing 1,350 square foot one-story residence with an attached 468 square foot garage on a 13,300 square foot lot located in the Hillside Design District. The proposal includes the demolition of 123 square feet of the existing residence and will result in a 2,395 square foot one-story residence including the attached garage with approximately 237 cubic yards of grading outside the main building foot print. There is an existing 1,057 square foot deck to be demolished and replaced with a new 818 partially covered deck.)

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

**(4:00)**

Michael Ratway, Applicant, present.

Motion: Preliminary Approval and indefinite continuance to the Consent Calendar with the following comments and conditions: 1) The Board appreciates the applicant's efforts and finds the proposal to be superior to the prior schemes. 2) The hacienda style is more in keeping with the Riviera style homes. 3) Restudy the proposed flat roof form over the rear dining room addition. Consider a pitch roof or a flat useable green roof. 4) Study the profile and thickness of the proposed screen wall where it buffers the motor court front from new front terrace. 5) Provide landscaping in the front yard and other areas as seen by the public. 6) Provide a meandering path which leads to the spa. 7) Provide additional information regarding the proposed drainage and grading plan. 8) Applicant is to provide a Soils Report and grading and drainage plan. 9) It is understood that there are no proposed modifications with the new proposal. 10) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: Wienke/Mudge, 8/0/0.

### **FINAL REVIEW**

#### **3. 1706 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00021

Owner: King Heirs, LLC

Owner: The Mesa at Santa Barbara, LLC

Agent: Brent Daniels

Architect: Zehren & Associates

(See MST2003-00227 for master case. Proposal to construct a 3,525 square foot single family residence with an attached 732 square foot garage on a 45,064 square foot vacant lot in the Hillside Design District. The project requires approximately 2,350 cubic yards of fill of which 1,500 is outside the footprint of the main building.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION NO. 053A-04.)**

**(4:28)**

Mark Lloyd, and David Lane, Architect; present.

Motion: Final Approval of the architecture with the understanding that the wood lintels will be increased in depth and with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: LeCron/Wienke, 6/1/0. Manson-Hing opposed. Romano stepped down.

**PRELIMINARY REVIEW****4. 1316 BATH ST**

R-4 Zone

Assessor's Parcel Number: 039-121-020  
Application Number: MST2001-00822  
Owner: Marlies Marburg  
Architect: Larry Thompson

(The proposal involves the conversion and partial demolition of a 468 square foot two-car garage to a 374 square foot hotel room for the Glenborough Inn. A 70 square foot addition is proposed to join the converted garage to the main building, which includes four existing hotel rooms. Proposed above the converted hotel room (Unit #5) is a 282 square foot hotel room (Unit #4). The former Unit #4 would be converted into a breakfast pavilion for the hotel guests. A 64 square foot gazebo is also proposed. Three uncovered parking spaces would be provided on site and two uncovered parking spaces would continue to be provided at the main site of Glenborough Inn, located at 1327 Bath Street. The main site includes five additional bed and breakfast units. One of the existing parking spaces in a three car garage at 1327 Bath Street would be converted to a storage room resulting in a total of seven on-site parking spaces. The discretionary applications required for this project are modifications to allow Unit #5 to be located within the rear and interior yard setbacks, for the 70 square foot addition to be located within the interior yard setback, for Unit #4 to be located in the rear yard setback and for the converted storage room to encroach into the required rear yard setback.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-05.)****(4:42)**

Larry Thompson, Architect, present.

Motion: Preliminary Approval of the architecture and the landscape plan and return to the Consent Calendar with the following comments and conditions: 1) The refinement and minimizing of the scale of the gazebo to be more subservient to the original structure is successful. 2) The revised detailing of the rear structure with the reduced eaves is more in proportion with the original structure. 3) The addition of the proposed second floor balcony on the east elevation and the elimination of the arched top window is in keeping with the design style. 4) The Board looks for additional detailing of the proposed railing at the balcony and the railing of the handicap ramp as shown on the north elevation. 5) The chimneys are to be stone clad to match the existing chimney. 6) Restudy a different tree choice as opposed to the proposed magnolia tree. 7) Add stepping stones in the parkway to protect the proposed planting materials. 8) Provide a color board of the proposed colors and light fixture cut sheets. 9) Document the size and location of the trash enclosure. 10) The proposal is in compliance with Planning Commission Resolution No. 001-05.

Action: Sherry/Wienke, 8/0/0.

**PRELIMINARY REVIEW****5. 2509 CALLE MONTILLA**

E-1 Zone

Assessor's Parcel Number: 041-392-001  
Application Number: MST2005-00733  
Owner: Magne 2002 Family Trust  
Architect: Christine Pierron

(Proposal to construct a 980 square foot, two-story addition to an existing 2,172 square foot, one-story residence. There will also be a 56 square foot addition to the existing attached 383 square foot two-car garage on a 10,076 square foot lot in the Hillside Design District. Modifications are requested to allow a garage expansion to encroachment into the required front yard setback and for an "as-built" portion of the original residence to be located within the required interior yard.)

**(MODIFICATIONS APPROVED ON DECEMBER 28, 2005. PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**(5:00)**

Christine Pierron, Architect, present.

Motion: Preliminary Approval and one week continuance to the Consent Calendar with the condition that the colors and materials are to match the existing and 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.

Action: LeCron/Manson-Hing, 8/0/0.

**THE BOARD RECESSED FROM 5:09P.M. UNTIL 5:37P.M.**

**CONCEPT REVIEW - CONTINUED ITEM****6. 401 W DE LA GUERRA ST**

R-4 Zone

Assessor's Parcel Number: 037-071-007  
Application Number: MST2004-00537  
Owner: Steve Mort & Dave Karschner  
Applicant: Steve Mori  
Architect: Ron Henn

(Proposal to construct two attached residential units with a total proposed 2,606 square feet of habitable space on a 5,015 square foot vacant lot. The proposal consists of a 1,365 square foot two-story unit with an attached 437 square foot garage and 92 square feet of balcony and covered porch area and a 1,241 square foot two-story unit with an attached 480 square foot two-car-garage and 119 square feet of balcony and covered porch area.)

**(THIRD CONCEPT REVIEW.)**

**(5:37)**

Ron Henn, Architect, present.

- Motion: Continued three weeks with the following comments: 1) The Board finds the general mass, bulk and scale to be in proportion to the neighborhood and well suited for the corner. 2) The pedestrian entries along Castillo Street are in compliance with the adjacent residences. 3) Study ways to simplify the architectural forms, as the layering is too much like the wedding cake design. 4) Study pushing the wall planes back in certain areas of the building. 5) The material palette is acceptable. 6) The overall form of the roof is awkward; study ways to reconfigure the rake eaves and hip design by removing some of the second story mass. 7) There is concern with the false eyebrow roof above the garage door of Unit A and the Board looks for simplification of the forms. 8) The entry porch expressions are reminiscent of the craftsman style; however, the Board looks for further refinement to create more useable front porch area. 9) The angled walls as depicted on the floor plans of the front entry of Unit B and the back of Unit B creating complex sloped rake roof conditions. 10) Refine the proportions of the window light divisions. 11) There is concern with the trellis above the deck not being in alignment with Unit B. 12) The Board looks for additional undulation along the front elevation facing Castillo Street to reduce the apparent linearity.
- Action: Wienke/Sherry, 7/0/0. Mosel stepped down.

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

#### **7. 515 E ARRELLAGA ST**

R-3 Zone

Assessor's Parcel Number: 027-132-013  
Application Number: MST2005-00475  
Owner: Yoshiharu & Yoshie L. Ohara  
Architect: W. David Winitzky  
Agent: Susan McLaughlin

(Proposed conversion of an existing 10-unit three-story apartment complex to an eight unit condominium development by combining four of the existing units into two new units. The project will not change the square footage of 9,465 square feet of living space, 3,557 feet of carport, and approximately 1,844 square feet of deck area on the 14,356 square foot lot. Project also includes accessibility improvements for the ground floor and installation of new landscaping. No grading is proposed. A modification is requested to not allow the required two guest parking spaces.)

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

**(6:18)**

Susan McLaughlin, Agent; Derrik Eichelberger, Landscape Architect; and David Winitzky, Architect; present.

A letter was read into the record submitted from John and Allison Wells. Mr. and Mrs. Wells are in escrow with adjacent property and are concerned with the height of the new buildings, and if the project will remain the same height of increase in size. If the height is increased, it will obscure their view. Mr. and Mrs. Wells stated concern with the architectural design and questioned if the design will remain compatible with the existing neighborhood. In addition, there is concern with traffic impacts which may result from the project.



Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The proposed upgrades to the existing apartment complex for the condominium conversion is an enhancement to the neighborhood. 2) Provide private, outdoor living space and a common use area along the southerly side of building is a valid approach. However, the overabundant private deck areas on the upper floor are overshadowing the common use areas on the ground floor space. Suggestions are to reduce the size of the upper decks or revise the railing design and to incorporate landscaping on all upper balconies as opposed to the ground floor. 3) There is opportunity for further enhancement of the plain appearance of the front elevation and to be more in keeping with the adjacent structure to the west. 4) The Board would support a modification request to create a way finding trellis type structure to enhance the pedestrian entry. 5) The modification request is supportable to allow for the guest parking on the street, as it allows for additional landscaping and would be beneficial to the project and to the neighborhood. 6) The entry ways to the individual units could be further enhanced to provide individuality. Suggestions were made to use bollards or columns. 7) There are mixed feelings with respect to the raised roof elements over the stairways on the south elevation. The original roofs were substantially lower and the new roofs appear to be too high. 8) There is opportunity to introduce more landscaping along the ribbon driveway and along the property line wall to the east. 9) Additional landscaping along the rear of the property would be advantageous. 10) Provide additional landscaping in the bumper overhang areas of the parking lot along the property line fences. 11) The Board supports the relocation of the driveway approach along Arrellaga Street and the relocation of the Palm tree. 12) There is plenty of room to use solar panels on the roof. 13) Study using a permeable concrete paving.

Action: Manson-Hing/Mosel, 7/0/0. Romano stepped down.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **8. 1617 ANACAPA ST**

R-3/R-O Zone

Assessor's Parcel Number: 027-182-009

Application Number: MST2005-00409

Owner: Marcela S. Caceres

Architect: Kevin Dumain

(Proposal for expansion of an existing 1,334 square foot day care center at 1617 Anacapa Street to include the 1,245 square foot first floor of the adjoining property at 1621 Anacapa Street. Enrollment will increase from 27 children to approximately 60 children. The first floor apartment at 1621 will undergo a change of use, while the two second floor apartments will remain. Landscaping and playground facilities will be added. A modification is requested to allow some of the required parking to be provided through an off-site parking agreement with the First Church of Christian Science. A modification is requested to allow required parking for the apartments at 1621 Anacapa Street to be provided through an off-site parking agreement with the day care center at 1617 Anacapa Street. A modification is requested to allow encroachment into the interior setbacks of both parcels along the common property line for the purpose of a shared playground.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT, DEVELOPMENT PLAN APPROVAL AND MODIFICATIONS.)**

**(7:11)**

Kevin Dumain, Architect; and Marcela Caceres, Owner; present.

Public comment opened at 7:21p.m.

A letter submitted from Jeanne Ullom, neighbor, was read into the record which stated that the noise pollution as it now exists is excessive. The noise level will increase significantly. Ms. Ullom strongly objects to the expansion of the daycare.

A letter submitted from John La Puma, neighbor, was read into the record. Mr. LaPuma is in disagreement with the proposed expansion as it is not compatible with the neighborhood. The expansion includes encroachment into the interior setbacks, and due to the noise levels from the children, with the encroachment; the noise will carry further than what is presently does. In addition, the expansion of the daycare center will increase traffic levels during peak time.

A letter submitted from Dr. and Mrs. Hobson, neighbors, was read into the record, which stated concern with the noise factor. Mr. and Mrs. Hobson request the Board to consider their privacy concerns and the severe amount of excess noise which will generate from the expansion of the project.

A letter submitted from Mary Racich, neighbor, was read into the record which states her opposition of the expansion of the daycare center. The number of children will double, which will create excessive noise and traffic.

A letter submitted from Mr. and Mrs. Micallef, neighbors, was read into the record which stated that the expansion of the daycare will result in an increase of approximately 122%. To mitigate the potential hazard of traffic speed, Mr. and Mrs. Micallef are requesting that the City install a Stop Sign on the corner of Anacapa Street and Valerio Street.

Celeste Sunderland, neighbor, would like to see speed bumps or a Stop Sign.

Rebecca Farnum, neighbor, concurs that she would like to see speed bumps or a Stop Sign.

Robert Senn, stated concern with the increased amount of children, size increase size of the building, noise from the playground, and parking impacts which may occur do to the larger size of the project.

Public comment closed at 7:33p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board is neutral on the project in terms of its change of use. 2) The Board looks to the Planning Commission to determine the appropriateness to allow off-site parking for the apartments on the adjacent property and the front yard setback as well as the appropriateness of the proposed drop off location. One Board member is concerned with the aesthetics of parking allowed on the adjacent property. 3) There is concern regarding the safety of pedestrians and vehicles of the proposed drop off location. 4) The centralized pedestrian pathway and the enhanced landscaping is an aesthetic improvement. 5) Enhance the landscaping and consider a solid wall to the sides and rear of the property to mitigate the sound. The applicant is to provide a sound study. 6) The minor alterations to the two story building in terms of the enhanced windows and colors are acceptable. 7) One Board member questioned the appropriateness of canvas awnings. 8) The chimneys should match the existing chimney with either stone, brick, or plaster. 9) The applicant is to verify the accuracy of the adjacent building footprints. 10) Provide further photo documentation of the streetscape of the entire block. 11) Provide photo documentation as seen from the second story deck. 12) Provide photo documentation of the two story structure.

Action: Manson-Hing/Sherry, 7/0/0. Bartlett stepped down.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 2434 ANACAPA ST**

E-1 Zone

Assessor's Parcel Number: 025-081-001  
Application Number: MST2006-00010  
Owner: Loren & Julie Churchman  
Agent: Dale Pekarek

(Proposal for a one-story, 740 square foot addition to an existing one-story single-family dwelling. The project will convert the 500 square foot two-car garage and 474 square foot workshop to a new family room/study; construct a new attached 484 square foot two-car garage, and add 132 square feet of new living space resulting in 3,582 total square feet. Lot size is 23,281 square feet. Grading is not required.)

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

**(7:57)**

Dale Pekarek, Agent, present.

Motion: Continued to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The garage door should be a high quality carriage style door. 3) The applicant is to provide a Letter Report to verify previous ground disturbance, as the project is located in two Archaeological Resources Sensitivity zones. 4) The Board will be able to make the Neighborhood Preservation Ordinance Compliance findings when the project returns for approval.

.Action: Manson-Hing/LeCron, 8/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****10. 819 N SALSIPUEDES ST**

R-3 Zone

Assessor's Parcel Number: 031-031-008  
Application Number: MST2006-00013  
Owner: Elaine Webster  
Architect: Ron Sorgman

(Proposal to construct two new single family residences on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification is requested to allow the reduction of one required parking space and the encroachment of a parking space in the interior yard setback.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND**

**(8:12)**

Ron Sorgman, Architect; Chuck McClure, Landscape Architect; present.

- Motion: Continued indefinitely with the following comments: 1) The Board finds the proposal challenging due to the long, narrow, cross-sloping site. 2) The Board would support a parking modification, but is concerned with the current parking diagram as presented. 3) The long carport structure attached to Unit A, is making the one bedroom unit to appear too long and is constricting the pedestrian access to Unit B. 4) Consider encroachment for the parking on the west side of the property instead of the east side of the property. 5) Study incorporating the two covered parking stalls into more of a freestanding trellis structure between the two units. 6) The Board is concerned with the lack of charm giving elements on the exterior elevations and looks for applicant to provide more detail with respect to beam ends, planter boxes, rail details and porch details; all which are reminiscent of the neighborhood. 7) Minimize the hardscape around Unit B. 8) The Board appreciates the proposed ribbon driveway as depicted on the landscape plan. 9) There is some concern with the solid porch elements on the rear Unit B, as it hides one of the most charming elements. The Board looks for a more traditional expression. 10) Some Board members feel the side elevations of the rear unit are awkward and in conflict with the design style of the front elevation. 11) The front street facing of Unit A needs more charm giving elements and the Board looks for further enhancement.
- Action: Mudge/Mosel, 8/0/0.

## **CONSENT CALENDAR**

### **REFERRED BY FULL BOARD**

- A. **301 S HOPE AVE** E-3/P-D/SP-4/SD-2 Zone  
Assessor's Parcel Number: 051-240-019  
Application Number: MST2003-00135  
Owner: Richard & Nancy Graham, Trustees  
Business Name: Graham Chevrolet-Oldsmobile-Cadillac  
Architect: Peter Ehlen

(This is a revised project. The parking structure is no longer being proposed. The project consists of a second floor addition of 466 square feet, addition of four service bays, relocation of existing wash bay, addition of second wash bay and conversion of existing 408 square foot storage area into training room. The existing development consists of a two-story 25,207 square foot auto dealership/service bay area and 60 parking spaces on a 3.4 acre lot.)

#### **(Preliminary Approval is requested.)**

Preliminary Approval and indefinite continuance with the comment that the project is in compliance with Planning Commission Resolution No. 047-05.

**FINAL REVIEW****B. 115 HARBOR WAY** HC/P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-018  
Application Number: MST2005-00797  
Owner: City of Santa Barbara  
Applicant: Karl Treiberg

(Coastal Exclusion for a replacement of the Fish Float North in the Santa Barbara Harbor. Proposal for demolition and removal of the docking system, gangway, utility conduits of the existing 22 piles to be replaced with the same materials and configuration.)

**(Final Approval is requested.)**

Final Approval as submitted.

**FINAL REVIEW****C. MASON ST BRIDGE AT SYCAMORE CREEK** ? Zone

Assessor's Parcel Number: 099-MS-0PW  
Application Number: MST2005-00035  
Applicant: Kevin Roberson  
Owner: City of Santa Barbara Public Works

(Proposal to construct a new pedestrian bridge parallel to the existing vehicular bridge over Sycamore Creek along Mason Street.)

**(Final Approval is requested.)**

Final Approval as submitted of the bridge and the landscaping.

**FINAL REVIEW****D. 602 W ANAPAMU** P-R Zone

Assessor's Parcel Number: 039-151-014  
Application Number: MST2005-00459  
Owner: City of Santa Barbara  
Architect: Doug Reeves

(Remodel for new entry Boys & Girls Club building located in public park. This will result in a net reduction of 48 square feet to the building.)

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

Final Approval as submitted.

**REFERRED BY FULL BOARD****E. 1317 SANTA TERESITA DR** A-1 Zone

Assessor's Parcel Number: 055-141-048  
Application Number: MST2005-00762  
Owner: Ian Wood  
Architect: Doug Reeves

(Proposal to construct a 541 square foot one-story addition to an existing 2,500 square foot one-story residence with attached, 490 square foot, two-car garage on a 70,764 square foot lot located in the Hillside Design District.)

**(Preliminary Approval is requested.)**

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

Final Approval as noted on the plans with the following conditions: 1) Tree protection notes per City standards are to be provided or to be approved by arborist, and will be added to the plans; 2) A soils recommendation report shall be added to the plans with drainage and erosion control measures. 3) Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

**REFERRED BY FULL BOARD****F. 418 PASEO DEL DESCANSO** E-3 Zone

Assessor's Parcel Number: 053-205-002  
Application Number: MST2005-00665  
Owner: Timothy L. & Elaine M. Stevenson, Trustees  
Agent: Loren Solin

(Proposal to demolish existing 1,077 square foot residence and 216 square foot detached garage on an 8,605 square foot lot. The proposal includes the under-grounding of utilities, and the construction of a 2,587 square foot, two-story residence with an attached 465 square foot garage and three covered patios totaling 595 square feet.)

**(Final Approval is requested. ABR approval is contingent upon approval and recordation of the Lot Line Adjustment.)**

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

Final Approval as noted with the following conditions: 1) The roof tile shall be red, non-blended. 2) The awning color shall be either fern or mahogany. 3) The wood front door, wood beams and garage door are to be "cabots clear heart wood". 4) 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. 3914 VIA LUCERO** R-3/SD-2 Zone

Assessor's Parcel Number: 057-232-018  
Application Number: MST2006-00016  
Agent: David Sullivan  
Owner: Via Lucero Partners, LCC

(Proposal to construct a new 772 square foot four-car carport on a lot with an existing 6,646 square foot eight unit condominium project with a 648 square foot carport.)

Continued one week.

**NEW ITEM****H. 543 1/2 ARROYO AVE**

E-1 Zone

Assessor's Parcel Number: 035-040-036  
Application Number: MST2006-0004  
Owner: Reggie Drew  
Applicant: Christina Aguilar

(Proposal to construct a new pool, spa and BBQ area on a lot with an existing 4,500 square foot single family residence located in the Hillside Design District.)

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

Continued one week for the applicant to provide photo documentation for the surrounding neighbors and to restudy how the pool fits into the slope and the terrain.

**NEW ITEM****I. 1029 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-241-024  
Application Number: MST2006-00003  
Owner: Rory McMenamin  
Architect: Tomas Osinski

(Proposal for a 38 square foot enclosure of the entry, new stairs and trellis, new 300 square foot deck, replace existing doors and windows, replace siding and new stone veneer on chimney for a 2,394 square foot residence with a 378 square foot attached garage on a 16,273 square foot lot in the Hillside Design District.)

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

Referred to the Full Board.

Rory McMenamin and Tomas Osinski, present.

Motion: Continued indefinitely and back to the Consent Calendar with the following comments:  
1) Restudy the proportions and details of the north side trellis and north entry trellis.  
2) Remove the trellis on the south side. 3) The underside of the newly proposed deck on the south side shall be visually screened and shall meet the Hillside Design Guidelines and the Fire Standards.

Action: LeCron/Sherry, 8/0/0.

**CONTINUED ITEM****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 Plans is requested.)**

Final Approval as noted of the architecture on sheet A-1.1 and A-3.1 and as submitted of the color board, and Final Approval as submitted of the landscape plan.

**CONTINUED ITEM****K. 415 W DE LA GUERRA ST** R-4 Zone

Assessor's Parcel Number: 037-071-004  
Application Number: MST2004-00613  
Owner: Montano & Mary Santillanes  
Applicant: Michael Santillanes  
Architect: Ron Sorgman

(Proposal to demolish an existing one-story 1,647 square foot single family residence and a detached 400 square foot garage to construct a three-story 2,852 square foot duplex with two 420 square foot attached two-car garages on a 5,000 square foot lot.)

**(Final Approval of Landscaping is requested.)**

Final Approval as noted of the landscape plan.

**FINAL REVIEW****L. 533 W GUTIERREZ ST** R-4 Zone

Assessor's Parcel Number: 037-222-003  
Application Number: MST2004-00264  
Owner: Gonzalez Family Trust  
Architect: Eduardo Esparza

(Proposal to demolish two, one-story single-family residences. The proposal includes the construction of two new buildings with five, two- and three-story apartments. The project will result in two, one-bedroom apartments, two, two-bedroom apartments, and one, three-bedroom apartment. The five apartments will total 8,802 square feet on an 11,418 square foot lot. The proposal also includes the construction of three, two-car garages, two, one-car garages, and one uncovered parking space.)

**(Final Approval of the architecture and landscape plans is requested.)**

Final Approval as noted for the architecture and a two week continuance for the landscape plan.

**\*\* MEETING ADJOURNED AT (8:46) P.M. \*\***