



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, April 24, 2006**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:04 P.M.**

**BOARD MEMBERS:**

BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present  
 RANDY MUDGE, Present  
 LAURIE ROMANO, Present  
 DAWN SHERRY, Present  
 MARK WIENKE, Present

**CITY COUNCIL LIAISON:**

GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON, Present from 4:21 p.m. until 4:38 p.m.

**PLANNING COMMISSIONER:**

BILL MAHAN, Present from 4:21 p.m. until 4:38 p.m.

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Present from 3:09 p.m. until 3:54 p.m.; and 5:06 p.m. until 7:38 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)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with 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 20, 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](http://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 April 17, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 17, 2006, with corrections.

Action: LeCron/Manson-Hing, 8/0/0 (Romano abstained from Item #7, 422 Santa Fe Place).

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member LeCron, with the exception of the landscaping for Item I reviewed by Board member Romano.

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

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

1. Ms. Brodison had no changes to announce on the agenda.

2. The Board made the following announcements:

- a) Board member Romano will be stepping down from Item #6, 2027 Santa Barbara Street.
- b) Chair Bartlett will be stepping down from Item #2, 1480 Lou Dillon Lane.

3. Jaime Limón, Senior Planner, made the announcement that the Airport Terminal Project has selected a project architectural firm and is ready to sign a contract with said firm. The initial direction was that, once the architectural firm was selected, then a joint ABR/HLC meeting would be called to make sure the Airport Terminal Project is on target for design, and ensure that City standards and guidelines were followed, etc. Since a *local* architect has now been selected to assist in the design of the project, it has been suggested that a joint ABR/HLC meeting might not be necessary, but instead to leave the determinations to the Airport Subcommittee. Mr. Limón recommended that a joint ABR/HLC meeting was unnecessary, and suggested allowing the newly appointed architectural firm meet with the Airport Subcommittee; thus, letting this be the method used to move the project forward with the ABR remaining the primary review body reviewing the project. Chair Bartlett and Board member LeCron are already members of the Airport Subcommittee. Mark Wienke was hereby appointed as the alternate ABR liaison to the Airport Subcommittee.

## E. Subcommittee Reports.

Board member Sherry reported the next meeting she will be attending with the Streetlight Guidelines Advisory Group is scheduled for Wednesday, May 3, 2006, and that that Steve Hausz is currently working on final draft Guidelines that will soon be ready to be presented to the ABR.

## F. Possible Ordinance Violations.

No reported violations.

**FINAL REVIEW****1. 100 BLK N MILPAS ST 100-800 BLKS**

Assessor's Parcel Number: 017-131-0RW

Application Number: MST2004-00182

Owner: City of Santa Barbara

Applicant: Anna Bosin, City of Santa Barbara, Public Works/Eng. Div.

(Proposal for various street improvements for pedestrian accessibility and beautification on the 100-800 blocks of North Milpas Street, between Quinientos and Canon Perdido Streets. Approval of the design and pedestrian accessibility improvements within the public right-of-way is requested.)

**(FINAL APPROVAL IS REQUESTED FOR THE PROPOSED INTERSECTION AND SIDEWALK IMPROVEMENTS ALONG MILPAS AT THE CANON PERDIDO STREET INTERSECTION.)**

(3:24)

Anna Bosin, Project Engineer, and Tully Clifford, Supervising Transportation Engineer, for the City of Santa Barbara, present.

Motion: Final Approval as submitted with the following conditions: 1) The Board finds the proposal acceptable utilizing the enhanced concrete colored paving at the four corners of the intersection with the colored concrete usage limited to the public sidewalk components of the project. 2) The applicant is encouraged to use a different paving material on the southeast corner where the paving extends onto the private property. The paving should be enhanced in a different materiality than the enhanced public portion of the improvements. 3) The Board is concerned with the proposed radius at the planter locations, especially adjacent to the handicapped ramps, and would like to see different radii to avoid trampling of the proposed landscaping. 4) The use of landscape material in the interim is preferred in lieu of paving. 5) The use of public art in those locations is acceptable, but temporary landscaping with this proposal would be appreciated by the Board. 6) A minority of the Board are concerned that the traffic bulbout at the northeast intersection creates a traffic pinch-point and awkward circulation for the adjacent northeast driveway. 7) The covers of the ground vaults shall be painted to match the enhanced paving.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1480 LOU DILLON LN**

A-2 Zone

Assessor's Parcel Number: 015-202-040  
Application Number: MST2006-00162  
Owner: Albert W. Fink  
Architect: James Zimmerman

(Proposal to construct a 2,500 square foot, two-story residence with an additional 828 square feet of cellar space. The proposal includes a two-story, 1,250 square foot accessory structure connected to the main residence by a 654 square foot bridge walkway. The accessory structure consists of a 750 square foot, three-car garage on the ground floor and a 500 square foot accessory living space above the garage. The project also includes a sod green roof, a pool, a jacuzzi, a retaining wall, landscaping, 186 cubic yards of cut grading and 75 cubic yards of fill grading, and is located on a 2.26 acre lot in the Hillside Design District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A PLANNING COMMISSION SUBSTANTIAL CONFORMANCE DETERMINATION.)**

(3:54)

James Zimmerman, Architect; Mr. & Mrs. Albert W. Fink, Owners; and Marisela G. Salinas, Associate Planner for the City of Santa Barbara, present.

Public comment opened at 4:10 p.m.

Ms. Jill Shalhoob, neighbor, expressed concern regarding proposed addition, along the property line and lattice fencing, possible negative impact on her privacy and public views.

Ms. Kathryn Morgan, neighbor, expressed concern regarding minimal setback, pool area, possible maintenance noise that may be generated along the back fence, the general large size of the proposed project, and its possible negative impact on her privacy and public view.

Mr. Bruce Bartlett, neighbor, expressed concern regarding the apparent large size of the proposed project, the slope, plate heights, house placement, cellar excavation, second-story addition, tower element, decks, and south elevation. He commented that the project's original lot split submittal did not include a house and was submitted with only a building envelope intended as "a cabin at the end of the road" and therefore the Planning Commission approval was limited to 2500 square feet. He felt that what needed to be addressed was whether the proposed project is within substantial conformity to the Planning Commission's Conditions of Approval when the original lot split was approved. He felt that the Hillside Design Guidelines and the general character of the neighborhood were also not being taken into consideration.

Public comment closed at 4:37 p.m.

Planning Commissioners Bill Mahan and Stella Larson, provided some guiding input regarding the Planning Commission's approval of the original lot split for the subject property. Mr. Mahan clarified that the Planning Commission's direction was intended for a "small home at the end of the road." He further clarified that "areas" or square footage limits are not normally determined for houses regarding lot split cases unless the area has a "specific meaning" or in this case, a 2500 square foot "modest" home, which has now evolved into a "handsomely designed, but definitely a mansion" sized residence.

Mr. Mahan stated that he didn't believe the Planning Commission's approval was "intended for a house of this magnitude" and expressed concern regarding the proposed project's narrow driveway's intrusion into the adjacent residence, footprint, impact of exporting the cellar excavation, grading, traffic, and neighborhood compatibility.

Motion: Continued indefinitely to Full Board with the following comments: 1) The proposed project's general mass, bulk, and scale is not acceptable and violates most of the Hillside Design Guidelines. 2) The amount of covered deck exacerbates the conditions on the width, and thus the amount of cut and fill, of the building on the site. 3) The Board feels that the extraneous balconies add to the massing of the building. The site would best accommodate a thin and narrow building.

Action: Mudge/Mosel, 7/0/0 (Bartlett stepped down).

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 327 N VOLUNTARIO ST**

R-2 Zone

Assessor's Parcel Number: 031-372-009

Application Number: MST2005-00488

Owner: Jeanette M. Padilla

Architect: Robert Stamps

(Proposal to construct an 862 square foot two-story addition to an existing 885 square foot one-story residence, replace the existing 424 square foot non-permitted carport with a new 441 square foot two-car garage and relocate the entry of the existing 884 square foot second residence at the rear of the lot on a 7,500 square foot lot . Two additional uncovered parking spaces are proposed.)

#### **(Third Concept Review.)**

(4:45)

Robert Stamps, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) Add a continuous planter area or strip along the property line side of the existing driveway back to the retaining wall entry for the rear unit. 2) Add narrow planters against the buildings at the parking between the two structures. 3) Applicant to consider adding a tree in the side yard setback in front of the new open parking stall. 4) Applicant to consider adding a small decorative window in the closet element on the second-floor of the front unit above the garage. 5) Add the wrought iron fence replacement for the existing chain link fence in the front yard when the project returns for final approval. 6) Include explicit detailing of front and rear buildings; including windows, doors, eaves, and planter boxes. 7) The applicant shall return with a color board and materials for review.

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

**CONCEPT REVIEW - CONTINUED ITEM****4. 1308 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-103-016  
 Application Number: MST2005-00763  
 Owner: Eliasen Edge, L P  
 Landscape Architect: Phil Suding

(Proposal for site improvements including a 144 linear foot retaining wall ranging from approximately 4 feet up to 14 feet, 6-inches tall, 305 cubic yards of as-built grading, a 1,080 square foot wood deck, a trellis, seat walls, a spa, a fountain and associated landscaping on a 19,642 square foot lot in the Hillside Design District. The lot is currently developed with a 3,532 square foot residence and an attached 936 square foot garage. The proposal will abate violations listed in ENF2005-00735.)

**(Third Concept Review.)****(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(5:05)

Eliasen Edge, Owner; and Rob Maday, Landscape Architect from Suding Landscape Designs, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval with the NPO findings to be made at the Consent Calendar. 2) Wall Option B as depicted on the plans is the preferred design choice, and both walls shall be finished with stone. 3) The as-built window conditions can remain if the applicant is willing to upgrade the existing garage doors to carriage style doors to replicate the front entry door. 4) The Board will expect a landscape plan with the final submittal. 5) The concrete swale as depicted shall be an earthy brown or yellow brown tone in color instead of light colored concrete.

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

\*\*\*\*\* THE BOARD RECESSED FROM 5:25 P.M. UNTIL 6:05 P.M. \*\*\*\*\*

**CONCEPT REVIEW - CONTINUED ITEM****5. 1303 FERRELO RD - LOT 28**

E-1 Zone

Assessor's Parcel Number: 029-271-028  
 Application Number: MST2005-00082  
 Owner: Robert A. Josey II  
 Applicant: Kevin Goodwin

(This is a revised design: Proposal to construct a 3,493 square foot, three-story (multi-level) residence with an attached 599 square foot garage on a 27,280 square foot vacant lot. The project includes approximately 300 cubic yards of grading to be balanced cut and fill on the site. A Modification is requested to allow encroachment into the front yard setback.)

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

(6:05)

Ellen Adamson, Project Manager; Kevin Goodwin, Applicant; Corey Goodwin, Architect, Robert A. Josey II, Owner, present.

Jaime Limón, Senior Planner, clarified that staff's advisory role regarding modifications is to strive for the design of homes to comply with City zoning regulations on vacant lots. All possibilities derived from previous comments from the Board to allow for any flexibility on the proposed site for the location of the garage were exhausted without resolution. Staff has carefully reviewed the site and feel that the configuration of the garage dictates the design of the home, but would like the Board's comments on whether the mass of the proposed design is appropriate for the site regarding the modification request. Staff requests direction from the Board regarding the size of the home, and whether the proposed size, bulk, and scale fit into the highly constrained site.

Public comment opened at 6:28 p.m.

Mr. Robert Gleason, neighbor, yielded his commentary time to Mr. John Hutchings.

Mr. John Hutchings, neighbor, expressed concern, similar to his previous comments a year ago, regarding the large size, slope, and grading of the proposed project even though the applicant has made significant improvements. Mr. Hutchings believes the project does not comply with the NPO Nos. 2, 4, 5 and 6.

Mr. Charlie Boss, neighbor, expressed concern regarding the large size of the project even though the applicant has made significant improvements.

Ms. Miranda Field, neighbor, concurred with her fellow neighbors, and expressed her own concern regarding the impact of the grading process of the proposed project.

Mr. Jeff Vinion, neighbor, expressed concern regarding the potential for existing landscape damage during the construction process of the proposed project.

Chair Bartlett read a letter submitted from Ms. H. Maria Patermann, neighbor, which reiterated her previous concerns of a year ago concerning the inappropriate size, bulk and scale of the proposed project for the neighborhood where she lives, and that she remains in opposition to the project.

Chair Bartlett read a letter submitted from various neighbors in support of the project's efforts, and which approved of the applicant's efforts to address the concerns of neighbors in the area, but also expressed concerns regarding preservation of existing view corridors, preservation of privacy issues, and potential construction noise.

Public comment closed at 6:43 p.m.

Jaime Limón, Senior Planner, clarified that since the Board might not support the extent of the modifications, he will therefore discuss with the applicant whether it may be possible to push the house back further to meet the setback. Staff is seeking the Board's positive comments regarding the size of the house and site development, so that the project can move on to the Staff Hearing Officer.



- Motion:** Continued indefinitely to Full Board with the following comments: 1) The Board finds the proposed project greatly improved and appreciates presentation and exhibits. 2) The entire and actual topographic map should be presented for review so that the Board can understand the full detail of the site. 3) There is some support for the encroachment into the front yard setback for the garage, if it can be manipulated to eliminate the westerly driveway approach and still provide auto-maneuvering on site; otherwise, the garage may have to be moved further from the property line to accommodate that maneuvering. 4) Increase landscape opportunities along the street frontage available by eliminating the driveway approach, and explore more landscape opportunities at the front of the house adjacent to the entry. 5) The Board is concerned with the current configuration of the steep cross slope of the driveway, and will expect more detail on the grading of the revised driveway approach. 6) The Board does not support encroachment of living space into the 25-foot front setback. 7) The easterly wing should be either pulled out, reduce or rotated so that the entire easterly wing stays out of the front yard setback. 8) Regarding the architecture, the overall massing and forms are acceptable, but simplify some of the fenestration and eliminate some of the built-out moldings and cornered cantilevered balcony conditions. 9) The proposed house nestles well into the sloping topography and meets the existing lawn. 10) The potential modification required for the westerly stone stairway at the garage would be supported by the Board, but there is opportunity for either reducing the height of the stairway, or making it appear as an on-grade condition and therefore not requiring the modification. 11) Simplify the false recesses on face of the garage and look for other ways to articulate that façade. 12) The house follows the Hillside Design Guidelines with respect to stepping down the hillside site. 13) Restudy the articulation of the triple-arched openings of the lower arcade of the south elevation.
- Action:** Wienke/LeCron, 7/1/0 (Mudge opposed).

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

#### **6. 2027 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-322-002  
 Application Number: MST2006-00167  
 Owner: Ferer-Nissenson Family Living Trust  
 Architect: W. David Winitzky

(Proposal for additions to an existing 3,480 square foot single-family residence consisting of a 445 square foot under-deck swimming pool cabana with a 153 square foot basement hall access. A new detached 500 square foot, two-car garage with a second-story 500 square foot accessory space, and a new swimming pool and spa are also proposed. The project includes demolition of the existing under-deck swimming pool cabana, detached two-car garage, bath house, and removal of existing swimming pool and deck. Three modifications are requested for encroachment into the front yard setback on Green Lane: location of the garage and accessory structure in the front yard, construction of the swimming pool at less than 15 feet of the front property line, and a fence taller than 3.5 feet at the property line and alongside the driveway on Green Lane. 168 cubic yards of grading is proposed. The project is located on a 15,938 square foot through-lot with frontage on Santa Barbara Street and Green Lane.

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

(7:38)

W. David Winitzky, Architect; Derrik Eichelberger, Landscape Architect, and Mike & Dale Nissenson, Owners, present.

Public comment opened at 7:47 p.m.

Mrs. Karolyn Rutledge, neighbor, questioned the location of the second-story addition and setback of the proposed project's, and expressed concern regarding the possible negative impact on her privacy and public view.

Public comment closed at 7:59 p.m.

Ms. Brodison clarified for the Board that the pre-case information from Roxanne Milazzo, Assistant Planner for Staff Hearing Officer (modifications), states that as long as the front and side yards are preserved, the encroachment into the front yard for the accessory structure can be supported. The modification for the pool is not supported at this time. The Board should restrict their comments solely to the design of the project.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The Board can support the modification for the encroachment of the garage and accessory structure to 20 feet off the property line in the rear on Green Lane. 2) The Board can support the existing 6-foot fence along the property line on Green Lane. 3) The Board can support the 5-foot encroachment of the pool into the rear setback on Green Lane. 4) The Board would like to see the encroachment of the 6-foot fence along the driveway made to the required 10 feet for safety reasons. 5) The Board finds that Green Lane's 30-foot setback as a front yard appears to be a hardship. There is precedence since other already existing buildings and pools are closer and other modifications have been granted.

Action: Wienke/LeCron, 3/4/0 (Romano stepped down; Bartlett, Mosel, Manson-Hing, and Mudge opposed).

Motion failed.

Substitute Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The garage and the accessory structure encroachment is a positive aesthetic impact since it reduces the amount of paving, and eliminates the existing modification into the interior yard setback. 2) The pool is to be located outside of the setback at 15 feet from the property line. 3) The fence adjacent to the driveway shall be moved the required distance of 10 feet per the City of Santa Barbara Municipal Code.

Action: Mudge/Manson-Hing, 7/0/0 (Romano stepped down).

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

### **7. 2938 CLIFF DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-091-021

Application Number: MST2006-00165

Owner: Starr Family Trust 6/13/78

Architect: Larry Thompson

(Proposal to construct a two story addition to an existing 3,930 square foot two-story residence adding 748 square feet of additional living space. The project is located on a 1.14 acre lot located in the Non-Appealable Jurisdiction of the Coastal Zone.)

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

(8:25)

Larry Thompson, Architect; and Mr. Starr, Owner, present.

Public comment opened at 8:29 p.m. and, as no one wished to speak, closed at 8:30 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comment that the project is ready for Preliminary Approval with the NPO findings to be made at the Consent Calendar. Action: LeCron/Manson-Hing, 8/0/0.

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

#### **8. 1025 ALSTON RD**

A-2 Zone

Assessor's Parcel Number: 015-213-009

Application Number: MST2006-00166

Owner: Michael Rubenstein

Architect: Burdge & Associates

(Proposal for a 5,743 square foot, two-story residence with a detached two-story, 650 square foot garage and upstairs 499 square foot accessory space. The proposal includes 3,159 cubic yards of grading outside the main building footprint on the 1.52 acre vacant lot. The project will require Planning Commission approval for grading in excess of 500 cubic yards outside the main building footprint and development of greater than 6,500 square feet.)

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

(8:33)

José Freeling, Architect for Burdge & Associates; Michael Rubenstein, Owner; and Firouzeh Keihanpanah, Applicant, present.

Public comment opened at 8:38 p.m.

Chair Bartlett/Board member read a letter submitted by Mr. David Van Horne for Price, Postel & Parma, LLP expressing concern regarding deed restrictions for one-story roof height restrictions on Lots C and D (proposed project is on Lot C).

Chair Bartlett read a letter submitted from Ms. Judith Mouderrès, neighbor, expressed her concern regarding the grading, and her opinion that the proposed project is not an acceptable addition to the neighborhood.

Chair Bartlett read a letter submitted from Mr. Chris Johnson, neighbor, which expressed concern regarding the design of the proposed project violating private restrictions for one-story structures, view obstructions, access easements for emergency vehicle access, and oak tree and landscape grading concerns.

Public comment closed at 8:43 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) Applicant shall restudy the design concept and return with an entirely different proposal that minimizes

the proposed grading. 2) Both the house and site work need to follow the single-family residence design guidelines, specifically the Hillside Design Guidelines for the City of Santa Barbara. 3) The materials and quality of construction is appreciated by the Board, which looks forward to reviewing a project that will comply with the Hillside Design Guidelines.

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

## CONSENT CALENDAR

### REVIEW AFTER FINAL

#### A. 4200 CALLE REAL

R-3 Zone

Assessor's Parcel Number: 059-240-020  
 Application Number: MST98-00749  
 Applicant: Ben Phillips  
 Applicant: Amy Bayley  
 Owner: Alicia Martin, D.C.  
 Architect: Mark Petit  
 Architect: Karl Eberhard  
 Architect: Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

**(Review After Final for replacing approved red pavers at the Senior Housing building to stamped concrete with the same color and pattern.)**

Application withdrawn (at applicant request).

### REVIEW AFTER FINAL

#### B. 2550 TREASURE DR

E-3/SD-2 Zone

Assessor's Parcel Number: 051-330-003  
 Application Number: MST2005-00767  
 Owner: Samarkand of Santa Barbara, Inc.  
 Architect: Todd Kilburn

(Proposal for various exterior alterations at the Samarkand Retirement Facility. The alterations include the following: window to door alterations, a relocated elevator in the administration building, a storage room addition, a new gazebo structure for a relocated spa/jacuzzi, a new kiln vent in the creative arts building, and new windows in the fitness building.)

**(Review After Final for changes to elevator penthouse, location change for kiln and addition of a stucco parapet wall to screen rooftop equipment.)**

Final Approval as submitted.

**FINAL REVIEW****C. 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.)

**(Final Approval is requested.)**

Final Approval as noted on the plans.

**FINAL REVIEW****D. 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.)

**(Modification Approved April 12, 2006. Final Approval is requested.)**

Final Approval as submitted.

**FINAL REVIEW****E. 213 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-051-003  
Application Number: MST2005-00740  
Owner: Michael J. R. McGee/Barbara Schreibk  
Designer: Dexign Systems  
Applicant: Tony Xiques

(Proposal to construct a 1,067 square foot, prefabricated, one-story residence and a detached 420 square foot, two-car garage at the rear of a 9,583 square foot lot. The lot is currently developed with an existing 1,572 square foot duplex which will be converted to a single-family residence. The proposal also includes two uncovered parking spaces and demolition of the existing 595 square foot wood shed.)

**(Final Approval is requested.)**

Final Approval as noted on the plans.

**FINAL REVIEW****F. 2810 VALENCIA DR** E-3 Zone

Assessor's Parcel Number: 053-291-025  
Application Number: MST2005-00626  
Owner: Linda Fields  
Architect: Patrick Pouler

(Proposal to demolish existing one-car garage and add new 460 square foot two-car garage and 397 square foot second-story. A 70 square foot addition is also proposed to the first-floor of an existing single-family residence in the 1000' from El Pueblo Viejo (EPV) district area.)

**(Final Approval is requested.)**

Final Approval as submitted.

**NEW ITEM****G. 116 E JUNIPERO ST** E-1 Zone

Assessor's Parcel Number: 025-131-002  
Application Number: MST2006-00219  
Owner: Christi Ne Dunstan  
Applicant: Neal Silverman  
Designer: MNT

(Proposal to construct a 217 square foot one-story addition to an existing 1,537 square foot one-story residence on a 22,651 square foot lot located in the Mission Area Special Design District.)

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

Final Approval of the project as noted on the plans 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****H. 847 DEERPATH RD** A-2 Zone

Assessor's Parcel Number: 015-100-006  
Application Number: MST2006-00221  
Owner: Karen J. Howsam, Trustee  
Designer: Leslie Becker  
Contractor: Vining Construction

(Proposal for exterior door and window replacement, relocation of existing electrical meter, and installation of a new skylight for a single-family residence on a 20,641 square foot lot in the Hillside Design District.)

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

Final Approval of the project as noted on the plans 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. 6050 HOLLISTER AVE**

Assessor's Parcel Number: 073-080-070  
Application Number: MST2006-00220  
Owner: City of Santa Barbara  
Applicant: Leif Reynolds

(Proposal to demolish an existing 12,300 square foot commercial building (movie theater), remove 33,175 square feet of asphalt paving parking lot, and remove 12 eucalyptus trees.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Final Approval as submitted for the demolition of the building and parking lot. The removal of any trees is not approved with this application.

**\*\* MEETING ADJOURNED AT 8:52 P.M. \*\***