



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 10, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:06 P.M.

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Absent
 CHRISTOPHER MANSON-HING, Absent
 GARY MOSEL, Present
 RANDY MUDGE, Present, arrived at 3:07 p.m.
 LAURIE ROMANO, Present
 DAWN SHERRY, Present, left at 6:22 p.m.
 MARK WIENKE, Present
 GRANT HOUSE, Absent

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present from 3:59 p.m., until 4:37 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	Master Application & Submittal Fee - (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 folded plans 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.

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 April 6, 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 April 3, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 3, 2006, with corrections.

Action: Wienke/Sherry, 5/0/1 (Romano abstained, and Mudge abstained from Item #4, 924 Jimeno Road).

C. Consent Calendar.

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

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

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

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

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

2. The Board made the following announcements:

a) Board member Sherry will be leaving tonight's meeting early.

b) Board member Romano will be stepping down from Item #9, 1916 Chino Street.

E. Subcommittee Reports.

Chair Bartlett reported that he and Board member Mudge will be attending the Highway 101 Improvements *Ad hoc* Subcommittee on Tuesday, April 11, 2006, which is also scheduled for a Joint ABR/HLC meeting on Monday, May 1, 2006.

Chair Bartlett reported that he will be attending the final Neighborhood Preservation Ordinance (NPO) Steering Committee *Ad hoc* Subcommittee scheduled for Wednesday, April 12, 2006.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 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.)

(3:52)

David Ortiz, representative from Home Depot for the applicant, present.

Jaime Limón, Senior Planner, provided additional direction to the Board regarding the pending denial of the project.

Motion: To deny the proposed project without prejudice with the following comment that the Board is willing to work with the applicant and suggests the applicant restudy other acceptable material alternatives regarding S-tile installation as stated in the Architectural Design Guidelines, Section 7-Roofing Materials, Subsections 7.3 - 7.4, and that the roofing material should match for both house and garage.

Action: Sherry/Romano, 6/0/0.

FINAL REVIEW**2. 559 RICARDO AVE**

E-1 Zone

Assessor's Parcel Number: 035-122-009
Application Number: MST2005-00716
Owner: Grant Robert Laviale & Monica Karena
Designer: Robert Stamps

(Proposal for landscaping and to replace an existing wood retaining wall with an "as-built" allan block retaining wall measuring 100 linear feet height ranging from 3'-6" to 5 feet on a 9,362 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:06)

Sam Maphis, Landscape Architect, present.

Public comment opened at 4:13 p.m.

Ms. Amanda Torresani, neighbor, expressed concern regarding the project's possible negative impact on her privacy and public view.

Mr. Michael Sandford, representing Mr. Gary Semerdgian (an adjacent neighbor), expressed concern regarding the project's possible negative impact on privacy issues, and made several changes and suggestions to the landscaping plan.

Public comment closed at 4:23 p.m.

Jaime Limón, Senior Planner, representing the City, requested the Board provide guidance regarding the slope condition.

- Motion: Final approval of the project with the condition that the hedge material be planted a minimum distance of 2 feet away from the fence or property line and the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.
- Action: Mudge/Sherry, 6/0/0.

CONCEPT REVIEW - NEW ITEM

3. 1906 CLIFF DR

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments, Inc.
Architect: Cearnal Andrulaitis

(Proposal to remodel front elevations of the retail business part of the Mesa Shopping Center.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(4:34)

Brian Cearnal, Architect, present.

Public comment opened at 4:44 p.m. and, as no one wished to speak, closed at 4:45 p.m.

Public comment opened at 4:46 p.m.

Mr. Ilan Levi, neighbor, suggested the architecture for the project be coordinated with a similar development across from the project on Cliff Drive.

Public comment closed at 4:48 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The proposed enhancements are upgrades to the existing shopping center and deemed valued improvements. 2) The simplification of the design style gives a more cohesive look to the shopping center. 3) The Board looks forward to further evolution of architectural themes depicted. 4) Provide early consideration of signage as it may affect the some architectural forms and proposed locations for future signage. 5) The site work within the parking area is limited so that it does not diminish the parking capacity, but the Board sees opportunity to enhance the entries to the parking areas from the streets; and to also enhance the site walls and landscaping along the street frontage on Cliff Drive, and to some extent, along Meigs Road. 6) The Board understands that some of the existing trees may be replaced with other species and therefore the applicant should restudy the appropriate locations most beneficial to the architecture and entries of the shops. 7) The Board looks forward to the integration of the street furniture, trash containers, vending machines, and other amenities such as shopping cart storage. 8) Given the distance the buildings are setback from the street, the Board finds there is more opportunity for varied heights within the façades and increased variety and/or colors would be a welcome addition to the proposal. 9) The Board understands that the glazed storefronts will remain in its present configuration. 10) Increase landscaping opportunities with possibly vine pockets, entry planters, substitute species for large trees, and other available mechanisms.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 1575 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Owner: Gene Schechter
Engineer: Penfield & Smith Engineers, Inc.
Agent: Bob Goda
Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(Second Concept Review.)

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

(5:04)

Gene Schechter, Owner; David Geyer, Adjacent Owner, Brian Hofer, Architect, and Marisela G. Salinas, Associate Planner for the City of Santa Barbara, present.

Ms. Salinas responded to some questions from the Board on stability issues regarding the retaining wall.

Motion: Continued indefinitely to the Planning Commission with the following comments: (part of previous comments #5 carried forward*) 1) The Board appreciates the revision to the split level design concept to nestle the house into the steep hillside site 2) The Board supports the use of the stone base to minimize the apparent height of the architecture, especially on the down slope, and to anchor the architecture into the hillside. 3) The site walls, as expressed on the south down slope, need further study with less regularity in their geometry and should be naturalized and minimized in height to not read as part of the architecture,* yet maintain their stability as determined by the project engineers 4) The angled motif of the site walls is acceptable, but the Board would like a less linear layout. 5) With regard to the architecture, the massing and stepping of walls with the hillside is acceptable. 6) The Board would like to see relief in south facing parapet at the upper level entry balcony. 7) Restudy the master bedroom deck height and supporting walls that come down to the grade. 8) Further simplify the proposed double cantilever of the greatroom, especially the corner as perceived from below. 9) The north street elevation steps nicely with the hillside, but the Board would like further simplification of the small entry tower. 10) Restudy the materiality of chimney on west elevation to continue in stone or other motif. 11) Enhance detailing with planking or other hardware accessories to upgrade the quality on the garage door.

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

PRELIMINARY REVIEW**5. 1624 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-083
Application Number: MST2004-00744
Owner: Bruce Schmidt
Architect: Eric Swenumson

(Proposal to construct a 2,732 square foot two-story single-family residence with an attached 440 square foot two-car garage on an vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback. Project also includes 300 cubic yards of grading.)

(Modification approved on June 29, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:59)

Public comment opened at 6:14 p.m. and, as no one wished to speak, closed at 6:15 p.m.

Mr. David Geyer, neighbor, chose to leave his comments unread which expressed his general his support of the project, with the only comment that drainage should be carefully considered so as not to concentrate the flow of water since the previously anticipated v-ditch at the rear of the property to protect the property below the project is not being proposed.

Eric Swenumson, Architect, Teri Green, Land-Use Planner from Green & Assoc., present.

Motion: Preliminary Approval of the project 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 continued indefinitely to the Consent Calendar with the following comments: 1) The Board appreciates the numerous revisions to the proposed project, and finds the overall mass, bulk, and scale to be in keeping with neighborhood. 2) The Board look forward to site work refinements to include the proposed paving materials; and the location, height and materiality on east side and west side retaining walls. 3) With regard to the architecture, the Board would like to see enhancements on north entry elevation, including thickening of the entry porch wall masses, and a restudy of the entry arches. 4) Resolve the drop-off condition adjacent to driveway at the entry court, and integrate materials used elsewhere on the building 5) The east and west elevations are greatly improved. Restudy the awnings and their location. 6) Restudy the lower deck and related trellis and stair on the downhill south elevation to present thicker wall masses. 7) Utilize stone pilasters to simplify the materiality of the lower deck. 8) Study the spans of the trellis beams and integrate intermediate posts in the appropriate locations. 9) Consider relocation or reorientation of the lower deck stairs. 10) With regard to the fireplaces and chimneys, the outside upper south deck fireplace and chimney location should be integrated into the architecture and the part of the mass of the structure. 11) The second-floor deck fireplace should be integrated into the architecture, and pushed back and reduced in height as much as possible. 12) The living room fireplace should be articulated as part of the wall mass and not isolated on the roof. 13) Study more variety and refinement in the proposed chimney caps.

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

***** THE BOARD RECESSED BRIEFLY FROM 6:21 P.M. UNTIL 6:24 P.M. *****

PRELIMINARY REVIEW

6. 826 BATH ST

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-022
 Application Number: MST2004-00747
 Owner: Kevin Fewell
 Agent: Justin Van Mullem

(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.)

(6:25)

Justin Van Mullem, Agent; and Nitira Jones, for Suding Landscape Designs, present.

Public comment opened at 6:33 p.m.

Ms. Donna Mrotek, neighbor, expressed concern regarding the project's negative impact on privacy and public view issues for north side residents, parking concerns, historic integrity of the area, lack of adequate landscaping for screening purposes, and adversely affected property values. Mailed-in comments were also received from Ms. Mrotek.

Public comment closed at 6:38 p.m.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the undulation on the south side of the middle building successfully breaks up the architecture and provides privacy to neighbor to the south. 2) The proposed deck railings between Units A and B on the second-floor should have a more detailed handrail as expressed on north and also replicated on the south elevation. 3) The ribbon driveway is a benefit because it adds more landscape to the project. 4) The new proposed privacy trees on the south side of the project should have root barriers due to the proximity to the neighboring property. 5) The magnolia tree at the entrance to Unit C should be reconsidered in favor of a taller and narrower plant. 6) Study adding another privacy tree on north side of the driveway opposite the north-facing deck on Unit C. 7) The proposed vines, along the walls or architecture, should be attached to the architecture so that they may propagate. 8) The applicant shall study adding a high stairwell window on the west wall of the Unit B stairway facing the street.

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

***** THE BOARD RECESSED FROM 6:56 P.M. UNTIL 7:26 P.M. *****

CONCEPT REVIEW - NEW ITEM**7. 2 SANTA CRUZ BLVD**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-185-009
Application Number: MST2004-00232
Owner: Hoffmann Family Trust
Architect: Chris Dentzel

(Proposal for a 838 square foot second-story addition to an existing 1,560 square foot single-family residence with a 391 square foot detached garage.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 013-06.)

(7:27)

Chris Dentzel, Architect; David Lack, General Contractor; Tom Hoffmann, Owner, present.

Public comment opened at 7:32 p.m. and, as no one wished to speak at that time, closed at 7:33 p.m.

Public comment re-opened again at 7:44 p.m.

Mr. Dennis Gaon, neighbor, expressed his general support of the project, and provided some clarification on some landscaping issues in relation to his own public view.

Public comment closed again at 7:45 p.m.

Ms. Brodison advised the applicant to consider contacting the City Arborist as soon as possible if he were considering planting or removing any trees in the right-of-way, front yard setback or parkway.

Motion: Preliminary Approval 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 continued indefinitely to the Consent Calendar with the following conditions: 1) The architecture and details are well articulated with NPO findings. 2) Eliminate the canary island palm at driveway entry. 3) Any further decisions regarding street trees will be determined by the City Arborist. 4) The applicant should research with adjacent neighbors for a possible location for a replacement canopy tree.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 318 W FIGUEROA ST**

R-4 Zone

Assessor's Parcel Number: 039-212-025
Application Number: MST2006-00150
Owner: John H. Kingsbury
Architect: Rex Ruskauff

(Proposal for a triplex residential complex which will add two two-story units to an existing 1,168 square foot, one-story single-family residence. The new units will be approximately 927 square feet each and the proposal includes three garage spaces and three uncovered parking spaces on the 7,521 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:49)

Rex Ruskauff, Architect, present.

Public comment opened at 7:59 p.m.

Mailed-in comments received from Ms. Helen Christ, neighbor, were read into the minutes by Chair Bartlett. Ms. Christ expressed concern regarding the proposed additional parking area, the uncovered parking stalls, and the increase in vehicle traffic with regard to the alley behind the proposed project adjacent to the apartment complex which she owns.

Public comment closed at 8:00 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The project is ready for Preliminary Approval. 2) The proposed circulation for vehicles utilizes minimal on-site space for the rear parking area. 3) The Board looks forward to enhanced paving for the rear motor court, and to further increase landscape opportunities upon review with the Transportation Division. 4) The Board suggests further site development for pedestrian circulation, such as sidewalks, patios, private use areas, trash enclosures, and other amenities depicted on the current plan. 5) The architecture is in keeping with design style of original house; however, study replicating some of the more prominent features, such as corner window details and window trim details. 6) The Board expects to see more restoration effort on the original house with the raised porch area to replicate the original design. 7) The raised floor and the taller plate heights of the original structure diminish the affect of the proposed second-floor units as viewed from Figueroa Street. 8) The colors and materials should match those found on the front house. 9) The Board appreciates the use of the carriage style garage doors. 10) The applicant shall restudy the posts for the constricted pedestrian entrance for the rear-most unit relative to the vehicular circulation. 11) The Board looks forward to a landscape plan when the project returns.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1916 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 043-122-022
Application Number: MST2005-00566
Owner: Angelo Salvucci
Applicant: Susan McLaughlin
Architect: David Winitzky
Agent: Don Elconin

(Proposal for condominium conversion of a one-story, 890 square foot, single-family residence and a two-story duplex with two 949 square foot units. The existing two-car carport will be demolished and a new two-car carport and an additional storage area will be constructed. The project will have three covered and three uncovered parking spaces, new pedestrian walkways, and additional hardscape for uncovered parking spaces.)

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

(8:16)

Susan McLaughlin, representing the applicant; David Winitzky & Michael Schubach, Architects; and Don Elconin, Agent, present.

Public comment opened at 8:27 p.m. and, as no one wished to speak, closed at 8:28 p.m.

Motion: Continued three weeks to the Full Board with the following comment for the applicant to restudy the circulation and consider reconfiguring the parking to minimize on-site paving and to take advantage of the paved easement on the neighbor's property.

Action: Mudge/Mosel, 4/0/0 (Romano stepped down).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 2020 EL CAMINO DE LA LUZ**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-005
Application Number: MST2006-00159
Owner: John L. Ruiz
Designer: Jason Grant

(Proposal for a 1,590 square foot two-story addition to an existing 1,460 square foot single-story, single-family residence with detached two-car garage. The proposal includes a new 839 square foot second-story and a 751 square foot first-floor addition. The project is located on a 14,000 square foot lot in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission approval for a Coastal Development Permit.)

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

(8:50)

Jason Grant, Designer & Agent for the Owner, present.

Public comment opened at 8:54 p.m.

Mr. Michael Riley, neighbor, expressed concern regarding the proposed project's potential negative impact on privacy issues.

Mark DePledge, neighbor, expressed appreciation for the aesthetics of the project, however he still had some concerns regarding the proposed project's negative impact on public view issues in the area, and had some suggestions on false balconies to help maintain privacy issues.

Emailed comments received from Carol and Harry Bowie, neighbors, were read into the minutes by Chair Bartlett. Mr. and Mrs. Bowie expressed concern regarding the size and location of the proposed addition, specifically the second-story's negative impact on their privacy, public view, and sunlight. If the second story is approved, they request that no windows, balconies, or decks be built on the north side of their home.

Public comment closed at 9:00 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The two-story addition is well conceived since it is set behind the original structure and deeply internal to the site. 2) The architectural design is handsome in appearance and integrates well with the existing residences. 3) The second-story balcony is well located since it overlooks the public street and observes privacy of neighbors. 4) Privacy issues regarding the proposed second-story windows are a concern, especially on the east and west elevations, and therefore the Board requests the applicant provide panoramic photo documentation from the second-story level showing the views of the adjoining yards. 5) The use of the ribbon driveway and maintaining the courtyard and the landscaping at the front of the original residence is appreciated by the Board. 6) The Board looks forward to high quality detailing when the applicant returns. 7) Resolve on the conflict between the existing chimney and the second-story addition in terms with its location and height as currently depicted on the plans.

Action: Wienke/Mudge, 4/0/0

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 925 ROBLE LN**

E-1 Zone

Assessor's Parcel Number: 019-252-005
Application Number: MST2004-00525
Owner: Thompson Ranch Sub-Trust B-2
Applicant: Karl Eberhard

(Proposal to add new 740 square foot deck on the first-floor and a new railing at the existing second-floor deck at rear of single-family residence.)

(Review After Final for change to handrail from 2 x 2 picket to cable system and change columns from stone veneer to stucco.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 1147 HARBOR HILLS DR**

E-1 Zone

Assessor's Parcel Number: 035-314-003
Application Number: MST2005-00629
Owner: Long Family Trust 7/16/99
Architect: Bill Wolf

(Change garage door location from side to front facing street and new landscape fountain. New door will be in front yard setback.)

(Review After Final for the addition of one new window instead of the previously approved two windows in the garage and to change dining room windows to new French doors.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted of the Review After Final 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.

REFERRED BY FULL BOARD**C. 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.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted of the project 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.

FINAL REVIEW**D. 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.)

(Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**E. 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.)

(Final Approval is requested.)

Continued indefinitely at the applicant's request.

CONTINUED ITEM**F. 432 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-283-010
Application Number: MST2005-00809
Owner: Francisco & 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.)

(Final Approval is requested.)

Final Approval as noted with comments that the applicant shall re-use the existing 12-panel door with colors to match the existing door, and window colors to match door colors.

REFERRED BY FULL BOARD**G. 812 LARGURA PL**

A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2005-00692
Owner: Elizabeth Vos
Architect: Armando Arias
Contractor: Del Mar Construction

(This is new application. A previous application was denied under MST2004-00783 and the project scope has been reduced. Proposal to construct a 889 square foot addition on three levels to the rear of an existing 1,584 square foot two-story residence on a 46,809 square foot lot located in the Hillside Design District. The proposal includes the removal of a large deck at the southwest corner of the house and the construction of 120 square feet of new decks.)

(In-Progress Review is requested.)

Referred to Full Board.

(3:16)

Elizabeth Vos, Owner; Armando Arias, Architect; Mike and Linda Cahill, Interested Party; and Tony Fisher, Interested Party, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board upholds the preliminary approval conditions. 2) Increase the height and thickness of the stone privacy wall on the west side of the lower deck. 3) Increase the landscaping privacy along the west side by an increase in the number of shrubs to five or six in number. 5) Choose a larger plant species and a mix of at least three 24-inch landscaping boxes and several 15 gallon containers. 6) Return with a landscape plan which includes plantings that will cover the overland pipe. 7) Include a note on plans that the screening shrubs will be located with the mutual agreement of the adjacent neighbors.

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

NEW ITEM**H. 1573 FRANCESCHI RD**

A-1 Zone

Assessor's Parcel Number: 019-101-013
 Application Number: MST2006-00184
 Owner: Jach Pursel Community Trust
 Owner: Dominguez-Pursel
 Architect: Jason Grant
 Contractor: Allen Associates

(Proposal to remove an existing masonry fireplace, construct a new masonry fireplace and flue, remove two existing windows and install a pair of new French doors, and add three new windows, all on a 16,453 square foot parcel located in the Hillside Design District.)

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

Final Approval of the project 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. 1435 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-032-019
 Application Number: MST2006-00174
 Owner: Free Metho of Santa Barbara
 Architect: Gregory Jenkins

(Proposal for changes to the sanctuary building of a church complex including a new 245 square foot veranda on the second-story at the interior of the complex and a 720 square foot interior remodel for the Free Methodist Church on a 1.4 acre lot in the non-appealable area of the Coastal Zone.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Preliminary Approval as submitted.

NEW ITEM**J. 402 E GUTIERREZ ST**

M-1 Zone

Assessor's Parcel Number: 031-343-009
 Application Number: MST2006-00179
 Owner: Laguna Industrial Partners
 Architect: Douglas Keep

(Proposal to demolish the existing non-bearing walls at front of building, add a new entry to the north side of the building including new roof area and reconfigure the entry to its original condition, new landscaping and new CMU plaster wall for parking on the north side of the building all on a 3.71 acre lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND APPROVAL FOR A VARIANCE FROM THE GUTIERREZ STREET SETBACK.)

Continued indefinitely with comment that the project is ready for Preliminary Approval.

NEW ITEM**K. 931 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-330-021
Application Number: MST2006-00187
Owner: Oscar R. Ball
Agent: Steve Morando

(Proposal to permit a 3.5' high as-built block retaining wall, a new 3.5' high concrete stucco retaining wall, replace the roof, windows and doors and an interior remodel for an existing 2,389 square foot single-family residence on a 20,493 square foot lot in the Hillside Design District. Approximately seven cubic yards is proposed.)

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

Final Approval of the project 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.

**** MEETING ADJOURNED AT 9:13 P.M. ****