



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 6, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:06 P.M.

- BOARD MEMBERS:** BRUCE BARTLETT, Chair, Present, out at 8:22p.m., back at 9:03p.m.
 JAMES LECRON, Vice-Chair, Present
 CHRISTOPHER MANSON-HING, Present, out at 7:17p.m.
 GARY MOSEL, Present, 3:08p.m.
 RANDY MUDGE, Present, out at 3:30p.m., back at 4:59p.m.
 LAURIE ROMANO, Present, out at 3:30p.m., back at 5:24p.m.,
 out at 7:24p.m., back at 8:01p.m.
 DAWN SHERRY, Present, out at 7:17p.m.
 MARK WIENKE, Present
- CITY COUNCIL LIAISON:** GRANT HOUSE, Absent
- PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent
- STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, 5:07p.m., out at 5:18p.m., back at 6:23p.m.,
 out at 8:22p.m.
 KELLY BRODISON, Planning Technician, Present
 DEBBIE BUSH, Recording Secretary, Present

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

- ** All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. 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 February 2, 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 30, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 30, 2006, with corrections.

Action: LeCron/Wienke, 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 and, reviewed by Randy Mudge.

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

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

1. Ms. Brodison announced that Christopher Manson-Hing and Dawn Sherry would be leaving the meeting at 7:00p.m.
2. Laurie Romano will be stepping down for Items 1, 2, and 7; Bruce Bartlett will be stepping down for Item 9; and Randy Mudge will be stepping down for Item 1.

Motion: Item#3: 1809 San Andres Street was postponed, and Item #5: 115 W. Islay Street was moved up to Item #3.

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

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW**1. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-00
 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.)

(Preliminary Approval of the main campus building, nursing pavilion, helistop architecture, relocate the temporary MRI trailer and construct an interim loading dock.)

(3:30)

Suzanne Elledge, Agent; Joe Madda; Scott Allen; and Sina Yerushalmi; Irma Unzueta, Case Planner; present.

Motion: As to the MRI trailer relocation, interim loading dock, main campus building and the nursing pavilions: Continued one week with the following comments: 1) The applicant is to provide accurate documentation and renderings of the colors, materials and complete details to depict the conditions of each of the above-mentioned. 2) The Board is comfortable with the proposed relocation of the MRI trailer to the North parking lot and the temporary loading dock between two of the existing buildings. 3) Provide overall exterior elevations, roof top equipment and associated detailing for the nursing pavilions.

As to the entry elements, glassy glue elements, main tower elements, helipad, entry trellis at the main entry: Continued three weeks with the following comments: 1) The applicant is to provide accurate documentation of larger elevations, complete details, materials and colors, depicting the conditions of each of the above-mentioned. As to the main entry tower: 2) There is concern the tower element is not a traditional design style, as it is appearing contemporary; restudy the glazing, mullions, the narrow corbels and the beam treatments. As to the Helipad: 3) The applicant is to provide documentation as to the height, as there is concern with visibility. 4) The materials are to be more contemporary in nature with not having panels painted in the traditional stucco elements. 5) There is concern with the finishes on the horizontal extension and the proposed galvanized chain link. As to the main entry and the glassy glue elements: 6) The applicant is to provide drawings similar to the prior design drawings. 7) The Board is concerned with the detailing as the glass elements span the floor components on the inside of the building. 8) Provide samples of the mullions and glazing. 9) The design is moving away from prior direction, which was much more transparent. As to the entry trellis element: 10) The Board likes the prior design and would like the opportunity to review the final design.

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

FINAL REVIEW**2. 422 SANTA FE PL**

E-1 Zone

Assessor's Parcel Number: 035-191-001
Application Number: MST2003-00620
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: L&P Consultants
Architect: Zehren & Associates

(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" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums. Of the 1.93 acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single Family Residential, to R-2, Two Family Residential. Seven of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and seven would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single Family Residence, to R-2, Two Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over density units on a lot in the R-2 Zone; 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 1.93 acres into one lot for condominium purposes.)

(Final Approval for Grading and Site Improvements is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053B-04.)

(4:59)

Mark Lloyd, L&P Consultants, Agent; present.

Motion: Final Approval of the grading and site improvements as depicted with the following comments and conditions: 1) The crib wall as shown on the south side of the project, is not included in this approval and will return with the landscape plan. 2) The proposed rear yard retaining wall behind units 12 and 13 are to be reduced. Unit 12 has a nine foot wall height and Unit 13 has an eight foot wall height. Both walls are to be lowered to 6-7 feet in height. 3) The applicant is to show all finished materials on subsequent submittals.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 1809 SAN ANDRES ST**

R-2 Zone

Assessor's Parcel Number: 043-152-013
Application Number: MST2005-00464
Owner: George J. Bregante
Agent: David Sullivan
Architect: Keith Nolan

(Proposal for a one-lot subdivision with two condominium units. Project includes a new 1,358 square foot, two-story, 3-bedroom condominium with a 409 square foot attached carport. Also proposed is demolition of the rear portion of an existing 594 square foot one-story single residential unit, constructing a 62 square foot first-floor addition and an attached 393 square foot carport as well as adding a 392 square foot second-story addition. Lot size is 6875 square feet. No grading is proposed. Modification for minimum building separation is required.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND MODIFICATIONS.)

(6:34)

Dave Sullivan, Agent, present.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The site planning concept and the overall mass, bulk and scale is compatible with the neighborhood. 2) There is opportunity for further enhancement of the pedestrian elements of project. 3) Study further enclosure of the front porch at Unit A as it faces the street and add a portion of enclosure to the rear porch of Unit B. 4) Further study of the enhanced pavement along the driveway to emphasize the pedestrian access. 5) Simplify the roof forms by aligning some of the roofs. 6) Add a stone veneer to the chimneys. 7) Provide additional detailing, such as beam ends to the proposed cantilever on the south side of Unit A. 8) Restudy the location of the trash enclosure. 9) One Board member is in support of variation of the siding material, rather than horizontal siding. 10) The Board appreciates the carriage garage doors. 11) Return with a landscape plan that also addresses site planning issues. 12) Reduce the cantilever of the second story to be a maximum of 18 inches.

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

PRELIMINARY REVIEW**4. 3405 MADRONA DR**

E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-322-006
Application Number: MST2005-00599
Owner: Kimberley Heaton & Brian McCarthy
Architect: Rex Ruskauff

(Proposal to construct a first and second story addition totaling 1,341 square feet to an existing 1,429 square foot one-story residence on a 7,000 square foot lot. A modification is requested to allow the garage to encroach into the required front yard setback.)

(Modification approved on October 5, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:08)

Rex Ruskauff, Architect; Kimberley Heaton & Brian McCarthy, Owners; present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The architecture is nicely conceived and the elevations set back to reduce the scale. 2) A majority of the Board prefers a bow window solution to the second floor of the north elevation to be integrated into the roof transition of stucco into shingles. 3) Study adding an enhanced entry trim around the front door. 4) A majority of the Board prefers posts to be added at the second column closest to the front door. 5) The garage door is to be a high quality carriage style door. Study adding additional trim around the garage door. 6) Provide foundation planting around the base of the building especially at the south elevation to screen the deck. 7) Eliminate the skirt eave at the west elevation where the deck railing continues in the same plane as the garage. 8) The stone columns at the deck of the south elevation should be battered. 9) 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/Mudge, 7/1/0. Bartlett opposed.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 115 W ISLAY ST

R-4 Zone

Assessor's Parcel Number: 027-092-005
Application Number: MST2005-00703
Owner: Larry & Nan Satterfield
Applicant: Jeremy Satterfield
Architect: Lawrence Thompson

(Proposal to construct three attached two-story residential condominium units totaling 4,206 square feet on a 7,500 square foot lot. The units will include three two-car garages totaling 1,302 square feet and 535 square feet of second story decks. The proposal includes demolition of the existing 1,721 square foot duplex and 200 square foot accessory building. Garages will be accessed by an existing driveway easement on adjoining property east of the parcel. 200 cubic yards of grading is proposed.)

(Second Concept Review.)

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

(5:24)

Lawrence Thompson, Architect; and Jeremy Satterfield, Applicant; present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The overall architecture is beautiful and sensitive in its design. 2) The mass, bulk and scale is in keeping with the neighborhood. 3) The Board appreciates the significant amount of open yard space the project presents. 4) The realigned driveway shared with the neighbor to the east is beneficial both to the project and to the adjacent neighbor, as it allows for additional landscaping. 5) The applicant is to restudy the proposed stone veneer chimney caps so they do not read as a continuous element. 6) The Board

appreciates the overall detail and the high quality materials as presented. 7) There is minor concern with the deeply recessed entry gate to the middle unit. The Board would like to see the structure pulled closer to the street to allow for a better entry presence, and would not support a modification for the structure to exceed the eight foot maximum height within the interior yard setback. 8) Restudy the proportion of the front cupola. 9) Reduce the amount of hardscape at the driveway and provide the required minimum width for the garage door. 11) Applicant is to provide a landscape plan.

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

*****THE BOARD RECESSED FROM 6:52 P.M. UNTIL 7:17 P.M.*****

CONCEPT REVIEW - CONTINUED ITEM

6. 3730 CALLE REAL

R-1/SD-2 Zone

Assessor's Parcel Number: 051-371-018

Application Number: MST2005-00558

Owner: Alicia Delamora

Architect: Robert Stamps

(Proposal to construct a 130 square foot addition and to permit the 132 square foot "as-built" addition to an existing 2,316 square foot residence on a 12,583 square foot lot. The proposal also includes the construction of a 320 square foot second floor addition (for storage) to an existing, detached 500 square foot garage. A modification is requested for detached accessory space in excess of 500 square feet.)

(Second Concept Review.)

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

(7:17)

Robert Stamps, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar 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 and the following comments: 1) The Board appreciates the design modifications which alleviate the need for modifications. 2) The proposed addition is in keeping with the existing architecture.

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

REVIEW AFTER FINAL**7. 319 W PEDREGOSA ST**

R-4 Zone

Assessor's Parcel Number: 027-012-003
Application Number: MST2002-00464
Architect: Garcia Architects
Owner: Pedregosa Cottages, LLC

(The proposed project involves the construction of six condominiums consisting of three two-bedroom units and three one-bedroom units on 12,864 square foot lot. The proposal includes twelve parking spaces and the demolition of the existing single-family residence and garage.)

(Review After Final for revisions to the site plan, grading, drainage and landscape plan.)

(7:24)

Aaron Carroll, Arcadia Studio, present.

Staff comments: Jaime Limon, Design Review Supervisor/Senior Planner, II, stated that during construction there was a drainage problem, placing a perimeter wall would prevent drainage flow. A revised drainage plan was submitted but never presented to ABR. Given the revised plan never received approval, comments from ABR regarding the fence and additional landscape are necessary to determine if these items will effect approval.

Public comment opened at 7:35p.m.

Tony Fischer, Attorney, for neighbor, submitted photographs which depict a fence eight feet in height. Other photos presented by Mr. Fischer depicted the new retaining wall and the wood fence. The wall nor the fence create privacy. Although, bamboo is proposed for privacy, bamboo is messy and grows too high. Mr. Fischer would like to see the fence enhanced with an appropriate style of landscape. In addition, there is concern with the bio-swale, and if it was ever installed. If the swale is common area, how will it be maintained?

Public comment closed at 7:44p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) Change the design of the fence to match the original design proposal, with alternating boards, allowing for air flow and for vines to grow on the fence. 2) The overall fence height is no taller than the original design; therefore the Board can support the existing eight foot fence. 3) Reconfigure the fence on the side and the rear with the boards on alternating faces. 4) The Board supports the revised landscape plan as presented, however would like additional vines to be added for coverage of the fence. 5) Install the additional vines with vine ties to allow the vines to expand the distance of the drainage swale. 6) The applicant is to repair the rough joints in the field where the grout has been unfinished on the rear wall.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 221 N NOPAL ST**

M-1 Zone

Assessor's Parcel Number: 017-041-004
Application Number: MST2006-00015
Owner: Roman Catholic Bishop
Applicant: Gil Garcia
Designer: Joseph Amestoy

(Proposal to construct a 2,569 square foot addition to an existing 4,152 square foot church. The proposal includes the demolition of 765 square feet of a classroom/meeting building and the conversion of a 1,449 square foot pavilion to a new carport and demolition a 328 square foot stage structure. The existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 3,279 square feet, and therefore requires Development Plan approval.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(8:01)

Gil Garcia, Applicant; Joseph Amestoy, Designer; and Father Raphael; present.

Motion: Continued indefinitely with the following comments: 1) The addition to the Church and the articulation of the architecture is well conceived, and is an enhancement to the original church structure. 2) The Board appreciates the site improvements to the parking area. 3) The Board appreciates the proposal to upgrade the peripheral landscape both along the property lines and the street frontages. 4) The Board understands the need for keeping the internal portion of the site available for community functions.

Action: Wienke/Romano 6/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1102 E CANON PERDIDO ST**

R-2 Zone

Assessor's Parcel Number: 031-060-001
Application Number: MST2005-00140
Owner: Gregory R. & Deborah J. Tice, Revocable Trust
Engineer: Penfield & Smith

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(8:22)

Jessica Grant, Agent; Mark Kirkhart, Architect; and Thomas Harshbarger, Architect; present.

Public comment opened at 8:31p.m.

A letter submitted from Chris Bell, neighbor, was read into the record which stated that the existing duplex is quite charming, and to replace it with the proposed condominiums as designed would be detrimental to the neighborhood. It is not clear how far the project is setback from the easement driveway. Mr. Bell commends the developers for keeping the overall height down; however, a three story building is not compatible with the neighborhood.

A letter submitted from Bill and Karen Collyer, neighbors, was read into the record which stated their concern that the project size and design is out of scale with the neighborhood. A three story structure is not consistent with the neighborhood, and Mr. and Mrs. Collyer would like story poles installed.

A letter submitted from Tom and Claire Overnack, neighbors, was read into the record which stated that they feel the project design is incompatible with the existing neighborhood; the height and modern design to not match. They are also concerned about negative impacts the project might create as to the increasing flow of water into the drainage culvert.

Kerry Allen, neighbor, stated that she is hopeful the aesthetics of the neighborhood remains. The project is too high, and there are no three story homes in the neighborhood.

Frederick Dahlquist, neighbor is concerned with the height of the project. Mr. Dahlquist submitted a letter which stated his opposition to the proposal to subdivide the residential lot into two condominiums.

Mrs. Dahlquist, neighbor, stated that she opposes the proposed condominium. The three story nature of the building is huge and inappropriate for the area. Mrs. Dahlquist submitted a letter which stated her opposition to the project.

Manuela and Grady Williams, neighbors, stated that the drawings are very nice, however the project is uncharacteristic of the neighborhood in design and height.

Theresa Macias, neighbor, stated that this project is a violation of her privacy and that proposed condominiums are not in style with the neighborhood.

Mark Trueblood, neighbor, stated that he is concerned with the size, bulk and scale, and this must be considered, as it is too large for the neighborhood and if approved, this will have a permanent effect on the neighborhood. Mr. Trueblood is also concerned with the location of the driveway.

Public comment closed at 8:50p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the quality of architecture and the presentation. 2) Most of the Board is in favor with the modern style of the architecture. 3) The Applicant is to provide further documentation of the project, as well as photo documentation of the architectural styles in the immediate neighborhood and the adjacent buildings. 4) The Applicant is to provide photo documentation of how the view would be impacted from the uphill neighbor. 5) The Board is satisfied with the size, bulk and scale, as the buildings are diminutive and the height is not excessive. 6) Most of the third story reads as a two-story element, however, the Board would like the Applicant to study ways to mitigate its size. 7) Study moving Unit A back away from the driveway as much as possible, which may necessitate shifting

the entire unit or to narrow the inner courtyard. 8) The Board looks to the Planning Commission for the appropriateness of the lot split and the proposed condominium. 9) Applicant is to provide a detailed landscape plan to include the entire drainage area. 10) The Board is to conduct an organized site visit.

Action: Wienke/Romano, 5/0/0. Bartlett stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

10. 2295 LAS TUNAS RD

A-1 Zone

Assessor's Parcel Number: 019-162-005
Application Number: MST2006-00018
Owner: Brad & Rob Merritt
Architect: Vadim Hsu
Applicant: Glen Cerny

(Proposal for a 395 square foot addition, conversion of the existing 383 square foot garage to habitable space and a new 426 square foot detached garage to an existing 1,699 square foot single family residence on a 15,195 square foot lot in the Hillside Design District. The proposal includes approximately 975 square feet of new patio area and proposed grading is 70 cubic yards. A modification is requested for window and door changes within the interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(9:03)

Vadim Hsu, Architect, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The additions are minor in nature and in keeping with the neighborhood. 3) There is opportunity to enhance the site design by changing the proposed site walls to stone, to be more in keeping with the neighborhood. 4) The Board appreciates the location of the garage and the meandering driveway. 5) Minimize the driveway paving and add a pedestrian access from the street to the proposed courtyard. 6) The entry tower and roof articulation are in keeping with the original house. 7) The Board would like to see thickened wall conditions at the garage entrance. 8) Restudy the window proportions; especially the family room windows. 9) The Applicant is to provide an updated landscape plan which addresses any changes made to the front yard area.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**11. 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 a new 1,978 square foot three-story single family residence with attached 404 square foot garage and a 460 square foot detached living space on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, and 466 cubic yards of grading.)

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

(9:24)

Steven Adrian and Gina Giannetto, Owners; present.

Public comment opened at 9:33p.m.

Karen Crawford, neighbor, stated that she is concerned with the height and dept of the multiple structures and would like to see story poles installed. Ms. Crawford would like to see elevations of the project. The height of the tower would set precedent for a three story home in the neighborhood.

Susan M. Basham, Agent for Adeline M. Edmonds, Trust, stated that her clients are neither opposed or in favor of the proposed project, yet is concerned with the proximity of the new home.

Roland Bryan, neighbor, stated that the project takes away from the uphill view of the neighbors.

Public comment closed at 9:40p.m.

Motion: Continued indefinitely with the following comments: 1) The general concept and site planning diagram is appropriate given the limited amount of buildable area. 2) There is concern with the massing of the house is not following the stepping criteria as outlined in the Hillside Design Guidelines. 3) The height of the house is somewhat mitigated, as the main finished floor is depressed at least six-feet below the contour line. 4) The detached accessory structure gives scale to the overall mass of the main residence, however looks for a complete cross-section of the house that depicts the overall height of the accessory structure in the relation to the main residence. 5) The proposed design of the site wall abutting the adjacent property at 1021 is in keeping with the Hillside Design Guidelines, yet study adding more stone work. 6) Study ways to accommodate the drainage from the uphill adjacent parcel. 7) Provide additional information regarding the Soils Report, drainage and grading plan. 8) Applicant is to provide a landscape plan. 9) The site wall design as it relates to the house can return to the Consent Calendar given the additional information requested for the Soils Report, drainage, grading and a landscape plan is available.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**12. 1321 GILLESPIE ST**

R-2 Zone

Assessor's Parcel Number: 039-083-004
Application Number: MST2006-00022
Owner: Araceli Esparza
Architect: Jose Esparza

(Proposal to construct a new 1,945 square foot two-story addition and attached 517 square foot garage and workshop to an existing 1,359 square foot, one-story single family residence. The existing detached 400 square foot garage will be demolished. The proposal also includes a 378 square foot second story deck and a 35 square foot front porch on the 6,250 square foot lot. Proposed grading is 58 cubic yards. A modification is required for the encroachment of the proposed front porch into the interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(9:58)

Jose Esparza, Architect; and Araceli Esparza, Owner; present.

Public comment opened at 10:10p.m.

A letter submitted from Sarah Fraser, neighbor was read into the record which stated concerns with impact of her view of the mountains and which will impact the value of her property. In addition, the square footage of the project is not in keeping with the neighborhood.

Public comment closed at 10:12p.m.

Motion: Continued indefinitely with the following comments: 1) The project is aggressive for the neighborhood. 2) The character of existing house is being lost; and applicant is encouraged to add more wood siding or shingles or some other treatment to fit better into the neighborhood. 3) The Board is not in support of the front yard modification request to expand the living space into the side yard setback. 4) The Board would support the modification request if it resulted in creating a larger front porch along Gillespie Street. 5) There is opportunity to refine the articulation of the two second floor decks to provide further relief from the garage face below. 6) Restudy the south elevation proposed deck to show it with an eyebrow roof. 7) Restudy fireplace and chimney location as viewed from Gillespie Street. 8) The Board looks forward to enhanced detail and charm giving elements. 9) Study further articulation of the roof forms.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 125 W MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 021-061-022

Application Number: MST2004-00460

Owner: David & Maria Berry

Architect: Richard Starnes

(Proposal for a new 2,100 square foot single family residence with a 513 square foot detached garage, and 486 square foot detached accessory structure on a 6.01 acre lot located in the Hillside Design District.)

(Review After Final for changes to changes to site walls and relocation of water tank.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 29 W CALLE LAURELES** C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004

Application Number: MST2002-00575

Owner: 29 W Calle Laureles, LLC

Architect: Designarc

Owner: Crespis 5, LLC

(Proposal for five, new, three-story, two-bedroom condominium units above a new parking structure, on a 17,400 square foot lot with an existing 6,580 square foot commercial building.)

(Review After final for decorative ironwork associated with the garage ventilation.)

Final Approval as submitted of the Review After Final.

FINAL REVIEW**C. 605 E DE LA GUERRA ST C** R-3 Zone

Assessor's Parcel Number: 031-032-013

Application Number: MST2005-00544

Owner: David Andrew Bolton

Architect: Y. S. Kim

(Proposal for a 497 square foot addition to the second floor for Unit B and 380 square foot deck on a lot currently developed with a 2,470 square foot, two-story triplex with an attached two-car garage and one-car carport on a 7,545 square foot lot. There is an existing uncovered parking space to remain.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**D. 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.)

(Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**E. 1759 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 027-141-006
Application Number: MST2005-00780
Architect: Kirk Gradin
Owner: 1759 Grand Avenue Associates, LLC

(Proposal to construct a 2,318 square foot, two-story residence (Unit A) with an attached 503 square foot garage; a 1,840 square foot two-story residence (Unit B) with an attached 518 square foot garage; and a 2,245 square foot residence (Unit C) with an attached 503 square foot garage on a vacant 16,900 square foot lot located in the Hillside Design District. The project will result in 7,927 square feet of structures on the lot. Two modifications are requested for front yard encroachment for the garage and for an over height wall along the driveway.)

(Modification approved on January 18, 2006. Preliminary Approval is requested.)

Preliminary Approval with the Conditions of Approval to be noted on the plans.

CONTINUED ITEM**F. 3914 VIA LUCERO**

R-3/SD-2 Zone

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

(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.)

Final Approval as submitted.

NEW ITEM**G. 1035 ORILLA DEL MAR DR** R-4/SD-3 Zone

Assessor's Parcel Number: 017-322-013
Application Number: MST2006-00061
Owner: Barbara S. Adams
Applicant: Gil Trejo

(Proposal for 960 square foot driveway replacement from asphalt to interlocking pavers and an installation of a 40" high roll gate with three masonry columns on a 6,054 square foot lot with an existing four-unit apartment complex.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans with the condition that the fence will not exceed 3.5 feet in the front yard.

NEW ITEM**H. 2025 PLAZA BONITA** E-1/R-2 Zone

Assessor's Parcel Number: 025-281-034
Application Number: MST2006-00044
Owner: Patricia Walker
Applicant: Gretchen Zee

(Proposal to remodel existing kitchen and accessory rooms into 373 square feet of new kitchen, replace existing windows with new windows, add a new fireplace and pair of French doors, change pitch of existing shed roof, add 33 square feet for a utility room and extend the existing brick patio by 210 square feet all on an 18,313 square foot lot in the Hillside Design District.)

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

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

NEW ITEM**I. 817 CAMINO VIEJO RD** A-2 Zone

Assessor's Parcel Number: 015-050-022
Application Number: MST2006-00023
Owner: Angela M. Hladyniuk, Trustee
Applicant: Scot Taylor

(Proposal to convert an existing detached 624 square foot carport into a 246 square foot detached one-car garage with an attached 441 square foot art studio including a 70 square foot loft to an existing 3,893 square foot two-story single family residence with an attached two car garage in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND 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 and the condition that the accessory space shall not exceed five hundred square feet.

REFERRED BY FULL BOARD

J. 241 S SALINAS ST R-2 Zone

Assessor's Parcel Number: 015-261-025
Application Number: MST2005-00258
Owner: Maria C. Peralta
Architect: Jesus Cortes

(Proposal to replace an existing flat roof and construct new roof with a 4:12 pitch that improves the existing non-conforming solar access condition. Proposal also includes a new retaining wall at the rear of the property.)

Final Approval as submitted of the Architecture and Final Approval of the landscaping as noted on the plans.

CONTINUED ITEM

K. 415 E DE LA GUERRA ST C-2 Zone

Assessor's Parcel Number: 031-022-008
Application Number: MST2004-00243
Designer: Gina Giannetto
Owner: Valentino & Edith Ziliotto, Trustees

(Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing 4,350 square foot mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.)

(Modification approved on November 30, 2005. Final Approval is requested.)

Final Approval as submitted of the landscaping and Preliminary Approval of the architecture as noted on the plans.

FINAL REVIEW

L. 3236 CAMPANIL DR A-1 Zone

Assessor's Parcel Number: 047-102-029
Application Number: MST2005-00757
Owner: Alex D. Rasmussen
Landscape Architect: The Office of Katie O'Reilly

(Proposal for site improvements consisting of new retaining walls and boulder banks, a new spa and trellis, fencing around the property, a fire pit with approximately 300 cubic yards of grading, new pathways, walks, steps, paving and a new entry gate with columns on a 38,732 square foot lot in the Hillside Design District. The property is currently developed with an existing 2,479 square foot one-story residence and 517 square foot attached garage.)

(Final Approval is requested.)

Final Approval as submitted with the condition that the Conditions of Approval are to be noted on the plans.

FINAL REVIEW**M. 324 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-282-001

Application Number: MST2005-00188

Owner: Lawrence R. & Beverly J. Johnson, Trustees

Applicant: Kenneth Kruger

(Proposal to construct a 1,577 second floor above an existing 2,096 square foot automotive shop on a 6,250 square foot lot. The addition will create two residential units (one, 1-bedroom and one, 2-bedroom) totaling 1,577 square feet. The proposal will include five uncovered parking spaces.)

(Final Approval is requested.)

Final Approval of the landscaping as noted on the plans and Final Approval as submitted of the architecture.

NEW ITEM**N. 3525 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-101-008

Application Number: MST2006-00060

Owner: Kenneth A. Deitch

Designer: Pintado Pools

(Proposal for a new swimming pool and spa (18'x40') with spa inside the pool on a 1.74 acre lot in the Hillside Design District.)

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

Continued indefinitely with the comment the project is ready for Preliminary and Final Approval with conditions as noted on the plans.

**** MEETING ADJOURNED AT 10:30 P.M. ****