



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 13, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:09 P.M.

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present, out at 6:18 p.m., back at 7:27 p.m.
 LAURIE ROMANO, Present, out at 6:18 p.m., back at 7:44 p.m.
 DAWN SHERRY, Present
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 KELLY BRODISON, Planning Technician, Present
 DEBBIE BUSH, Commission Secretary, Present
 KATHLEEN GOO, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & 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 & 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 & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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. and agendas and minutes are posted online at 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 Building and Safety Staff 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 9, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.

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 February 6, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 6, 2006, with corrections.

Action: Mudge/Sherry, 7/0/0. (Manson-Hing and Sherry abstained from Items #6 – 10).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member LeCron with the exception of the landscaping for Items L, M and N, reviewed by Board member Mudge.

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

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

1. Ms. Brodison announced the following changes to the agenda: Item #3, 124 Los Aguajes has been continued to February 21, 2006. Item #8, 1218 E. Montecito Street, will be heard in its place.

2. Board member Romano will be stepping down for Items #5 and #6; and Board member Mudge will be stepping down for Item #5.

E. Subcommittee Reports.

Chair Bartlett and Board member Mudge attended the Highway 101 Improvement Project *ad hoc* Subcommittee to review bridge structures, sound wall improvements, and barrier designs along freeway area from Milpas Street to Hot Springs Road. A second meeting was scheduled for February 14, 2006, with the consultant team working on the roundabout at Hot Springs Road concerning pedestrian and bicycle paths and other components. The project will soon be ready to be heard before a joint meeting between the Architectural Board of Review and Historic Landmarks Committee.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. MISSION ST**

R-4 Zone

Assessor's Parcel Number: 043-010-0RW
Application Number: MST2006-00041
Owner: City of Santa Barbara
Engineer: MNS Engineers, Inc
Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pasucal Street, and between the northbound 101 ramps and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

(3:22)

Harold Hill, Project Manager; Greg Knudson, MNS Engineers; and Ricardo Marciano, Landscape Architect; present.

Motion: Continued indefinitely with the following comments: 1) The Mission Street underpass bicycle path with the greater width for the bicycle lanes is advantageous to the City. 2) The additional landscape is positive. 3) Document the number of trees being removed. 4) Provide a plant palette with respect to the choice of clinging vines for the new walls. 5) The Board appreciates the integration of tree grates. 6) Applicant to provide elevation views, the proposed retaining walls: a color palette, pilasters, and wall caps. 7) There is concern with the cable rail system for the taller walls. 8) Add cascading landscape vines to break up the walls and to hide the cable rails. 9) The material and colors of the sidewalk are to be more cohesive and compatible with the railing on the north bound side of the Mission Creek Bridge, and the Board would like to see more enhancements within this zone. 10) It is understood that the light fixture standards for the zone, not within Caltrans' jurisdiction (west of the Railroad), will adhere to City Light Standards; including street lights and pedestrian lights. 11) The proposed lighting and colors within the Caltrans right-of-way zone need to comply with Caltrans Light Standards. 12) Applicant to return with proposed lighting for the bridge under crossing, and the concealing or camouflage of conduit to fixtures. 13) The Board would like to see a standard or layered wall system to minimize the expanse of exposed vertical wall.

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

PRELIMINARY REVIEW**2. 826 BATH ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-022
Application Number: MST2004-00747
Owner: Kevin Fewell
Agent: David Sullivan

(Proposal to demolish an existing 1,508 square foot two-story duplex, convert an existing 1,280 square foot single family residence to a two-story three unit condominium triplex resulting in a 1,618 square foot three-bedroom unit, and two one-bedroom units (690 square feet and 650 square feet). A two-story duplex containing a three-bedroom unit with 1,308 square feet and two-bedroom unit with 1,175 square feet is also proposed. A total of eight parking spaces are proposed within three two-car garages and two one-car garages, and a Modification to allow less than the required nine spaces is requested. The project will require grading of 300 cubic yards of cut and 300 cubic yards of fill.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 067-05.)

(4:02)

David Sullivan, Agent; Justin Van Mullem, Architect; and Phil Suding; Chelsey Swanson, Case Planner; present.

Public comment opened at 4:17 p.m.

Donna Mrotek, neighbor, stated concern with landscape and the location of tree(s) of the pool area and her backyard and would like to know how thick the trees will be so they will allow for proper screening. Ms. Mrotek also stated concern with her view and the window arrangement of the proposed project. A letter submitted by Ms. Mrotek was read into the record.

Margaret Grace, Grace Design, Landscape Designer, stated that the owner of the project should meet with Ms. Mrotek to discuss adequate landscape and tree screening.

Public comment closed 4:30 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the new landscape plan as presented, but reserves judgment until the applicant returns with a detailed landscape plan. 2) The Board is concerned with privacy as it relates to the neighbor south of the project, and the applicant is to provide photographs of the internal property line and as seen from the second floor level of balconies to ensure there are no privacy impacts. 3) Update all exterior elevations to accurately reflect the floor plans. 4) The architectural details are to more accurately reflect the materials represented in the existing house to the front. 5) The exterior plaster detail is to be eliminated.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 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 1,197square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)

(Third Concept Review.)

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

(4:56)

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEBRUARY 27, 2006 MEETING AT THE APPLICANT'S REQUEST.

Motion: To hear Item 8 in place of Item 3.
Action: LeCron/Sherry, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 333 S CANADA ST A**

R-3 Zone

Assessor's Parcel Number: 017-300-021
Application Number: MST2005-00682
Owner: Shannon Family Living Trust
Designer: Nicholas Vergara

(Proposal to construct a new three-story duplex consisting of a 471 square foot two-car garage with a 1,143 square foot, duplex above on a 5,000 square foot lot. The lot is currently developed with an existing 772 square foot, two-story residence with a 772 square foot, three-car garage which is proposed to remain unaltered. The site previously had a two-story duplex which was demolished under BLD2005-01336. Modifications are requested for encroachment into required setbacks, building separation and reduction in the required open yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

(5:20)

Nicholas Vergara, Designer; and Denise Shannon, Owner; present.

- Motion: Continued indefinitely with the following comments: 1) Provide clear documentation from the City Planning and Zoning Division as to the replacement of a non-conforming structure within the flood plain, and existing square footage. 2) The proposal creates privacy concerns from the three story elevated stairways which are looking down into the adjacent neighbor. 3) The site planning is excessively automobile-oriented with the oversized driveways, garages, and garage doors. 4) The proposed hardscape is excessive; applicant should narrow the driveways and provide additional landscape. 5) It is suggested to attach the two buildings and create a triplex to avoid the necessity of modifications, and to lessen privacy impact to the neighbors. 6) Reduce the volume of the third floor by allocating some square footage from the third floor to the second floor with the smaller third floor to appear as a dormer attic.
- Action: Mudge/Romano, 7/0/0.

*****THE BOARD RECESSED FROM 5:25 P.M. UNTIL 6:18 P.M.*****

PRELIMINARY REVIEW

5. 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
 Landscape Architect: Phil Suding
 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 is requested for the MRI trailer relocation, interim loading dock, main building and nursing pavilion.)

(6:18)

Suzanne Elledge, Agent; Joseph Madda, and Sina Yerushalmi, Architects; Scott Allen, Project Manager for Cottage Hospital; and Bob Cunningham, Landscape Architect; present.

Motion: **MRI TRAILER:** Final Approval with the following conditions: 1) The site plan is acceptable as proposed. 2) The walkway around the trailer is acceptable as presented. 3) The removable screen and its framing should be bronze in color.

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

Motion: **INTERIM LOADING DOCK:** Final Approval as submitted.

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

Motion: **MAIN BUILDING/NURSING PAVILION:** Preliminary Approval with two week continuance with the following comments: 1) It is understood that the accent color on the color palate has been eliminated. 2) Study the slope of the roof parapet details and eliminate the exposed metal flashing on the parapet. 3) Minimize the width of the copper gutter. 4) All exterior plaster corners are to be bull-nosed. 5) This approval excludes the tower, helipad, the glaze connections of the glassy glue, and the entry tower structure.

Action: Sherry/Manson-Hing, 5/0/0 (Mudge and Romano stepped down).

Motion: **LANDSCAPE PLAN:** Preliminary Approval with a two week continuance with Phil Suding's comment to consider high pressure sodium lights at the River of Life.

Action: Sherry/Manson-Hing, 5/0/0 (Mudge and Romano stepped down).

CONCEPT REVIEW - CONTINUED ITEM

6. 1515 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 029-060-005

Application Number: MST2004-00861

Owner: Amalia Alcantar Castelo, 2000 Family Trust

Architect: Gil Garcia

(Proposal to add 265 square feet to the basement level, add 215 square feet to the first floor and add a 439 square foot loft to the main level of the existing 4,902 square foot single family residence with a 648 square foot attached garage. Proposal will also include a remodeled and re-finished exterior finish. The project will result in a three-story 5,821 square foot single family residence with an attached 648 square foot two-car garage on a 28,781 square foot lot located in the Hillside Design District.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:27)

Gil Garcia, Architect and Mr. Castelo, Owner, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the comment that the Board is pleased with the upgrading of a very nondescript house.

Action: LeCron/Sherry, 6/0/0. (Romano stepped down).

IN-PROGRESS REVIEW**7. 155 CEDAR LN**

E-1 Zone

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

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

(This is an in-progress review for changes to the elevations.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:44)

Steve Hausz, Applicant, present.

Public comment opened at 7:55 p.m.

Rita Zandorna, neighbor, expressed concern with drainage flow.

Leila Noel, neighbor, stated she met with Mr. Hausz to discuss landscape issues and those issues were resolved.

Emily Nichols, neighbor, expressed concern regarding Neighborhood Preservation Ordinance findings, and requested a reduction in size of the project for compatibility, since the house is too large for the small size of the lot.

Public comment closed at 8:03 p.m.

Motion: Final Approval of the Architecture as submitted, and continued two weeks to the Consent Calendar for review of the landscape and drainage plans with the following comments:
1) Applicant to study additional landscape screening at the south elevation and south property boundary, and to study a different ground cover instead of the proposed lawn material. 2) Provide tree protection notes on the grading plan.

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

THIS ITEM WAS HEARD OUT OF ORDER REPLACING ITEM #3.**CONCEPT REVIEW - CONTINUED ITEM****8. 1218 E MONTECITO ST**

R-2 Zone

Assessor's Parcel Number: 017-062-005
Application Number: MST2005-00611
Owner: Francisco & Maria Siordia
Contractor: Manuel Contreras

(Proposal to demolish an existing two-story duplex and two car garage, and construct three new separate two story units, each with a two car garage. The development will result in a total of 5,446 square feet of living space and 1,296 square feet of garage area on a 11,500 square foot lot.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(4:56)

Manuel Contreras, Contractor; and Cesar Cruz, Designer; present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the reduced project is appropriate for the neighborhood in terms of the mass, bulk, and scale. 2) The one story element and front porch that now addresses the street is appropriate; however, further articulation of the porch elements to a more traditional style is desired. Move away from plaster columns and detailing them with large scale wooden posts with lintel beams to support the roof elements. 3) Restudy the spacing of the post to better relate to the doors and other elements within the porch area. 4) Eliminate the proposed s-tile and provide two piece mission tile. 5) Eliminate the plaster surrounds so the windows can be more deeply inset with plaster returns. 5) Study other opportunities for incorporating more charm-giving elements on the buildings to include: a) more detailed garage doors (possibly carriage style), and b) detailed chimneys and chimney caps elements. 6) Study the further grounding of the popped-out cantilever second floor elements to bring them to ground level or support them in a more traditional style. 7) The Board finds the additional proposed landscaping along the northerly property line is a benefit to the neighbor and project, and would like see a more developed landscape plan addressing all landscaping both on-site and within the public parkway. 8) Applicant is to meet with City Arborist to resolve the elimination of an existing tree along the proposed driveway and the addition of a replacement street tree.

Action: Sherry/Mosel, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**9. 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.)

(8:16)

Brian Filice, Owner, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval and the Neighborhood Preservation Ordinance findings can be made when the project returns to Consent. 2) Reduce the mass of the chimney and height and study changing the finished material.

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

CONCEPT REVIEW - CONTINUED ITEM**10. 325 W ANAPAMU ST**

R-4 Zone

Assessor's Parcel Number: 039-212-004
Application Number: MST2004-00885
Owner: Cynthia Dee Howard & Janey Marks
Architect: Robin Donaldson
Applicant: Michael Stroh, Project Captain

(Proposal to demolish an existing two-story single-family residence, carport and garage totaling 5,061 square feet and construct a 6,235 square foot, three-story, four-unit condominium development each with a two-car garage on a 9,631 square foot lot.)

(Third Concept Review.)

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

(8:31)

Robin Donaldson, Architect, and Michael Stroh, Project Captain; present.

- Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The Board finds the overall site plan acceptable. The use of the wide lot (the 45 degree angle) and the advantage of the alley allow for useful landscape opportunities. 2) The stepping of the massing is internal to the site and is positive. 3) The Board appreciates the reduction in the overall height and the nestling of the mass into the roof forms. 4) The Board finds the elimination of the fourth story decks and the elimination of some third story decks beneficial. 5) The Board is satisfied with the two remaining decks provided by the applicant to provide privacy. 6) Add canopy trees to both sides of the property line adjacent to the driveways, and reconsider a landscape species at the west patio to be more vertical.
- Action: LeCron/Sherry, 7/0/0.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. **1211 BATH ST** R-4 Zone

Assessor's Parcel Number: 039-162-014
Application Number: MST2002-00336
Owner: Patricia Draghi
Architect: Detlev Peikert Group

(Proposal to construct a 5,978 square foot, three-unit, two-story triplex with three attached two-car garages and a two-car carport on an 11,250 square foot lot with an existing 2,300 square foot, two-story triplex. The proposal includes the reconfiguration of a triplex to a duplex; and the demolition of a 713 square foot single-family residence, one-car garage, and 120 square foot storage shed at the rear of the lot. The project includes eight covered and one uncovered parking spaces.)

(Review After Final for revisions to window mullions.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL

B. **216 NORTHRIDGE RD** A-1 Zone

Assessor's Parcel Number: 055-120-013
Application Number: MST2005-00390
Owner: Donald C. & Elizabeth Swann

(Proposal to demolish the 1,712 square foot one-story residence and detached 410 square foot garage and construct a one-story 2,784 square foot residence with an attached 491 square foot two-car garage on a 47,916 square foot lot located in the Hillside Design District. The proposal includes approximately 128 cubic yards of cut and fill outside the main building footprint and approximately 253 cubic yards of recompaction underneath the main building footprint.)

(Review After Final for changes to floor plan, doors, windows and garage.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 308 S VOLUNTARIO ST**

R-3 Zone

Assessor's Parcel Number: 017-281-003
Application Number: MST2005-00130
Architect: Brian Anuskewicz
Owner: John Lyon

(Proposal to construct a 4,153 square foot addition at the rear of the existing 1,171 square foot, one-story residence and construct a 2,096 square foot, two-story duplex at the rear of the 11,250 square foot lot. The proposal will result in two duplexes including four, two-car garages for a total of 7,420 square feet of development.)

(Review After Final for addition of retaining wall.)

Final Approval as noted on the plans of the Review After Final.

CONTINUED ITEM**D. 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.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**E. 610 SUTTON AVE**

R-3 Zone

Assessor's Parcel Number: 037-061-011
Application Number: MST2005-00272
Owner: Armando Herrera
Architect: Jose Esparza

(Proposal to construct a 1,156 square foot, two-story structure consisting of a 715 square foot residential unit and an attached 441 square foot two-car garage. The lot is currently developed with a one-story 1,219 square foot residential unit with one uncovered parking space existing on a 5,000 square foot lot. The proposal includes the demolition of an existing 190 square foot detached garage and a 97 square foot accessory structure. Modifications are requested for the new two-car garage to encroach into the interior yard setback and to reduce the parking requirement.)

(Final Approval is requested.)

Final Approval as noted on the plans.

FINAL REVIEW**F. 506 DE LA VISTA AVE** R-2 Zone

Assessor's Parcel Number: 029-032-002
Application Number: MST2005-00154
Applicant: Bob McPhillips
Architect: Richard Redmond
Owner: Barbara Edmison

(Proposal for a 423 square foot second story addition to an existing 843 square foot one-story residence and to construct a 402 square foot detached second floor accessory dwelling unit above a 480 square foot garage located on a 5,200 square foot lot. One uncovered parking space is provided to meet the parking requirements.)

(Final Approval is requested.)

Final Approval as noted on the plans.

NEW ITEM**G. 1523 MANITOU CIR** E-1 Zone

Assessor's Parcel Number: 049-390-017
Application Number: MST2006-00063
Owner: Elizabeth Selover
Architect: Dwight Gregory

(Proposal to enlarge and enclose a 107 square foot entry, replace windows with a sliding door, install patio outside breakfast area and reconfigure the court yard.)

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

Final Approval as submitted.

NEW ITEM**H. 130 HARBOR WAY** HC/SD-3 Zone

Assessor's Parcel Number: 045-250-011
Application Number: MST2006-00072
Owner: City of Santa Barbara
Architect: RJC, Inc.

(Proposal to install covered trellis at pedestrian entrance from parking lot and to replace approximately 150 square feet of paving.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL EXCLUSION.)

Final Approval as submitted pending Coastal Exclusion.

NEW ITEM**I. 125 HARBOR WAY** HC/SD-3 Zone

Assessor's Parcel Number: 045-250-011

Application Number: MST2006-00006

Owner: City of Santa Barbara

Designer: Avian Flyaway

Applicant: Karl Treiberg, Waterfront Facilities Mgr.

(Proposal to install electrical bird deterrent system along roof ridges and apex for health and safety purposes.)

Final Approval as submitted with the condition that insulators are to be dark in color.

NEW ITEM**J. 2550 TREASURE DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-330-003

Application Number: MST2006-00038

Owner: Samarkand of Santa Barbara, Inc.

Architect: Sandler Kilburn

(Proposal for the renovation and re-model of an existing single-story maintenance building into a residential duplex located in The Samarkand Retirement Facility.)

(PROJECT REQUIRES STAFF DETERMINATION OF SUBSTANTIAL CONFORMANCE.)

Preliminary Approval and return to Consent with full working drawings, details and better photo documentation.

NEW ITEM**K. 132 HARBOR WAY** HC/SD-3 Zone

Assessor's Parcel Number: 045-250-011

Application Number: MST2006-00088

Owner: City of Santa Barbara

Applicant: Karl Treiberg

Designer: Avian Flyaway, Inc.

(Proposal to install electrical bird deterrent system along roof ridges and apex for health and safety purposes.)

Final Approval as submitted with the condition that the insulators are to be dark in color.

FINAL REVIEW**L. LA VISTA DEL OCEANO ROAD EXTENSION**

E-1 Zone

Assessor's Parcel Number: 035-180-085
 Application Number: MST1999-00714
 Owner: Sidney & Pamela Macofsky
 Owner: David & Jane Geyer
 Owner: Eugene & Patricia Bucciarelli
 Agent: Don Weaver
 Agent: Bob Goda
 Architect: Tom Meaney
 Owner: Gene Schecter
 Contractor: Russell Banko Design & Construction

(Proposal for approximately 6,050 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 2,480 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(Final Approval is requested of grading, private roadway site improvements and landscaping.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #063-05.)

Final Approval as submitted of the landscape plan and Final Approval as submitted of the site wall improvements with the condition that the pilasters will be at the intersection of the wall.

REFERRED BY FULL BOARD**M. 454 WILLIAM MOFFETT PL**

A-F/SD-3 Zone

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

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

(Preliminary Approval of the Architecture and Landscape is requested.)

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

Final Approval as noted of the architecture and landscape plan.

FINAL REVIEW

N. **3938 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-016
Application Number: MST2005-00131
Owner: Douglas W. & Patricia E. Aiken
Architect: R. Johnson

(Proposal to re-stripe parking lot to include 40 parking spaces, construct a 42" stucco wall with landscaping and a new elevator to an existing 10,000 square foot commercial building.)

(Final Approval of the Landscape Plan is requested.)

Final Approval as submitted with the condition the back flow preventer will be located adjacent to the existing building in the shrubbery.

CONTINUED ITEM

O. **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 Landscape is requested.)

Final Approval as submitted.

**** MEETING ADJOURNED AT 9:00 P.M. ****