



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 3, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:02 P.M.

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Absent
 CHRISTOPHER MANSON-HING, Absent
 GARY MOSEL, Present
 RANDY MUDGE, Present, stepped out from 5:14 p.m. until 5:34 p.m.
 LAURIE ROMANO, Absent
 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 from 3:11 p.m. until 4:16 p.m.
 KELLY BRODISON, Planning Technician, 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 <u>folded plans</u> 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

- 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 an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the 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 ABR 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.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- 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.
- **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.**
- **AMERICANS WITH DISABILITIES ACT:** 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.
- **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 March 30, 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 8:00 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 March 27, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 27, 2006, with corrections.

Action: Wienke/Mudge, 3/0/2 (Manson-Hing, Romano, and LeCron absent, Bartlett and Mosel abstained).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Wienke.

Action: Mudge/Sherry, 5/0/0.

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

1. Ms. Brodison announced the following change to the agenda:

a) Board members Manson-Hing, Romano, and LeCron will be absent from tonight's meeting.

b) Ms. Brodison thanked Ms. Goo for the excellent job on formulating the minutes from March 27, 2006, and the Board members concurred.

2. The Board made the following announcement:

Board member Mudge will be stepping down from Item #4, 924 Jimeno Road.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

FINAL REVIEW**1. PEDREGOSA STORM DRAIN**

? Zone

Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2004-00521
 Owner: City of Santa Barbara
 Applicant: Anna Bosin

(Remove existing outfall to Mission Creek at Islay and Castillo Streets, install new outfall and new storm drain within existing right-of-way, and connect to existing inlets and drainage systems on Castillo Street to Pedregosa Street to Sheridan Avenue, then east on Mission Street to State Street. An alternative route is proposed from Mission Street on De La Vina Street for one-half block and then southwesterly through an easement on private property to Sheridan Avenue. Relocation of existing utilities, removal and replacement of sidewalk and pavement are also proposed. Abandon existing storm drain system within private property.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)

(3:09)

Anna Bosin, Project Engineer for the City of Santa Barbara representing the applicant; and Jeff Peters, Principal Soil Scientist/Hydrologist from Questa Engineering, Inc.; and Tom Right, Project Engineer for MNS Engineers, Inc., present.

Motion: Final Approval with the following comments: 1) The wing-walls of the proposed outlet structure shall be of a darker earth-tone colored concrete to be more in keeping with the stone material in the creek. 2) The cable rail posts on the outfall structure shall be painted dark green. 3) The construction work for the outfall shall be done in such a manner that the 32-inch sycamore tree shall be preserved. 4) The Board appreciates the plant palette and the generous landscaping proposed for the restoration project.

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

CONCEPT REVIEW - NEW ITEM**2. 1466 LA CIMA RD**

R-1 Zone

Assessor's Parcel Number: 041-022-031
 Application Number: MST2006-00145
 Owner: John H. and Kathy S. Cook
 Architect: Don Swann

(Proposal to abate violations listed in ENF2005-01169. Proposal to permit the as-built demolition of a 360 square foot deck and to permit an as-built, 838 square foot deck with 401 square feet of partially enclosed storage below on a 12,315 square foot lot located in the Hillside Design District. The proposal includes a total of 165 cubic yards of grading consisting of 53 cubic yards of cut and 112 cubic yards of fill.)

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

(3:30)

John H. Cook, Owner; and Don Swann, Architect, present.

Public comment opened at 3:50 p.m.

Ms. Syndi Souter, representing the adjacent neighbor, provided photos and expressed concern regarding the as-built nature of the existing and proposed deck, apparent lack of permits for the deck, slope stability issues on the deck structure in relation to drainage, privacy issues, and the grading on the hillside.

Mr. Scot McCosker, another adjacent neighbor, expressed concern regarding retaining walls, structural stability issues and lack of permits for the existing and proposed deck.

Public comment closed at 4:05 p.m.

Motion: Continued two weeks to Full Board with the following comments: 1) The Board finds that the rebuilding of the previously permitted deck has greatly exceeded the scale and scope of that prior approval. 2) The existing as-built condition is well nestled into the heavily wooded surrounding on the south and west sides, however the Board finds that the east side of the deck and usable understory is exposed to the easterly adjacent neighbor. 3) The applicant shall provide more landscape screening such as trees in the area of the existing easterly ramp, and restudy or eliminate the ramp access to allow for additional landscaping. 4) The applicant shall study ways to provide a privacy guardrail on the east side of the deck. The other open guardrails are acceptable as they currently exist. 5) The posts supporting the deck appear too small for the height and size of the deck; therefore, the applicant shall seek ways to enhance the posts or add bracing to make the posts look more substantial or study ways to enclose the exposed under structure on the east side. 6) The Board would like to see better photo documentation from the deck to the east side neighbor when the applicant returns.

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

PRELIMINARY REVIEW

3. 202 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-272-001

Application Number: MST2005-00796

Owner: 202 East Haley Street, LLC

Architect: Dwight Gregory

(Proposal to demolish three commercial buildings consisting of 2,324 square feet, and construct a new 4,802 square foot, two-story commercial building with 11 parking spaces on a 12,000 square foot lot. Proposal will require Development Plan Approval by the Architectural Board of Review for commercial additions of between 1,000 and 3,000 square feet.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

(4:17)

Brian Hoeffler, Architect (for Dwight Gregory-Owner); and David Black, Landscape Architect, present.

Motion: Preliminary Approval and return to the Consent Calendar with the findings that the Development Plan Approval have been met as stated in Subsection 28.87.300 of the City of the SBMC:

- a) The proposed development complies with all provisions of the Zoning Ordinance, based on a preliminary plan check review by Planning Division staff. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division; and,
- b) The proposed development is consistent with the principles of sound community planning, as determined by the project's consistency with the City's General Plan; and,

- c) The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will be compatible with the neighborhood; and,
- d) It will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock, as the project will not result in the loss of any affordable housing; and,
- e) It will not have a significant unmitigated adverse impact on the City's water resources as the expected increase in water use resulting from the proposed development is minimal, which is consistent with the General Plan; and,
- f) It will not have a significant unmitigated adverse impact on the City's traffic, based on comments provided by the Transportation Division; and,
- g) Resources will be available and traffic improvements will be in place at the time of project occupancy; and with the following conditions:
 - 1) The Board appreciates the applicant's efforts in refining the project.
 - 2) The proposed parkway planter strip shall match the width and dimensions to the adjacent commercial property to the south on Santa Barbara Street (approx. 4 feet in width).
 - 3) Provide detailing for the proposed gates of both driveways, preferably in a wrought iron treatment.
 - 4) Most of the Board would like to see the overhead garage doors detailed with wood, as opposed to a metal door.
 - 5) One Board member expressed concern regarding the roof intersections where the tile roof on the east end of the structure abut the parapet, and perhaps more clearance is necessary at that parapet condition.
 - 6) The applicant shall restudy the small pop-out window and roof intersection on the second floor west elevation.
 - 7) The applicant shall utilize high quality detailing and present a full color board when returning to the Consent Calendar.

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

PRELIMINARY REVIEW

4. 924 JIMENO RD

E-1 Zone

Assessor's Parcel Number: 029-052-009
 Application Number: MST2005-00672
 Owner: Herendeen Family Trust
 Applicant: Vadim Hsu

(Proposal to construct a new 1,392 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 262 square foot two-car garage and construct a 500 square foot garage on a 8,623 square foot lot located in the Hillside Design District. A Modification is requested to allow a stairway to encroach into the side yard setback.)

(Modification approved January 18, 2006)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:44)

Randy Mudge, Landscape Architect; Mr. Michael Herendeen, Owner; and Glenn Cerry, agent for the applicant, present.

Motion: Preliminary Approval and continued indefinitely to the Full Board for one in-progress review with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of SBMC, and with the following conditions: 1) Restudy the arched openings at the east and south elevations of the living room to provide more solid mass at the corner and incorporate wood posts at the third points around the south facing arches. 2) Study the arched openings of the top-floor on

the east elevation to be more similar to the east living room. 3) The south elevation window treatment should be more similar to the living room east elevation. 4) The second-floor wrought iron balcony detail at the master bath should be restudied to work in relation to the adjacent tiled roof. 5) Utilize vine pockets and vines trailing on the proposed trellis on the south elevation. 6) Board appreciates low-scale nature of the proposed terraced stone walls in the front yard, and the trees along the street to buffer view of the south elevation of the house. 7) The proposed flare or splay at the top of the stone garage should be of a more traditional straight condition. 8) The proposed ventilation openings in the stonework on the south elevation do not look appropriate with the chosen materials and should be restudied. 9) One Board member is concerned that the west elevation appears plain in comparison to the other three elevations and needs to be restudied. 10) The Board looks forward to high quality detailing and further depiction of the proposed driveway material.

Action: Wienke/Sherry, 4/0/0 (Board member Mudge stepped down).

CONCEPT REVIEW - CONTINUED ITEM

5. 3427 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-009

Application Number: MST2006-00092

Owner: Leon F. and Joyce M. Lunt

Architect: Roteman, Eberhard & Associates

Applicant: Bob Price

(Proposal to demolish 1,678 square feet and add 5,134 new square feet to an existing 3,414 square foot single-family dwelling on a 32,189 square foot lot. The project is located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The project will result in a 6,780 square foot two-story residence. The proposal includes replacing the existing 565 square foot deck, constructing a 360 square foot driveway, 248 cubic yards of cut grading, constructing a 4' high, 84' long retaining wall, and replacing the existing septic system and drywells.)

(Second Concept Review.)

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

(5:14)

Leon F. Lunt, Owner; Bob Price, Applicant; and Andy Roteman, Architect, and Paul Wolthausen, Landscape Architect, present.

Public comment opened at 5:33 p.m.

Ms. Paula Nelson, neighbor, expressed general support of the project.

Public comment closed at 5:34 p.m.

Clarification of a portion of the Minutes from March 13, 2006: Comment#2 - "The Board cannot make the findings to support the proposed modifications. The proposal should stay within the buildable area on the site to avoid modifications on the east and west sides, and *restudy the floor plan configurations to reduce the scale of the house.*" The italicized portion of the comment has been specifically clarified as "*...restudy the scale of the floor plan configurations back within the buildable envelope.*"

Motion: Continued indefinitely to Planning Commission with the following comments: (previous comments #1, #3, and #5 carried forward*) 1) The proposed renovations and additions to the existing 1960's modern home are compatible with the original design style.* 2) The majority of the Board remains neutral regarding the requested modification of the westside breakfast room and finds that it does not impact the aesthetic quality of the house as seen from the ocean or neighbors, and as the request is not a design necessity, the Board will defer the determination of this request to the Planning Commission. 3) The Board appreciates the elimination of the prior requested modifications for the westside family room and for the master bedroom addition. 4) The contemporary style of house, and butterfly second-story roof expression is appropriate to project site conditions and not detrimental to surrounding neighbors.* 5) The Board would still like to see the introduction of additional tall vegetation to help mask the two-story structure as seen from the east. 6) The undulating roof overhangs and extended trellises mitigate the linearity of the house as it extends toward the bluff.* 7) The Board appreciates the reduction in the length of the proposed bluff guard rail and finds that the revised design is an aesthetic enhancement. 8) The Board appreciates the increased landscaping along the private driveway and the reduction in the length of the fence abutting the driveway giving the entry component of the house and the landscaping more exposure. 9) The Board suggests further study of other aesthetics options other than the use of gravel to the eastside of the driveway. 10) The Board understands that the applicant will utilize darker materials to minimize glare. 11) The proposed roof structure over the second-story balcony needs further refinement in terms of its proportions, and the angled corners at the proposed master bedroom addition requires further study. 12) In order to address the concerns of the northern neighbor, the applicant should attempt to minimize the effect of night glare from the windows, especially from the second-floor entry glazing, by using a possible opaque glazing or by altering the exposure of the interior lighting.

Action: Sherry/Mudge, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM

6. 155 CAMINO ALTO

A-1 Zone

Assessor's Parcel Number: 019-121-010
 Application Number: MST2005-00583
 Owner: Brian Milburn
 Architect: Gregory Rech, Architects West

(This is a revised project: Proposal to add 597 square feet to an existing 2,519 square foot single-family residence on a 40,489 square foot lot in the Hillside Design District. Also proposed is the demolition of an existing 254 square foot workshop and a new 370 square foot workshop and a new 694 square foot attached garage.)

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

(6:13)

Gregory Rech, Architect from Architects West, present.

Motion: Continued indefinitely to the Staff Hearing Officer as the project is ready for Preliminary Approval.

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

***** **THE BOARD RECESSED FROM 6:21 P.M. UNTIL 6:55 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 29 S ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-172-015
Application Number: MST2006-00140
Owner: Adrian A. and Rhonda R. Gutierrez
Applicant: Jose Esparza

(Proposal to construct a two-story, 2,438 square foot, single-family residence with attached two-car garage on an 8,250 square foot lot that has an existing 970 square foot single-family dwelling. The project includes demolition of an existing 520 square foot garage/storage building. The proposal includes four parking spaces; two in the new garage attached to the new dwelling and two uncovered spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:56)

Adrian A. Gutierrez, Owner; and Jose Esparza, Applicant, present.

Public comment opened at 7:05 p.m. and, as no one wished to speak, closed at 7:06 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) Ready for Preliminary Approval. 2) The Board finds the mass, bulk, and scale of the proposed structure at the rear of the lot to be in keeping with the design style of the front house. 3) The Board would look for the horizontal siding to match in shape and profile with the front house. 4) The detailing of the proposed structure should resemble the original structure; such as the gable end vents, the trim at the windows with heavier window sills, and consistency on the bracketing of the overhangs. 5) The Board would also look for more authentic detailing of the chimneys either in stucco or brick material, with details for the termination caps. 6) With regard to the site plans, the applicant shall incorporate a ribbon driveway back to rear of front house. 7) The applicant shall maximize the landscaping along the south side of the driveway adjacent to the neighboring fence. 8) The applicant shall study the parking and circulation diagram with the intent of locating a tree along the east property line in the vicinity of the south motor court area. 9) The applicant shall simplify the roof form over the stairwell on the north elevation, possibly accomplished by slightly adjusting the roof pitch. 10) The Board understands that the colors and materials shall match the existing residence.

Action: Sherry/Mudge, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1123 SAN PASCUAL ST B**

R-3 Zone

Assessor's Parcel Number: 039-201-006
Application Number: MST2006-00093
Owner: Jorge and Lorena Escamilla

(Proposal for a new 400 square foot two-car carport and a 480 square foot storage building with half bathroom. The project is to be constructed at the rear of an 11,250 square foot lot currently developed with two two-bedroom units and a one-bedroom unit with a total of 2,392 square feet of habitable space. The property has three uncovered existing legal non-conforming parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:25)

Jorge Escamilla, Owner, present.

Public comment opened at 7:34 p.m. and, as no one wished to speak, closed at 7:35 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board finds the proposed carport and storage structure to be minimal in nature and set deeply internal to the site, and not perceptible by the public. 2) The architectural detailing shall match the existing structures for siding, windows, roofing, and colors. 3) The Board is concerned with the parking and circulation on site, and encourages the applicant to continue working with the Transportation Division with some recommendations to widen the carport and remove the intermediate post to better accommodate vehicle maneuvering, and eliminate the raised planter at the back of the carport to allow more circulation and surface drainage. 4) With regard to the site improvements at the front of the property, the Board encourages the applicant to review the Zoning correction list provided by the City in terms of paving the two existing driveways; including curb, gutter, and sidewalk at San Pascual Street, upgrading the front yard landscaping to include parkway planting and possibly a street tree. 5) The Board encourages the applicant to maintain a narrow planter strip on north side of driveway adjacent to the property line fence. 6) The applicant should review with the Building & Safety Department the code issues of the existing windows at the third residential unit adjacent to the proposed carport.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 644 CALLE RINCONADA

E-3/SD-2 Zone

Assessor's Parcel Number: 053-063-010
Application Number: MST2006-00111
Owner: Kenneth & Jane Hahn Family Trust
Designer: Kenneth Hahn

(Proposal to add a second-story to an existing 1,703 square foot one-story, single-family residence. The project includes demolition of 156 square feet on the first floor, addition of 626 square feet of living space on the first and second floors, and 270 square feet of garage space for a second car. The resulting two-story single-family residence will total 2,443 square feet. A modification is requested for encroachment of the garage into the interior yard setbacks.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(7:56)

Kenneth & Jane Hahn, Owners, present.

Public comment opened at 8:06 p.m.

Mr. Paul F. Strittmatter, neighbor, had his comments read into the minutes. He expressed support for the project, and had no objection to the requested modification of the garage into the interior yard setback.

Public comment closed at 8:07 p.m.

- Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The Board finds the general mass, bulk, and scale of the proposed addition to be appropriate for the neighborhood. 2) The Board supports the interior yard encroachment for the extension of the garage since it is minor in nature. 3) The Board has mixed opinions on the front yard modification request because the garage as proposed is overly deep and the modification is not necessarily required. 4) Further study and simplification is required for the complex materiality and geometric forms of the front elevation, including the angled deck components, the large gable at the second-floor roof, and the intersection of many of the roof forms. 5) It is suggested that the applicant return to the Board with a roof plan to resolve some of these complexities. 6) One Board member is concerned with the south-facing second-story deck and the potential privacy impacts to the neighbor to the south; therefore, the applicant shall provide photo documentation from the second-floor height to resolve any privacy issues. 7) Diminish the excessive amount of soffitt lighting and still provide the appropriate amount of lighting, especially in the porch and deck areas. 8) With regard to the solar application on the second-floor south-facing roof, the panels should be more integrated into the roof shape with the panels brought together or fit within the ribs of the proposed metal roofing, or consider placing some of the panels on other south-facing roofs toward the rear of the building. 9) The Board looks forward to high quality detailing to match the caliber of the existing residences.
- Action: Mosel/Wienke, 5/0/0.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 2615 HACIENDA CT

E-3/PUD Zone

Assessor's Parcel Number: 049-410-002
Application Number: MST2005-00556
Owner: Robert G. Kitson
Architect: Steven Adrian

(Proposed addition of 80 square feet on the first floor and 132 square feet on the second floor over the garage for an existing residence 1,722 square foot residence located in a PUD located in the Hillside Design District.)

(Review After Final for changes to windows.)

Final Approval as submitted of the Review After Final.

FINAL REVIEW**B. 56 LOMA MEDIA RD**

E-1 Zone

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

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

(Modification approved on May 4, 2005. Final Approval is requested.)

Final Approval as submitted with condition that the applicant submits the final Landscape Plans which were approved on June 27, 2005.

CONTINUED ITEM**C. 716 E MICHELTORENA ST**

R-2 Zone

Assessor's Parcel Number: 029-100-004
Application Number: MST2006-00158
Owner: John S. and Stephenia K. Newitt
Contractor: Modern Roofing

(Proposal to replace existing two-piece barrel tile roof and replace with a Monier, Villa and Sedona Gold tiles for an existing single-family residence on a 5,813 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely due to applicant's absence.

NEW ITEM**D. 2819 STATE STREET**

R-4/SD-2 Zone

Assessor's Parcel Number: 051-220-027
Application Number: MST2006-00168
Owner: Richard T. Perry Living Trust #1
Architect: Russ Ruskauff
Business Name: Lemon Tree Inn

(Proposal to replace of doors, windows and Heating Ventilation and Air Condition (HVAC) room units at the Lemon Tree Inn.)

Final Approval as noted on the plans with condition that the Scope of Work, #1 on page A-2.11 shall include: "Windows are to be replaced with one sliding window with the transom above to match the door transom."

NEW ITEM**E. 1222 CARPINTERIA ST D** R-2 Zone

Assessor's Parcel Number: 017-600-004
 Application Number: MST2006-00164
 Owner: McToldridge-Hollenbeck Family Trust
 Applicant: Michelle McToldridge

(Proposal to construct a 112 square foot one-story addition to an existing 690 square foot two-story duplex condominium unit. The lot is currently developed with three two-story duplexes on a 22,510 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Preliminary Approval as submitted.

NEW ITEM**F. 120 S HOPE AVE F-27** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2006-00161
 Owner: Macerich La Cumbre, LLC
 Applicant: The Conceptual Motion Co.
 Designer: WD Partners

(Proposal to change the exterior facade of an existing building in the La Cumbre Mall from a restaurant use to a retail use and to construct two new awnings on the building.)

Preliminary Approval and continued one week to Consent Calendar.

NEW ITEM**G. 3735 STATE ST** C-P/SD-2 Zone

Assessor's Parcel Number: 051-590-033
 Application Number: MST2006-00163
 Business Name: Educated Car Wash
 Owner: Wasem Family Partnership
 Architect: Doug Reeves

(Proposal to construct a parapet wall to resemble a mansard roof and hide all roof top equipment.)

Preliminary Approval as noted on the plans with conditions: 1) All awnings are to be removed. 2) The fascia, beams, and windows are to be the darker brown color.

NEW ITEM**H. 432 E HALEY ST** C-M Zone

Assessor's Parcel Number: 031-283-010
 Application Number: MST2005-00809
 Owner: Francisco and Eugenia Andrade
 Architect: Jose Esparza

(Minor exterior changes to an existing restaurant consisting of the relocation of an exit door and the replacement of two exterior windows at the Las Conchas Restaurant.)

Preliminary Approval as noted on the plans, and continued one week to Consent Calendar.

FINAL REVIEW**I. W 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 Pascual Street, and between the northbound Highway 101 ramp 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.)

(Final Approval of Landscape Plan is requested.)

Final Approval of bicycle route and Landscape Plan as noted on the plans.

**** MEETING ADJOURNED AT 8:47 P.M. ****