



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 8, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:05 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, left from 3:35 p.m., until 5:39 p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present from 3:08 p.m., until 3:49 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 May 4, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of May 1, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 1, 2006, with corrections.

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

C. Consent Calendar.

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

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

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) Item #9, 1916 Chino Street, has been continued indefinitely at applicant's request.
- b) The ABR agenda for May 22, 2006, will have only 3-4 items with the rest of the meeting dedicated to the NPO Update presentation to the Board. NPO Information Packets have already been mailed out to the Board for their review.

2. The Board made the following announcements:

- a) Board member Sherry will be leaving the meeting and returning after 5:15 p.m.
- b) Board members Manson-Hing and LeCron will be stepping down from Item #4, 157 La Jolla Drive, and afterward Board member Manson-Hing may be leaving the meeting to return after 6:00 p.m.

3. Jaime Limon, Senior Planner, made the following announcements:

- a) Reminded the Board of the televised unveiling for Neighborhood Preservation Ordinance (NPO) presentation, workshop and open house scheduled for 12:30 p.m., this Saturday, May 13, 2006, at the Main Library's Faulkner Gallery. The reason behind the NPO Update Presentation on May 22, 2006, is to gather feedback from the Board and public since the Board will be faced with the task of primarily enforcing the NPO, and will therefore be key in giving recommendations to City Council. A special request is directed toward those on the Board who have not yet participated on these NPO discussions, regarding topics such as the FAR limits, ABR guidelines, etc.
- b) Suggested the Board hold a special Brown Act discussion item of approximately 15 minutes in length at the beginning of an unspecified future meeting for Board questions and input.
- c) Requested the Board provide staff with some feedback on the meeting length and the length of time allotted to each item on the agendas, keeping in mind that the purpose of agenda scheduling is to have the applicant wait for the Board and not the Board wait for the applicant, and to be aware of the unpredictability of scheduling applicants since items can conclude either earlier or later depending upon the applicant's preparation and the Board's commentary on the proposed project.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

MISCELLANEOUS ACTION ITEM: DISCUSSION**1. REQUEST TO FORWARD THE LOWER RIVIERA SPECIAL DESIGN DISTRICT GUIDELINES TO CITY COUNCIL FOR ADOPTION**

Staff: Jake Jacobus, Associate Planner/Urban Historian.

(The Lower Riviera Special Design District was created as part of the Demolition Review Ordinance Amendments in October 2004. Over the past few months, City Staff and volunteers from the Bungalow Haven Neighborhood Association have worked on creating draft guidelines which are intended to guide development within the Lower Riviera Special Design District in order to ensure its continuing compatibility to the proposed Bungalow Haven Historic District, which lies within its core. The guidelines, once adopted, will serve to assist property owners, architects, contractors, and commissions and design review boards to design projects that will be appropriate, compatible, and beneficial to the Special Design District, and to assist the City in reviewing applications for new projects and alterations to structures within, and in close proximity to, the proposed Historic District.)

(3:39)

Jaime Limón, Senior Planner; and Jake Jacobus, Associate Planner/Urban Historian, present.

Mr. Limón made an introduction to the Lower Riviera Special Design District Design Guidelines (Guidelines) discussion item: The primary focus of tonight's discussion will be an update from Mr. Jacobus on what has been accomplished since the item under discussion was presented to the Board for review on April 17, 2006. At the end of the discussion, a request will be made for the Board to recommend forwarding these draft Guidelines for review before City Council tentatively scheduled on June 13, 2006.

UPDATE: Mr. Jacobus announced that, at the Historic Landmarks Commission (HLC) meeting held on May 3, 2006, the HLC recommended that the draft Guidelines be forwarded to City Council for their consideration. During this time, three comment letters were also received by staff from the public:

- One of these letters was opposed to the idea of additional stringent controls of an historic district and anonymously signed "out of concern for neighborhood retribution," which Mr. Jacobus felt was unfortunate since the public should feel part of the process, that their opinions count, and be able to freely offer any and all comments and suggestions.
- The second letter was from Mr. Randy Wright, at 610 East Sola Street, who was not necessarily opposed to the idea of a special design district, but felt that the draft Guidelines were a little too strict regarding such topics as stipulations on vinyl versus wood siding. Mr. Jacobus explained that the purpose of a special design district was to provide stringent guidelines in order to preserve, protect, and enhance the architectural style of the district.
- The last letter received was from Mr. Joe Ruchon from the Bungalow Haven Association, who had some comments about some changes made to the draft Guidelines regarding how the Board and HLC would handle new unit developments and multi-unit proposals.

Board member Wienke had also previously posed a similar question regarding the zoning in these areas, which Mr. Limón explained the draft Guidelines will recognize primarily as R3 or R2 zoning for multi-unit developments intermingled with one-story bungalows and requiring both structures to be compatible; thereby making it clear to the various Boards and Commissions how this neighborhood will be treated and evaluated when new developments and alterations are proposed. The HLC has already reviewed and commented on this subject matter, with only one HLC Commissioner concerned with multi-unit dwellings being regulated in this manner. An updated version will be emailed by staff to the Board as soon as possible.

Mr. Limón further stated that designation of an historic district is not addressed at this time, but will be part of the next phase of evolution of these Guidelines addressing specific control mechanisms such as developmental limits or restrictions.

During the discussion, the following clarifications were made by Mr. Limón and Mr. Jacobus in response to comments, suggestions, and/or questions by the Board:

1. (Board member Wienke) When the R2 and R3 zonings are designated for this area, such projects will be reviewed chiefly by the HLC, since it will be, by definition, an historic district.
2. New proposed historic district title will be the: "Bungalow Haven Historic District," instead of the "Lower Riviera Special Design District."
3. There is interest in maintaining a designated buffer area around the proposed actual historic district; therefore, these guidelines may stay in place if the neighborhood and Council feel they are warranted.
4. Separate criteria may evolve for the designated buffer area, as well as the separate guidelines for the actual "Bungalow Haven Historic District" itself.
5. (Chair Bartlett) An update of these Guidelines with the HLC and Planning Commission (PC) comments could be distributed to the Board, if the Board feels it needs more time to review before recommending the draft Guidelines be forwarded to City Council for review.
6. (Board member Manson-Hing) A review of the HLC and PC comments in the updated Guidelines would be helpful in determining whether there are any areas of concern the Board should be made aware of or needing clarification by the Board.

CONCLUSION: Continued two weeks to the Full Board with an updated computerized Word text-only version of the Guidelines, with highlighted HLC & PC input, emailed to all Board members prior to returning for their comments, suggestions, and consideration for recommendation to Council.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1527 LIVE OAK LN** E-1 Zone

Assessor's Parcel Number: 049-261-028
Application Number: MST2006-00217
Owner: Michael Bishop
Architect: Tom Ochsner

(Proposal to enclose 96 square feet of existing front porch to create additional living space. The existing 3,019 square foot one-story residence with an attached two-car garage is on a 12,632 square foot lot located in the Hillside Design District. The project requires a Modification for work in the front yard setback.)

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

(3:49)

Tom Ochsner, Project Architect, present.

Public comment opened at 3:54 p.m., and as no one wished to speak, closed at 3:55 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) Board cannot make the findings to support the front yard modification (unsubstantiated hardship). 2) The proposed loss of much of the existing front porch would detract aesthetically from the existing architecture. Other opportunities on the site exist to accommodate the expansion.

Action: Manson-Hing/LeCron, 7/0/0 (Sherry absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 532 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 019-333-015
Application Number: MST2006-00078
Owner: Michael S. Pavioff
Applicant: Ben Liu

(Proposal to add a 612 square foot second-story to an existing 1,478 square foot single-story single-family residence on a 8,734 square foot lot in the Hillside Design District.)

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

(4:01)

Ben Liu, Applicant; and Michael & Dorothy Pavioff, Owners, present.

Public comment opened at 4:08 p.m. and, as no one wished to speak, closed at 4:09 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board finds the second-story addition and location set to the rear of the existing residence to be appropriate for this particular site. 2) Study reducing the second-floor plate height to 8 feet to allow the roof form to match in roof pitch at 4.5 feet in 12 feet. 3) Study breaking up the front gable on the southwest elevation, i.e., by possibly pulling the master bedroom forward. 4) Integrate the main roof of the proposed addition and the stair tower roof into one roof plane. 5) As to the northeast rear elevation, restudy the protruding roof form as it faces the rear on the stair tower, i.e. by possibly introducing a gable roof over the stair tower. 6) Add muntins in the windows to replicate double-hung windows on the existing house. 7) Correct drawings to reflect the existing conditions for the portion of the house which is to remain, and matching the photo documentation.

Action: LeCron/Romano, 7/0/0 (Sherry absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 157 LA JOLLA DR

E-3/SD-3 Zone

Assessor's Parcel Number: 041-362-005

Application Number: MST2006-00208

Architect: Christopher Manson-Hing

Owner: Henry D. Wadley

Owner: Gary & Michelle Covington

(Proposal for a 3,846 square foot, two-story single-family residence including attached 500 square foot two-car garage and 133 square foot attached accessory space on a 25,391 square foot vacant lot located in the Hillside Design District. Planning Commission approval of a Coastal Development Permit is required for a new residence in the Appealable Jurisdiction of the Coastal Zone.)

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

(4:25)

Christopher Manson-Hing, Architect; and Gary Covington and Henry D. Wadley, Owners, present.

Public comment opened at 4:50 p.m.

Mr. Kjonegaard, neighbor, expressed concern regarding the proposed project's negative compatibility with the present neighborhood.

Ms. Jane Griffin, neighbor, expressed concern regarding large size and height of the proposed project.

Mr. Anthony (and Patricia) Craddock, easterly neighbor, read a submitted letter which expressed concern regarding neighborhood compatibility issues of the casual, "beachy," understated and unpretentious, size of the proposed structure, green belt landscaping, and other aesthetic, accessibility, and design style issues of the proposed project.

Ms. Ramin Bral, neighbor, expressed concern regarding the size and compatibility of the proposed project into the surrounding neighborhood.

Public comment closed at 5:02 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The proposed two-story residential concept is well designed to the pie-shaped cul-de-sac lot adjacent to the bluff. 2) As to the façades: The façades that face adjacent neighbors are mostly one-story to the west and partially one-story on the east with some two-story elements that are well articulated with ins and outs on the architectural forms. 3) The street façade is the smallest of the building elevations, and presents one-story elements facing the street with the two-story elements set further back. 4) The bluff façade is set far enough in to the flat portion of the site, so that it will be barely visible even from the ocean. 5) The proposed design style, even though differing from the adjacent neighborhood's design style of more wood, would be compatible if dark earth tone colors are used for the main building, and if the doors, windows, and railing details are enhanced with wood materials to assist in blending with adjacent residences. 6) The Board appreciates the applicant's concern for the privacy of adjacent neighbors, and that the proposal presents no second-story balconies which abut adjacent properties. 7) The Board appreciates that the applicant is proposing to maintain the landscape vegetation between the proposed project and the residence to the east. 8) The Board expects the proposed project to return with quality detailing and a full landscape plan.

Action: Wienke/Bartlett, 2/3/0 (Manson-Hing and LeCron stepped down; Sherry absent; Romano, Mudge, and Mosel opposed.).

Motion failed.

Amended

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The proposed two-story residential concept is well designed to fit into the pie-shaped cul-de-sac lot adjacent to the bluff. 2) As to the Façades: The façades that face adjacent neighbors are mostly one-story to the west and partially one-story on the east with some two-story elements that are well articulated with various architectural forms. 3) The street façade is the smallest of the building elevations, and presents one-story elements facing the street with the two-story elements set further back. 4) The bluff façade is set far enough into the flat portion of the site, so that it will be barely visible even from the ocean. 5) As to the Architecture: Three of five Board members are concerned that the proposed Spanish style of the architecture is not compatible with the neighborhood. 6) Some Board members feel that the proposed architecture would be better served to have more articulation on the front northern elevation, and with more relief presenting to the street façade. 7) The Board appreciates the applicant's concern for the privacy of adjacent neighbors, and that the proposal presents no second-story balconies which abut adjacent neighbors. 8) It is understood that the applicant is proposing to maintain the landscape vegetation between the proposed project and the residence to the east. 9) The Board expects the proposed project to return with quality detailing and a complete landscape plan.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 514 W VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 039-103-007
 Application Number: MST2006-00110
 Owner: Jose Rosario Pinedo
 Applicant: Armando Arias

(Proposal to construct a 1,950 square foot two-story residential unit including a 420 square foot 2-car garage. This new unit will be attached to the rear of the existing 1,896 square foot single-family residence and two-car garage to create a duplex on the 6,187 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:27)

Armando Arias, Applicant, present.

Public comment opened at 5:31 p.m. and, as no one wished to speak, closed at 5:32 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The proposed project is ready for Preliminary Approval, pending Environmental Assessment assuming no significant architectural alterations to the design. 2) The proposal shall return to the Full Board for review if significant alterations are proposed.

Action: LeCron/Mudge, 7/0/0 (Sherry absent).

***** **THE BOARD RECESSED FROM 5:39 P.M. UNTIL 6:04 P.M.** *****

CONCEPT REVIEW - CONTINUED ITEM**6. 3953 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-222-002
 Application Number: MST2006-00126
 Owner: Jorge Ruiz Garcia
 Architect: Jose Esparza

(Proposal to add a 630 square foot second-story addition, a 447 square foot first-floor addition, and an attached 400 square foot two-car garage to the existing 1,684 square foot, one-story, single-family residence. The existing storage/laundry area and two-car carport will be demolished. The second-story addition includes decks on the front and rear of the house. The project is located on a 7,021 square foot lot.)

(Third Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:04)

Jose Esparza, Architect, 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 one week to the Consent Calendar with the following conditions: 1) The deck over the entry be eliminated. 2) Applicant to study some other transitional roof element from the two-story to the one-story, such as a trellis, to define the entry.

Action: Mudge/Sherry, 7/1/0 (Wienke opposed).

CONCEPT REVIEW - CONTINUED ITEM**7. 226 EUCALYPTUS HILL DR**

A-2 Zone

Assessor's Parcel Number: 015-050-017
Application Number: MST2004-00349
Owner: Cynthia Dee Howard, Trustee
Applicant: L & P Consultants
Architect: Shubin & Donaldson

(Proposal for a lot line adjustment between two lots (2.76 and 2.67 acres) to create a 3.10-acre and 2.34-acre lot. Also proposed is demolition of the existing single-family residence and accessory buildings, and construction of a new 5,000 sq. ft. residence and detached guesthouse at 232 Eucalyptus Hill Drive, and construction of a new 5,000 sq. ft. residence and 1,500 sq. ft. guesthouse at 226 Eucalyptus Hill Drive. A Conditional Use Permit for an additional dwelling unit on each lot is required.)

(Third Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, MODIFICATIONS, AND A LOT LINE ADJUSTMENT.)

(6:24)

Kim Maciorowski, Architect for Shubin & Donaldson, present.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) As to the General Overall Site Design: The Board can support the densities of the development, the size of the buildings, and the number of garage parking spaces and not covered parking spaces; given the reconfiguration of the lots and that they are not visible by the general public. 2) The lower lot (226 Eucalyptus Hill) is not viewed by the general public and mostly concealed within the natural woodshed of the lower terrain. 3) The Board is comfortable with the walled scheme of the front elevation on the upper house; given the natural material palette with sandstone walls, and copper roofs that mostly slope toward the downhill view of the site. 4) The Board appreciates the reduction in the hardscape of the revised site planning effort, the minimize driveway areas, and the less paving visible from Eucalyptus Hill Drive. 5) The parking for the guest house at 226 Eucalyptus Hill Drive is a clever solution utilizing the sunken lift garage which helps to minimize the circulation and paving area presented on a prior scheme. 6) The architecture of the upper house (232 Eucalyptus Hill) is low in profile and barely visible beyond the wall presenting from Eucalyptus Hill Drive. 7) The use of the hip roof is acceptable to the other elements of the design. 8) The copper roof material is acceptable as presented. 9) As to the Guest House for 232 Eucalyptus Hill Drive: The Board finds it is tucked well into hillside, and the natural sandstone materiality helps it blend into the setting. 10) The Board is comfortable with the adjacent detached garage with the landscaped roof as it tucks into the hillside. 11) As to the Lower House of 226 Eucalyptus Hill Drive: The Board is comfortable with the siting around the central courtyard. 12) Some Board members are concerned with the proposed glazed roof tile, which should be a green tone coloration to blend with the landscape. 13) The Board looks forward to a more detailed landscape plan that expands the plant palette, walking paths, the proposed water features, locates all underground utilities to mitigate and preserve any oak trees, shows all proposed retaining walls including their height and materiality, and addresses the new entry driveway through the oak grove to clearly depict the oak trees to remain and those to be removed and/or replaced.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 628 PICO AVE**

R-3 Zone

Assessor's Parcel Number: 031-103-006
Application Number: MST2006-00148
Owner: Rafael & Maria Lopez
Applicant: Frank Medina

(Proposal for a second single-family residence on the rear of a 6,750 square foot lot with an existing one-story 1,056 square foot single-family residence. Proposed is a two-story 1,784 square foot single-family residence and an attached 487 square foot two-car garage and attached 387 square foot two-car carport. The proposal includes demolition of the existing two-car carport.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:19)

Frank Medina, Applicant; and Maria Lopez, Owner, present.

Public comment opened at 7:29 p.m.

Mr. Richard Rosenwald, easterly neighbor, expressed concern regarding the impact of the size (number of bedrooms), street parking, lack of utilization of the garage and driveway, and overall appropriateness of the aesthetic design of the proposed residence for the surrounding neighborhood.

Public comment closed at 7:37 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) Applicant shall first meet with the Public Works, Transportation Division to resolve parking and maneuverability issues on the site. 2) The Board is concerned that the parking may need to be redesigned to the point that a totally new application may be unnecessary. 3) The Board is concerned with the neighborhood context of the proposed additional unit and requires complete photo documentation of the neighborhood, including photos of both sides of the street, and upper level photos taken from the elevation of the proposed second-story decks to assure there are no violation of privacy issues. 4) The Board is not comfortable with the large deck over existing carport. 5) The proposed Spanish style appears foreign to the neighborhood and not compatible with existing front house, and as depicted, is not handled in an authentic manner. 6) The Board would consider a detached Spanish style if further documentation of the surrounding neighborhood supports such a style. 7) The Board would not consider the use of the s-tile, or sanded plaster. 8) The Board would like the applicant to consider another style more compatible with the front house and the surrounding neighborhood context, e.g., wood siding, or shingle type roofing. 9) The applicant to return with documentation for maintenance of trees and/or hedges on the property.

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

CONCEPT REVIEW - CONTINUED ITEM**9. 1916 CHINO ST**

R-2 Zone

(7:40)

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.)

Motion: Continued indefinitely at the applicant's request.
Action: Bartlett/LeCron, 8/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1029 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-241-024
Application Number: MST2006-00003
Owner: Rory McMenamin
Architect: Tomas Osinski

(Proposal for a 38 square foot enclosure of the entry, new stairs and trellis, new 300 square foot deck, replace existing doors and windows, replace siding and new stone veneer on chimney for a 2,394 square foot residence with a 378 square foot attached garage on a 16,273 square foot lot in the Hillside Design District.)

(Review After Final for proposed window changes.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 1229 MANITOU LN**

R-1 Zone

Assessor's Parcel Number: 041-010-039
Application Number: MST2003-00905
Owner: Manitou Lane, LLC
Architect: Kirk Gradin

(Proposal to construct a new 3,500 square foot two-story residence with an attached 750 square foot three-car garage on a 28,406 square foot vacant lot in the Hillside Design District. There is approximately 60 cubic yards of grading proposed outside the main building footprint.)

(Review After Final to change the size of a window on the south elevation, install siding around the window, add a door to the west elevation, change the previously approved second-floor deck to be usable, and to change exterior door and window colors to paint.)

Continued one week at applicant's request.

FINAL REVIEW**C. 1744 PROSPECT AVE**

R-2 Zone

Assessor's Parcel Number: 027-141-028
Application Number: MST2005-00588
Owner: Christi Soto-Vovier
Agent: Woody Boyce Builders
Applicant: Chuck Santry

(Proposal to demolish an existing garage and rebuild the garage in the same footprint with a rooftop observation deck. A Modification is requested for the garage to encroach into the required front yard setbacks.)

(Modification approved on November 2, 2005. Final 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.

CONTINUED ITEM**D. 3245 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-104-008
Application Number: MST2006-00214
Owner: Christine Hammond
Architect: Richard Redmond

(Proposal to permit an as-built wood and stucco pier fence along Campanil Drive and the east property line approximately 160 feet long along Campanil Drive, and 60 feet long along the eastern property line. Also proposed is the addition of 41 feet of new fence to the existing as-built fence on a 1.10 acre lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week to the Consent Calendar with the comment that the applicant is to return with a landscape plan to add significant additional plantings to soften and screen the as-built fence.

REFERRED BY FULL BOARD**E. 1321 GILLESPIE ST R-2 Zone**

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

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

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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.

CONTINUED ITEM**F. 305 E HALEY ST C-M Zone**

Assessor's Parcel Number: 031-211-019
Application Number: MST2006-00237
Owner: John E. & Janna M. Price
Agent: Eddie Deras

(Proposal to resurface existing stairs at the rear of an existing commercial building with tile, resurface existing treads, and install tile to the existing planter wall cap adjacent to the building.)

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

Final Approval as submitted with the condition that the stair treads are to be retiled with Saltillo tile with a bull nose; however, the portion dealing with the planter wall cap is removed from this application per the applicant's request.

NEW ITEM**G. 820 E HALEY ST C-2 Zone**

Assessor's Parcel Number: 031-303-005
Application Number: MST2006-00262
Owner: Gilman Family Trust 4/22/03
Architect: Doug Reeves

(Proposal to install two new wood French doors in existing openings at the rear of an existing 1,878 square foot commercial building.)

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

Final Approval as noted on the plans.

**** MEETING ADJOURNED AT 7:48 P.M. ****