



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 22, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:09 P.M.

BOARD MEMBERS:

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

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present 3:21 p.m. to 3:52 p.m.
 KELLY BRODISON, Planning Technician, Present
 KATHLEEN GOO, Recording Secretary, Present

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

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on May 18, 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 15, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 15, 2006, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Mr. Wienke with the following exceptions: 1) Item L, 30 East Haley Street; Item M, 2233 Stanwood Drive, and Item N 537 Meigs Road, that were reviewed by Mr. LeCron. 2) The landscaping for Item G, 1759 Grand Avenue, reviewed by Mr. Mudge. 3) Item H, 754 Alameda Padre Serra, reviewed by Ms. Romano.

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

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

1. Ms. Goo announce that she will be absent from the May 30, 2006, Full Board ABR meeting and Gabriela Feliciano will be the substitute Commission Secretary.
2. Jaime Limón, Senior Planner, reminded the Board that the mid-year recruitment application deadline for ABR membership is Friday, May 26, 2006, in order to fill the remaining vacancy for the Board's ninth seat. Applications are also being accepted for the Sign Committee vacancy which has the same deadline of Friday, May 26, 2006. Interviews are likely to take place sometime in June.

E. Subcommittee Reports.

Mr. Wienke reported that he and Mr. LeCron will be attending the first Airport Subcommittee meeting, since the official selection of an architect, on Wednesday, May 24, 2006.

F. Possible Ordinance Violations.

Mr. Mosel reported that while on his requested site visit route for the Neighborhood Preservation Ordinance Update discussion item, he noticed construction materials being used at the 240 Cordova Drive residence, located on the Mesa, are either fiber glass or plastic, four-in-a-row and banded, tile roofing in violation of the Santa Barbara Municipal Code. Staff should verify and issue the appropriate violation warnings.

MISCELLANEOUS ACTION ITEM: DISCUSSION

(3:31)

1. REQUEST TO FORWARD THE LOWER RIVIERA SPECIAL DESIGN DISTRICT GUIDELINES TO CITY COUNCIL FOR ADOPTION.

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.

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

UPDATE: Mr. Limón announced that the Lower Riviera Special Design District Guidelines is tentatively scheduled to be reviewed for City Council adoption on June 13, 2006. Mr. Jacobus stated that the Board should already have the red-lined comments by the Historic Landmarks Commission in addition to the original hard copy sent out last month. Mr. Limón reassured the Board that subsequent amendment of these guidelines could be made, even after City Council adoption, in order to provide the Board with as comprehensive Guidelines as possible. Chair Bartlett requested the rest of the Board to try and send their suggested changes to Mr. Jacobus prior to the next Board meeting scheduled for Tuesday, May 30, 2006.

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) INTERMEDIARY ZONES. The actual mapping of the special design district is specific to which residential parcels are located within each area (R1, R2 or R3 zoning) and where they apply. However, the *boundaries*, between a particular “historic district” and the rest of the City, have not been technically certified by the Historic Landmarks Commission (HLC) designation Subcommittee. It is within “buffer zones” that the Board may be called upon to make compatibility decisions on whether or not a proposal should follow or mimic a specific historic district design style; be it “adjacent,” “contiguous,” or “across the street” from the proposed Historic District.

(Board member Mosel) SUGGESTED GUIDELINE INCLUSIONS: In the Public Works section of the Guidelines, the reference to the “preservation of concrete stamps” should be included in the Guidelines since the Lower Riviera/Bungalow Haven District does have a few in that district. Santa Barbara is unique and one of only five cities in the country which use concrete stamps to mark or indicate the mason, contractors, or owners of each concrete works/monuments; a tradition which dates back to the 1800s. It was suggested that the Guidelines also include the words “art glass” on “windows above the transom” which is in reference to leaded glass patterns above windows (e.g., diamond or round shaped patterns).

Public comment opened at 3:41 p.m.

Ms. Kathleen Daig, neighbor, presented to the Board a list of fellow neighbors who wish to be excluded or “opt-out” from the proposed “actual historic district” (i.e., the Guidelines) for reasons of the possible single-family zoning designation, imposed deed restrictions, diminished property rights and values such as limited financing, sale-ability, and color limits imposed on residences. Ms. Daig included her own reasons to remain excluded from the “actual historic district” pertaining to loss of property owner’s rights, such as the limitation of color choice imposed on residences.

Mr. Limón clarified that the boundaries any proposed historic districts have not been set as of yet and the public will be notified when hearings are held before the HLC to clarify those details in the Guidelines.

Public comment closed at 3:43 p.m.

Motion: Continued one week at Staff’s request.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 468 PASEO DEL DESCANSO

E-3 Zone

(3:52) Assessor's Parcel Number: 053-101-014
Application Number: MST2006-00225
Owner: Hans Karl Betzholtz/Elaine K. Levass
Architect: Clay Aurell

(Proposal to construct 402 square foot second-floor addition to an existing 1,404 square foot one-story single-family residence. The project includes minor remodeling of the first-floor and construction of a 153 square foot one-car carport. The existing detached 243 square foot one-car garage will remain on the 9,240 square foot lot.)

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

Clay Aurell, Architect; and Elaine K. Levasseur, Owner, present.

Public comment opened at 3:59 p.m.

Chair Bartlett read a letter submitted by Hal and Kathy Christensen, neighbors, who expressed objection to the proposed second-story addition as currently drawn on the plans. The letter mentioned that they had spoken with Hans Bezholtz and Elaine Levasseur who agreed to redesign the project with a more suitable roof line.

Public comment closed at 4:00 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board understands that the applicant is choosing to redesign the roof structure of the proposed second-story addition in response to concerns of their easterly neighbor. 2) The charming architecture of the original house would be better served with an articulated roof form for the second-story addition. The proposed flat roof form appears over-scaled. 3) The small balcony on the upper level is acceptable with the applicant to provide photo documentation that privacy impacts to adjacent neighbors are minimized. 4) The Board is concerned with the loss of the arch and gate on the street elevation; consider a carport design that incorporates a more traditional vine pocketed trellis element to camouflage a portion of the carport or additional site walls to screen the parking from the street. 5) Applicant to provide additional photo documentation on both sides of the street showing the full width of the block streetscape to better assess the context of the neighboring homes. 6) The Board suggests the applicant pursue a modification for an uncovered second parking stall or pursue tandem parking with the covered trellis placed in front of the existing one-car garage in order to preserve the arch form on the front elevation of the house.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 3507 CHUPAROSA DR

E-3/SD-1/SD-2 Zone

(4:17) Assessor's Parcel Number: 053-233-006
 Application Number: MST2006-00171
 Owner: Paul Thomas David
 Architect: Kirk Gradin

(Proposal for a 1,092 second-story addition and a 298 square foot first-floor addition to an existing one-story 1,172 square foot single-family residence. There is an existing, detached 450 square foot garage with a 370 square foot second-floor accessory space to remain on the 9,100 square foot lot.)

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

Kirk Gradin, Architect, present.

Public comment opened at 4:27 p.m. and, as no one wished to speak, closed at 4:28 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) Ready for Preliminary Approval. 2) The Board finds roof material originally proposed as slate and revised to asphalt would be better served as a heavy shake material similar to adjacent residences of a thick concrete shake to give the roof more of a Monterey style appearance. 3) The rear column at the south elevation should be widen to present more of a wall mass at the corner condition or narrowed to appear as a true column. 4) The existing large pittosporum canopy tree in the front yard shall remain and not be removed as currently depicted on the plans.

Revised

Motion: Final Approval of the project as noted 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 with the following conditions: 1) The roof is to remain as slate or concrete material, not asphalt or fiberglass comp. 2) The existing large pittosporum canopy tree in the front yard shall remain and not be removed as currently depicted on the plans.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1017 E HALEY ST**

R-2 Zone

(4:39) Assessor's Parcel Number: 031-242-020

Application Number: MST2006-00116

Owner: Robert Bartlein & Priscilla Jacobs

Architect: Vadim Hsu

Contractor: Ken Smith

(Proposal to demolish two existing apartment units and detached garage and construct three new apartment units. The project consists of a duplex with two 719 square foot two-bedroom units and attached 232 square foot two-car carport, and a 935 square foot three-bedroom unit. The project includes four additional parking spaces consisting of a 300 square foot two-car carport and two uncovered parking spaces. Approximately 150 cubic yards of cut grading is proposed outside the building footprints on the 9,056 square foot lot. One of the two-bedroom units is an affordable unit. A modification is required to allow a bonus density (lot area to be less than required for three units). A second modification is required for an exterior stairway to encroach into the interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER ACTION.)

Vadim Hsu, Architect, present.

Public comment opened at 4:57 p.m. and, as no one wished to speak, closed at 4:58 p.m.

Motion: Continued three weeks to the Full Board with the following comments: 1) The Board finds the site design and overall massing of the project supportable. 2) The Board supports the lot area modification to gain the affordable unit at the front of the site, but does not support the requested interior yard modification for the stair encroachment. 3) The Board would prefer to see the central parking and the front building moved back approximately five feet to allow for: a) a larger front porch; b) the opportunity for a different stair configuration located at the northeast corner of the proposed front building, and c) better pedestrian access for the second floor unit. 4) The proposed wall at the front public sidewalk should be stone to match the adjacent side wall. 5) As to the Landscaping: There is further opportunity for landscaping at the westerly side yard adjacent to the existing stone wall, so that it buffers the building from the adjacent driveway and provides landscaping and privacy for the ground floor unit. 6) Utilize larger trees of a different species to replace the two pine trees to be removed from the front yard. 7) Provide vine pockets along the driveway that abuts the proposed front structure. 8) Refine the details, especially of the front porch and railing components. 9) Study refining the proposed attic vents and the juncture of the plaster wainscot where it meets the wood siding above. 10) The applicant shall return with quality detailing for the doors and windows. 11) The Board appreciates the integration of the solar panels at the central carports as a good location for that usage. 12) The Board finds acceptable the delineated paving at the driveway for pedestrian access to the rear unit.

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

**** THE BOARD RECESSED 5:22 P.M. TO 5:54 P.M. ****

DISCUSSION ITEM

(5:54)

5. SINGLE FAMILY DESIGN GUIDELINES/NEIGHBORHOOD PRESERVATION ORDINANCE (SFDG/NPO) DRAFT UPDATE.

This is the initial review for comments of the Single Family Design Guidelines/Neighborhood Preservation Ordinance (SFDG/NPO) Draft Update Package. The second review with comments and request for final recommendation to City Council is tentatively scheduled for June 12, 2006.

Heather Baker, Project Planner, present.

DRAFT UPDATE PACKETS.

The Boards' information packets contained the following:

1. A copy of the May 13, 2006, SFDG/NPO Open House public notice.
2. An attachment packet containing:
 - a) Site visit maps.
 - b) Articles taken from the Microsoft Network (MSN) Web site.
 - c) Various public comment letters received by Staff.
 - d) A draft summary of the SFDG/NPO Proposed Municipal Code Changes (blue) with a draft Floor to Lot Area Ratios (FAR) Chart (Attachment 1), and a Chart of Submittal Requirement Levels of Planning Commission FAR Modification Approvals (Attachment 2).
3. A draft of the ABR Guidelines for Architectural Design Part 1 (pink).
4. A draft of the updated Single Family Residence Guidelines spiral binder (tan).

Prior to the discussion, Ms. Baker summarized the following in response to comments and questions received by Staff at the NPO Update Open House and Workshop on May 13, 2006:

1. (HLC) Request to have horizontal lines drawn on the retaining wall diagram. Adjustments have been made by Staff.
2. (ABR) Request for clarification on the FAR Chart that the 7,500 square foot lots (a Steering Committee recommendation) would not be included in the standards and only be guidelines. Adjustments have been made by Staff with the continued recommendation that 10,000 square foot lots and above be subject to FAR Standards.
3. (ABR) Request for a California State definition of "manufactured homes" into the draft SFDG/NPO Update for basic ordinance review. Staff has complied.
4. Staff corrected an error on Page 5 of the Draft Municipal Code Changes of a need to reference a 4,000 square foot single-story trigger for only ABR review proposals, rather than a 3,000 square foot single-story trigger, and applicable to 15,000 square foot lots and less.
5. Staff corrected an error to state that the review would occur three years after the adoption of the NPO, rather than two years, to give it more of a trial period.

Discussion ensued regarding new questions, suggestions, and requested changes by the Board on specific items in the information packet received from Staff.

PUBLIC COMMENT. Public comment opened at 7:03 p.m.

Ms. Dianne Channing, representative for the NPO Steering Committee, expressed concern that the NPO Update Package is not the product that the Steering Committee undertook to develop. The goal had been to create an ordinance that would be crystal clear to everyone years from now regardless of any personal bias. She stated that the Steering Committee has achieved a lot of good work; however, the original intent of the NPO's vision has not been resolved, which was to clarify for design review boards, applicants, and neighbors what the limits are for households.

Ms. Cathy McCannon, neighbor, expressed concern regarding the larger scale of allowable residences, extensiveness and complication of the Municipal Code instead of a simpler one, and should be applicable to smaller scale lots which it excludes.

Ms. Michelle Giddens, neighbor, was in favor of giving the option to new owners to enlarge their homes with reasonable second additions, and expressed concern regarding the proposed small figures allowable by the proposed draft FAR Chart and the proposed two-thirds majority vote by the Board.

Mr. Timothy Harding, representative for the Citywide Homeowner's Association, expressed concern regarding use of the proposed draft FAR Chart, which he felt should be utilized as a guideline only and not as a requirement with the sizes in larger practical figures with design being the key and not absolute size; exclusion of 7000 lot sizes, and that underground garages should be considered a "good thing."

Ms. S. Dorothy Fox, neighbor, given the modern tendencies toward multi-generational homes, expressed concern regarding the limited allowable size homes on the draft FAR Chart and felt that the proposed draft was too restrictive on house sizes.

Ms. Karen Allen, member of Citywide, expressed concern regarding the guideline standards on 6,000 square foot homes, guidelines flexibility and design.

Public comment closed at 7:26 p.m.

REGARDING GUIDELINE VS. ORDINANCE. The following comments were made by the Board:

1. Staff should be aware of the possibility that some members of the public have not expressed their views regarding the NPO outreach even though staff has already conducted extensive outreach efforts regarding notifying and collecting public neighborhood concerns.
2. Clarification: Staff is looking for methods or ways for public participation regarding contentious subjects such as the FAR standards at this stage of the SFDG/NPO Guideline update, short of taking a public poll, and is open to the Board's suggestions.

It was concluded, by a various comments made by all but one of the Board members, that the FAR Chart should only be used as a guideline and not fixed as an ordinance. It was generally agreed that FAR Chart standards are not supported nor effective, hard to regulate and administer, and would not have the desired impact as an ordinance for the smallest lots who will be impacted the hardest since square footage depends heavily upon the size of the lot which is an exclusivity standard for larger lots and not necessarily fair to smaller lots. As a guideline, it would serve better to be "fair and yet flexible" since it would be equally applicable to all lots regardless of lot size and not penalize smaller lot owners; therefore, becoming a lot size issue instead of a number issue. It was also further suggested that these guidelines be used as a "tool to implement for three years with modification in later years," and the use of a "target" as opposed to a "limit."

REGARDING FAR CHART AS A GUIDELINE:

Mr. Limón suggested, and the Board concurred, that the FAR Chart numbers and ranges not be adjusted but only simplified, with details on the FAR chart to be subject to alteration based upon suggestions by the Board.

Ms. Baker agreed to provide the Board members a simplified FAR Chart to be reviewed at the next SFDG/NPO Update presentation.

STRAW VOTES:

How many of the Board members are in favor of supermajority votes of those present at ABR meetings? 5/3/0. Wienke/Mudge/LeCron opposed.

How many of the Board members agree that there should be a required drive-by at a minimum site visit in order to vote on a project exceeding the guideline FAR? 5/3/0. Sherry/LeCron/Wienke opposed).

How many of the Board members agree with the clarification that the draft summary of the SFDG/NPO Proposed Municipal Code Changes - Attachment 2, Chart of Submittal Requirement Levels of Planning Commission FAR Modification Approvals, should read "exceptional architectural quality" instead of "consistent with the intent of the Zoning Ordinance and NPO Findings are made"? 8/0/0.

How many of the Board members agree on a three year review period of the NPO Guidelines? 8/0/0.

How many of the Board members would support that the SFDG/NPO Update Package be forwarded to City Council along with the recommended changes? 8/0/0.

CONSENT CALENDARREVIEW AFTER FINAL**A. 624 MULBERRY AVE**

R-3 Zone

Assessor's Parcel Number: 043-221-015
Application Number: MST2004-00107
Owner: Paul & Patricia Mullin
Architect: Vadim Hsu

(The subject project involves a proposal for a new 851 square foot two-bedroom condominium unit, a new 473 square foot attached two-car garage and an attached one-car carport on a 5,000 square foot lot. The existing two-bedroom single-family residence of approximately 690 square feet would be converted to a condominium unit. An uncovered parking space adjacent to the existing single-family residence would remain. The existing 384 square foot garage would be removed.)

(Review After Final for eight additional light fixtures at various locations on the building exterior.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 002-05.)

Final approval of the Review After Final as submitted.

REVIEW AFTER FINAL**B. 2930 LOMITA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-201-029
Application Number: MST2004-00826
Owner: Elizabeth McClure
Architect: Gretchen Zee

(Proposal to demolish 228 square feet of accessory buildings and construct a new 500 square foot detached accessory building above an existing detached 326 square foot garage. There is an existing 1,897 square foot single-family residence on a 7,220 square foot lot.)

(Review After Final to remove walls from under-story.)

Final approval of the Review After Final as submitted.

REVIEW AFTER FINAL**C. 428 E HALEY ST**

C-M/M-1 Zone

Assessor's Parcel Number: 031-283-015
Application Number: MST2005-00739
Owner: Philip C. Petre, Trustee
Architect: Jose Esparza

(Relocate electric meters and enclose and inset main entry doors and new side door.)

(Review After Final for changes to doors and electrical enclosure.)

Final approval of the Review After Final as submitted.

REVIEW AFTER FINAL**D. 1585 LA VISTA DEL OCEANO**

E-1 Zone

Assessor's Parcel Number: 035-170-024
Application Number: MST2000-00224
Owner: Matthew Edwards

(Proposal for a new 4,423 square foot, multi-level, single-family residence with a terrace, pool, and attached two-car garage on a 16,373 square foot lot located in the Hillside Design District. There are 468 cubic yards of grading proposed within the building footprint.)

(Review After Final for changes to swimming pool, relocating and adding louvered doors to pool equipment enclosure and a window change.)

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

REVIEW AFTER FINAL**E. 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 a change to the stucco detail for Administration, Family and Senior buildings, change the upper deck of the Family Building from patterned to continuous pavers and replace the Senior Building garage structural deck interlocking pavers with 5/8" Higgins pavers.)

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

FINAL REVIEW**F. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Landscape Architect: Bob Cunningham
Architect: Erich Burkhart
Architect: Brian Cearnal

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Final Approval of the Architecture for the Knapp Parking Structure is requested.)

Final approval of the architecture of the Knapp Building parking structure as submitted.

FINAL REVIEW**G. 1759 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 027-141-006
Application Number: MST2005-00780
Owner: 1759 Grand Avenue Associates, LLC
Architect: Kirk Gradin

(Proposal to construct a 2,318 square foot, two-story residence (Unit A) with an attached 503 square foot garage; a 1,840 square foot two-story residence (Unit B) with an attached 518 square foot garage; and a 2,245 square foot residence (Unit C) with an attached 503 square foot garage on a vacant 16,900 square foot lot located in the Hillside Design District. The project will result in 7,927 square feet of structures on the lot. Two modifications are requested for front yard encroachment for the garage and for an overheight wall along the driveway.)

(Modification approved on January 18, 2006. Final Approval is requested.)

Final approval of the architecture as noted on the plans. Preliminary approval of the landscape plan as submitted and continued indefinitely to the Consent Calendar for final approval.

FINAL REVIEW**H. 754 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-014
Application Number: MST2005-00186
Owner: Shirley Jay
Applicant: Michael Ratway
Designer: Casa Bella Designs

(Proposal for a 650 square foot addition to an existing 1,350 square foot one-story residence with an attached 468 square foot garage on a 13,300 square foot lot located in the Hillside Design District. The proposal includes the demolition of 123 square feet of the existing residence and will result in a 2,395 square foot one-story residence including the attached garage with approximately 237 cubic yards of grading outside the main building footprint. There is an existing 1,057 square foot deck to be demolished and replaced with a new 818 partially covered deck.)

(Final Approval is requested.)

Continued indefinitely to the Consent Calendar for final approval of the landscape plan with the comment that the architecture is also ready for preliminary approval.

FINAL REVIEW**I. 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.)

(Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final approval 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.

FINAL REVIEW**J. 802 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-029
Application Number: MST2006-00139
Owner: William A. Fletcher
Architect: Lori Kari
Contractor: Young Construction

(Proposal to construct a 156 square foot accessory structure to be used as a pool cabana in the rear yard. A previous pool cabana was demolished under MST2004-00587. Approximately 80 cubic yards of grading is proposed.)

(Final Approval is requested.)

Final approval of the project as submitted.

CONTINUED ITEM**K. 620 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-180-037
Application Number: MST2006-00272
Owner: SB Core Associates, LP
Applicant: Tectonica Design
Architect: Wolcott Architecture

(Exterior changes proposed, including new exterior paint and light fixtures, new guard rail to existing balconies and staircase (facing street), new roof and 8,010 square feet of new balconies on the second-story facing the interior of the property, new floor finish to the existing balconies.)

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

Ready for preliminary approval pending approval of the parking configuration by the Transportation Division, and continued indefinitely to the Consent Calendar with the comment that the applicant is to return with color chips and a color board.

NEW ITEM**L. 30 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 037-212-032
Application Number: MST2006-00282
Owner: Abraham Safina, Trustee
Architect: Karl Swanson

(Proposal to add a new planter, fencing and A.C. paving on a 4,350 square foot parking lot adjacent to a lot with an existing towing business.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final approval as noted on the plans with the comment that the fence shall be black in color instead of purple.

NEW ITEM**M. 2233 STANWOOD DR**

A-1 Zone

Assessor's Parcel Number: 019-360-017
Application Number: MST2006-00260
Owner: Morton & Caroline Sacks
Agent: Permit Planners
Designer: Design Group

(Proposal to remove existing entry walls from two locations along Stanwood Drive and replace with new landscaping at one location and construct new 8'-0" tall entry and gate at other location. Also proposed is to replace existing landscaping with a new 7'-0" tall entry and gate along Orizaba Lane and to construct a new 8'-0" tall sound wall in the front yard along Stanwood Drive. No lighting is proposed.)

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

Ready for final approval pending the Environmental Assessment (MEA) with a correction on the project description of the proposed carriage that the lighting style fixtures were proposed.

NEW ITEM**N. 537 MEIGS RD**

E-1 Zone

Assessor's Parcel Number: 035-112-010
Application Number: MST2006-00294
Owner: Cldmja Realty, LLC
Architect: W David Winitzky

(Proposed alterations to an existing 1,557 square foot, one-story residence in the Hillside Design District. The changes include new siding, window, and door changes.)

(PROJECT REQUIRES 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; and with the conditions that the house shall be a Frazee "tequila" color, the windows shall be white in color, and the roof shingles shall be dark grey in color.

REVIEW AFTER FINAL**O. 3002 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-201-008
Application Number: MST2005-00696
Owner: Raul Gutierrez
Architect: Joaquin Ornelas, Jr.

(Proposal to construct a new 1,276 square foot, two-story addition to an existing 1,436 square foot, one-story residence on a 7,500 square foot lot. There is an existing two-car garage, habitable accessory space, and a non-conforming open yard.)

(Final Approval of the Landscape Plan is requested.)

Continued one week to the Consent Calendar for final approval of the landscape plan.

**** MEETING ADJOURNED AT 8:51 P.M. ****