



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, June 5, 2006**

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

**3:10 P.M.**

**BOARD MEMBERS:**

BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present, arrived at 3:15 p.m.  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present  
 RANDY MUDGE, Present, arrived at 3:33 P.M.  
 LAURIE ROMANO, Present, stepped out from 3:50 until 4:54 p.m.  
 DAWN SHERRY, Present, arrived at 3:17 p.m.  
 MARK WIENKE, Present  
 GRANT HOUSE, Absent

**CITY COUNCIL LIAISON:**

GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON, Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Absent  
 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>Master Application &amp; Submittal Fee - (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 June 1, 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 8:00 a.m. on Channel 18.

**GENERAL BUSINESS:**

## A. Public Comment:

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

No public comment.

## B. Approval of the minutes of the Architectural Board of Review meeting of May 30, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 30, 2006, with corrections.

Action: Manson-Hing/Romano, 7/0/1. (LeCron abstained)

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Wienke with the exception of the landscaping for Items B (400 Block Coronel Street), H (6 St. Anne Drive) I (1940 Mission Ridge Road), and L (515 N. Quarantina Street) reviewed by Board member Romano.

Action: Manson-Hing/Mosel, 7/0/1 (LeCron abstained).

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

1. Ms. Brodison announced that Board member Sherry will be late to tonight's meeting.

2. Board member Romano made the following announcement that she will be stepping down from Item #3, 336 N. Milpas Street.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**DISCUSSION ITEM**1. **UPPER STATE STREET STUDY AND IMPROVEMENT PLAN INTRODUCTION**

Staff John Ledbetter, Principal Planner

(Staff presentation of the process, schedule, and scope of work approved by City Council for the Upper State Street Study and Improvement Plan. Architectural Board of Review feedback on the study is requested at this time.)

**(COMMENTS ONLY)**

(3:23)

John Ledbetter, Principal Planner, present.

**BACKGROUND:** Mr. Ledbetter gave a background introduction to the Upper State Street Study and Improvement Plan (Study) which was requested by City Council after much controversy ensued concerning several large projects proposed for the area. The purpose of the Study is to address immediate need within an existing policy framework, preserve and implement future opportunities of the area, and articulate distinctions between short-term improvements and the larger SB 2030 (General Plan Update) vision.

**UPDATE:** Mr. Ledbetter presented and explained the Upper State Street Study process to the Board, touching on key issues such as traffic, circulation concerning access and parking, landscaping and open space issues, setbacks and design standards and protection of public views.

**PROCESS SCHEDULE:** The proposed process for the Study will involve the preparation of an information booklet (May – Aug. 2006), consultation with City Boards & Commissions and MTD, public outreach and participation through walking tours and workshops (Sept./Oct. 2006), preparation of a draft plan (Dec. 2006), draft plan review by City Boards & Commissions (Jan. 2007), and final review by City Council (Jan. 2007).

The information booklet will entail a land use analysis and comprehensive traffic studies involving traffic counts, access and circulation pattern studies, and future traffic condition analysis of pending projects and improvement opportunities. The expected elements of the draft study will involve traffic circulation action plan, urban design recommendations, and policy issues for the SB 2030 process.

Public comment opened at 3:33 p.m. and, as no one wished to speak, closed at 3:34 p.m.

**Q&A:** During the discussion, the following clarifications were made by Mr. Ledbetter response to comments, suggestions, and/or questions by the Board:

1. (Wienke) Review and amendment of the design guidelines may be necessary for the upper State Street area, as well as modification to the existing zoning.
2. (Mudge) Traffic circulation analysis in the upper State Street area will include the possibility of new streets through the La Cumbre Plaza and two-way traffic on Calle Real. However, the Study's main focus, in terms of capital improvement, will be directly on State Street involving the use of medians, sidewalk improvements, bus turnouts, a reduced the number of curb cuts, and possible turning lanes and bicycle improvements, etc.
3. (Manson-Hing) The Study will also include input generated by the AIA during their visioning workshop.
4. (Bartlett) The exact study area boundaries are not set in stone, and may extend to Longs Drugs on the east end, and possibly include Trader Joe's.
5. (Wienke) Staff is working on summarizing the urban design context concurrently with the traffic study, and both will be presented together in the "Booklet" that will precede the workshops. The actual update of the Upper State Street Urban Design Guidelines would occur later as an implementation action.
6. (Wienke) A marked and signed bicycle lane does exist along upper State Street, although it is not a Class 1 bicycle lane that is completely separate.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 336 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-371-021  
Application Number: MST2006-00236  
Owner: EHE Realty Company  
Architect: Paul Poirier  
Business Name: Longs Drugs

(Proposal for a new one-story 12,688 square foot commercial building and a 52 space parking lot for Longs Drugs at the northwest corner of Milpas and Gutierrez Streets. The proposal includes the voluntary merger of three lots totaling 39,130 square feet and demolition of three existing non-residential buildings totaling 12,919 square feet. The project requires Development Plan Approval.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, DEVELOPMENT APPROVAL FINDINGS AND PLANNING COMMISSION APPROVAL FOR A VOLUNTARY MERGER.)**

(3:50)

Paul Poirier, Architect; Derrik Eichelberger for EHE Realty Co.; and Joe Cavanaugh for Longs Drugs., present.

Public comment opened at 3:59 p.m.

Mr. Ricardo Shi, neighbor, expressed concern regarding the proposed project's fencing, and trash receptacle, size and appearance, including any possible negative impact on his privacy and public view.

Ms. Georgine Eccleston, neighbor, expressed concern regarding the proposed project's fencing, trash receptacle, repositioning of driveway, decorative wall, and location of the proposed utility poles.

Public comment closed at 4:09 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board finds that the current proposal is replacing one of the nicest examples on Milpas Street, and would like to see a revised proposal that emulates many of those good attributes. 2) An identifiable pedestrian entrance along Milpas Street or at the corner is desirable. 3) The Board would look for pedestrian space along Milpas Street that sets the building back far enough to maintain some of the Riviera mountain views. 4) As to traffic circulation, it would be preferable to have the parking less apparent from Milpas Street and yet allow for vehicle access. 5) As to the architectural mass, it would be preferable to have the building broken up into smaller components and have a more "village-like" quality, as opposed to the big box-like retail look as currently presented. 6) It would be a real asset to the proposed project to keep the jacaranda tree at the front corner. 7) Some functional relationships of necessary elements such as the trash and loading dock areas should not be visible from the street and the adjacent residential neighbors. 8) The proposed project should represent a true retail experience, especially along Milpas Street, and not present a false façade alluding to activities behind an adorned blank wall. 9) The domed form on the building alludes to an entry even though not authentic, and should be an actual entry expression or pronounced entrance. 10) Applicant should return with photo documentation of composite street elevations. 11) Applicant shall include accommodation for shopping carts and any future vending machines on the revised proposal.

Action: Mudge/Sherry, 7/0/0. (Romano stepped down)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 3111 STATE ST**

P-R/SD-2 Zone

Assessor's Parcel Number: 051-112-018  
Application Number: MST2006-00255  
Owner: City of Santa Barbara  
Applicant: Gordon Bell  
Architect: Omni Design Group

(Proposal for a new unmanned wireless facility for Cingular Wireless in MacKenzie Park. Proposed is the installation of a 35 foot tall pole with three panel antennas located in the lawn bowling parking lot area, and a 230 square foot equipment building.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND FINDINGS FOR MINIMAL VISUAL IMPACTS.)**

(4:54)

Gordon Bell, Applicant, present.

Public comment opened at 5:07 p.m.

Ms. Mary Del Bonis, neighbor, expressed concern regarding the proposed project's possible negative impact in the decline of property values, known public perception of possible health hazards in connection with cellular towers, aesthetic issues, negative impact on rural communities and parks. She therefore requests restriction of cellular facility and tower construction near rural communities and parks, and suggests that these cellular providers possibly share facilities between companies.

Ms. Kathleen Barnato, neighbor, expressed concern regarding neighborhood compatibility, questioned the use of above ground utilities when underground utility capability is available, the close proximity to parks in heavy use by adults and children, the possible harmful effects of electromagnetic frequencies (EMF), and asked if an Environmental Assessment (MEA) had been done yet.

Ms. Brodison responded that an MEA had been completed but she will check if EMFs were part of that study.

Mr. Mel Keimach, representing the MacKenzie Park Lawn Bowlers Club (since the proposed cellular tower would be placed in their parking lot), expressed opposition to the proposed project and the possible harmful health effect of the installation of a cellular antennae since the park sees heavy use by many adults and children.

Ms. Janette Carr, neighbor, expressed concern regarding the proposed project's installation of a cellular antennae and the possible harmful health effect on adults and children who use the park, the possible negative effects on her property values and views, and for other aesthetic reasons. She requested the Park & Recreation Department not set such a precedent by allowing the proposed project since underground utility capability is currently available.

Mr. Jim Smith, neighbor, expressed concern regarding the proposed project's possible negative impact on the park which is a "focal point" for nearby residents, joggers, people who use the park facilities, and visitors to the area; and as such, requests that the Board consider the possible negative impacts on the public view and neighboring property values. He also requested that the applicant seriously consider alternative project sites.

Ms. Amanda Bacon, neighbor, declined to speak at this time.

Mr. Peter Basch, neighbor for the Samarkand Neighborhood Assoc., in addition to a submitted letter, expressed concern regarding proposed project's impact on the park, the scenic views of the area, and questioned the appropriateness of the proposed project in this neighborhood.

Public comment closed at 5:19 p.m.

Board member Mudge addressed a question regarding the rational of the proposed project's location selection toward the Parks & Recreation Department staff, Mr. Billy Goodnick, Landscape Architect, who had no official stand on the proposed project which was just beginning the design review process. Mr. Mudge also questioned if an earthquake hazard zoning had been done for the proposed project since it falls within or is in close proximity to such a zone.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board finds the application is unacceptable as proposed, since the Board cannot make findings for minimal visual impacts. 2) If applicant desires to pursue the application on City property, a different solution or location would have to be presented which does not present substantial visual impacts.

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

\*\*\*\*\* THE BOARD RECESSED FROM 5:48.M. UNTIL 6:19 P.M. \*\*\*\*\*

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

#### **4. 3303 STATE ST A**

C-L/C-P/SD-2 Zone

Assessor's Parcel Number: 051-100-001

Application Number: MST2006-00077

Owner: Emil F. & James M. Deloreto, Trustees

Architect: Lenvik & Minor

(Proposal for a front facade remodel and parking landscape alterations for Loreto Plaza.)

**(Second Concept Review.)**

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

(6:20)

Richard Six, Architect from Lenvik & Minor, present.

Motion: Preliminary Approval and continued indefinitely back to Full Board with the following comments: 1) The development of detailing is an enhancement to the character of the project, and the artistic touches added to the façade are moving in the right direction. 2) The Board is concerned with the upper screen at the curved arcade and would like to see further study of another treatment. 3) The variety of the individual store fronts is acceptable. 4) Applicant shall return with material and sample boards to represent the proposed material palettes. 5) The Board looks forward to further development of the site work and associated landscaping. 6) Even though not reviewing the signage, the Board is concerned with incorporating with signed boxes, and looks forward to suggested details for the box treatment to be integrated with the proposed canopy metalwork.

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

**CONCEPT REVIEW - CONTINUED ITEM****5. 115 W CANON PERDIDO**

C-2 Zone

Assessor's Parcel Number: 037-042-022  
Application Number: MST2005-00554  
Owner: General Telephone Company/California  
Applicant: Michael Morgan  
Architect: JTC Architects  
Applicant: Jim Tousignant  
Business Name: Verizon California, Inc.

(Proposal for a lot line adjustment and voluntary lot merger of ten legal lots including the GTE Telephone Building at 101 W. Canon Perdido Street. Proposal includes stair enclosure addition and reconfiguration of existing exterior metal stairs, new chain link fencing, restriping existing parking lot and adding new planters in the parking lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A LOT LINE ADJUSTMENT AND VOLUNTARY LOT MERGER)**

(6:42)

Michael Morgan, representative for Applicant, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board finds the reduction in the addition for the stair enclosure to be an architectural improvement to the project. 2) The added banding at the stair structure helps to integrate it with the existing architecture. 3) There is still additional opportunity to reduce the hardscape in the parking lot area to increase the opportunities for landscaping. 4) The covered bicycle parking stall in the parking area should be moved more internal to the lot so that the landscaping can recapture the paved area closest to the street. 5) The rear planter at the property line should be widened to the maximum extent feasible. 6) Provide canopy trees in the rear planter aligning with the center line of the parking lot drive aisles. 7) The chain link fence at the rear property line shall be covered (i.e., screened) with landscape or vines. 8) Provide additional detailing regarding the parking lot lighting with cut sheets and materials, and a color and material board when the project returns. 9) The Board would recommend selecting lighting fixtures that emulate the style of the existing architecture.

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



**CONCEPT REVIEW - CONTINUED ITEM****6. 1115 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-014  
Application Number: MST2005-00609  
Owner: Jaime & Robin Melgoza  
Architect: Keith Nolan  
Agent: Justin van Mullem

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

(7:18)

Justin van Mullem and Jim Donahoe, from On-Design Architects, present.

Motion: Continued three weeks to Full Board with the following comments: 1) The Board feels that the site plan changes of the proposed project are moving in the right direction. 2) The addition of landscaping on the opposite side of the driveway easement definitely helps the aesthetics of the driveway. 3) The Board finds the front porch addition on Unit 1, facing the street, is a positive improvement, but sees that more needs to be done in presenting a one-story presence to the street. 4) Clarification and accuracy issues with the plans need to be addressed upon project's return to the Board. 5) The Board does not support the freestanding entry element as shown, and feel that it should be eliminated. 6) The Board does feel that the upper stories of all three units, are still too repetitive. Look for other ways of modulating the roof forms or fenestrations to significantly break up that identical quality. 7) The Board is still concerned with the randomness of the varied materials as indicated on the exterior elevation, and would look for further refinement of those as well. 8) The porches should be treated in a more traditional fashion by adding beams at the top of the proposed pillars, and consider adding a low railing at the porches to provide a sense of privacy and enclosure. 9) The Board appreciates the progress on the detailing, and looks forward to more quality detailing when the applicant returns.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 970 JIMENO RD**

E-1 Zone

Assessor's Parcel Number: 029-052-002  
Application Number: MST2006-00099  
Owner: Shelly Johnson & Karen Kasaba  
Agent: James Macari  
Architect: Dennis Thompson

(Proposal for a 767 square foot first-floor addition to an existing 2,490 square foot single-family residence with an attached 671 square foot garage on a 20,238 square foot lot in the Hillside Design District. Also proposed is a 557 square foot rear patio cover and a 104 square foot deck.)

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

(7:52)

James Macari, Agent for the Applicant, present.

Public comment opened at 8:04 p.m.

Ms. Goo, Commission Secretary read a synopsis of a letter submitted from Mr. D Michael & Patricia Herendeen, neighbors, which expressed concern regarding the fact that the proposed room addition and decking at the west and rear of the project overlook and overlap their home. Given the proposed additional window and decking have more direct visibility than what previously existed at that site, they propose the plan be modified with additional evergreen trees or plantings of adequate height and breadth to screen and block the line-of-sight between the two properties.

Public comment closed at 8:05 p.m.

Motion: Continued indefinitely to Consent Calendar and ready for Preliminary Approval, with the following comments: 1) Neighborhood Preservation Ordinance findings can be made at the Consent Calendar. 2) The applicant shall add additional screen plant massing (shrubbery) to preserve the privacy of the adjacent properties. 3) The applicant shall also provide additional photo documentation.

Action: LeCron/Romano, 7/0/0 (Board member Mudge stepped down).

(8:07)

A letter submitted for Item #2, 3111 State Street, was brought to the attention of the Board after the motion and Ms Brodison read it into the minutes. Samarkand Neighborhood Association expressed opposition to the proposed installation of a Cingular (AT&T Inc. and Bell South) wireless antenna facility in MacKenzie Park. They expressed preference to underground utilities and objected to the addition of unsightly poles and overhead wires, especially in close proximity to the popular lawn bowling and other amenities enjoyed by the public at MacKenzie Park.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 434 TERRACE RD**

E-3 Zone

Assessor's Parcel Number: 035-191-031  
 Application Number: MST2006-00257  
 Owner: Jane & Collie Conoley  
 Architect: Dennis Thompson

(Proposal to construct a 513 square foot second-story addition to an existing 1,666 square foot one-story single-family residence with an attached 462 square foot garage on a 6,502 square foot lot. Modifications are required to allow the second-floor deck to encroach into the required interior yard setback, and to allow the porch to encroach into the required front yard setback.)

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

(8:08)

Dennis Thompson, Architect; and Jane & Collie Conoley, Owners, present.

Public comment opened at 8:11 p.m. and, as no one wished to speak, closed at 8:12 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The Board finds the proposed second-story addition is appropriate and the proposed entry porch adds character to the current front elevation.. 2) The Board is in support of the front yard porch modification, and the second-floor deck modification, since they are minor in nature and do not add any interior square footage. 3) Applicant should restudy a new entry to be more pedestrian friendly with a sidewalk separate from, or adjacent to, the driveway.

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

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 1105 N ONTARE RD**

E-1 Zone

Assessor's Parcel Number: 055-151-013  
 Application Number: MST2003-00329  
 Owner: Raymond & Sandra Castellino  
 Applicant: W. David Winitzky

(Proposal for a 39 square foot addition to an existing 3,575 square foot residence with an attached 364 square foot garage in The Hillside Design District. Also proposed are new wood windows and doors in the existing openings. A new 461 square foot upper deck and 1,462 square foot lower deck with stairs and railings is proposed. A window on the north elevation will be removed. A new window is proposed on the south elevation, as well as a new door in place of an existing window.)

**(Review After Final for an additional 39 square feet of habitable space at the lower floor, an exterior spiral stair, various door and window changes and the demolition of the existing 757 square foot deck and a new 1,001 square foot deck.)**

Final Approval as submitted of the Review After Final.

**REVIEW AFTER FINAL****B. 400 BL CORONEL ST**

Assessor's Parcel Number: 035-270-0RW  
Application Number: MST2005-00265  
Owner: City of Santa Barbara  
Applicant: Heather Diez  
Architect: Susan Van Atta

(Proposed safety project to install fence along drop-off side of Coronel Street (which is closed to vehicular traffic) between Coronel Street and Loma Alta near McKinley School. The project includes the stabilization of the hillside above a parking lot area where school and neighborhood pedestrians travel.)

**(Review After Final for revised fence materials.)**

Continued one week with the comment that the applicant study using stapled wire mesh on back side of the wood rail fence.

**FINAL REVIEW****C. 3053 SAMARKAND DR**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-161-004  
Application Number: MST2005-00755  
Owner: Hochman Family Survivors Trust 9/22  
Architect: Scott Rowland

(Proposal to demolish an existing 1,446 square foot residence with an attached 209 square foot garage and construct a new 2,736 square foot two-story residence with an attached 442 square foot garage. A modification is required for locating the open yard in the front yard on Las Positas Street.)

**(Modification approved December 14, 2005. Final Approval is requested.)**

Final Approval as submitted.

**FINAL REVIEW****D. 1501 SAN ANDRES ST**

C-P/R-2 Zone

Assessor's Parcel Number: 043-244-015  
Application Number: MST2005-00836  
Owner: Krieg Family Trust  
Applicant: Dino Putrino

(Proposal to install a Verizon Wireless communication facility consisting of six antennas enclosed by architectural screening measuring 8 feet tall by 4 feet wide on the roof of the existing building and construct a 408 square foot enclosure on the rear of the building to screen additional radio equipment.)

(Final Approval is requested.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND FINDINGS FOR MINIMAL VISUAL IMPACTS.)**

Final Approval as submitted with minimum visual impact findings.

**CONTINUED ITEM****E. 427 ALAMEDA PADRE SERRA**

R-2 Zone

Assessor's Parcel Number: 031-391-010  
Application Number: MST2006-00123  
Owner: Perry Perkins  
Architect: Lori Kari

(Proposal for exterior alterations and construction of three wooden decks for an existing 2,728 square foot residential duplex. The proposed alterations are: replacement of 3 windows with French doors, replacement of all remaining existing windows with vinyl clad dual glazed windows, replacement of garage doors, addition of a wood trellis above the garage doors, and obtaining a permit for the "as-built" replacement of cement walkways with wood walkways. A modification is required for deck encroachments into the non-conforming open yard area.)

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

Continued indefinitely to Staff Hearing Officer (SHO) and then back to the Consent Calendar with the comment that there are no neighborhood privacy concerns.

**FINAL REVIEW****F. 616 E MICHELTORENA ST**

R-2 Zone

Assessor's Parcel Number: 029-033-004  
Application Number: MST2005-00686  
Owner: Rogelio & Rebecca A. Trujillo, Family Trust  
Architect: Duffy Smith  
Contractor: Joe Carrillo (New Contractor)

(Proposal to legalize a 208 square foot storage space on the first floor, and legalize a 174 square foot, second-floor addition at the rear of the existing 1,677 square foot, two-story duplex on a 7,500 square foot lot. The proposal includes the demolition of an existing deck and exterior stair and the construction of a 192 square foot deck and stair. The reconstruction of the existing 385 square foot, detached garage is under a separate permit.)

**(Final Approval is requested.)**

Revised Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Calendar.

**NEW ITEM****G. 1608 CALLE CORTE** R-1 Zone

Assessor's Parcel Number: 041-110-003  
Application Number: MST2006-00283  
Owner: Ewoud & Jill R. Tsas  
Designer: Jason Grant

(Proposal to construct a second floor deck at the north elevation of the existing 1,303 square foot two-story residence with an attached 595 square foot garage on a 5,835 square foot lot locate in the Hillside Design District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND 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, and continued indefinitely to the Consent Calendar.

**NEW ITEM****H. 6 ST. ANN DRIVE** E-1 Zone

Assessor's Parcel Number: 041-175-009  
Application Number: MST2006-00053  
Owner: Stephen & Laura Wheeler

(Proposal to expand existing decks from 5 feet in depth to 10 feet, both upper and lower decks. Upper deck to include a quarter arch in center cantilevered out approximately 2½ feet. Adjacent deck to be conformed with new decks by changing out balusters.)

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

Preliminary Approval of the Architecture 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 Preliminary Approval of the Landscaping with the condition that the applicant is to add two small 15 gallon size canopy trees.

**NEW ITEM****I. 1940 MISSION RIDGE RD** A-1 Zone

Assessor's Parcel Number: 019-083-024  
Application Number: MST2006-00323  
Owner: Mercedes H. Eichholz, Trustee  
Owner: Mission Ridge Trust  
Owner: Carol Gross

(Proposal for addition of solar panels, as built wall, new site retaining walls, new built-in barbeque, fencing for pool requirements, new patio addition, driveway addition.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND 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; with the comments from the City Historian to be noted on the plans; and with the following additional comments: 1) The applicant shall hand-dig post holes under the oak tree canopies for oak tree protection measures. 2) If any oak trees are to be removed or damaged during or as a result of construction, they shall be replaced with 36-inch box size trees in kind.

**NEW ITEM****J. 2814 PUESTA DEL SOL** E-3 Zone

Assessor's Parcel Number: 053-205-021  
Application Number: MST2006-00319  
Owner: Michael E. Cage & Lynne Desmond  
Designer: Eric Swenumson

(Proposal for a 70 square foot addition to an existing 1,653 square foot single-family residence with a detached 491 square foot garage, and 491 square foot accessory space on the second-story above the garage. The parcel is 9,340 square foot in the are called 1000' of El Pueblo Viejo District.)

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

Final Approval as noted on the plans with the comment that the colors, doors, and windows shall match the existing.

**NEW ITEM****K. 343 E MISSION ST** E-1 Zone

Assessor's Parcel Number: 025-331-010  
Application Number: MST2006-00324  
Owner: Bruce Arden Living Trust 1/21/05

(Proposal to change exterior paint color of existing residence.)

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

Final Approval as noted on the plans, and with the condition that the water heater enclosure shall be painted to match the house.

**FINAL REVIEW****L. 515 N QUARANTINA ST** C-M Zone

Assessor's Parcel Number: 031-222-022  
Application Number: MST2005-00252  
Owner: Toscan Family Trust  
Architect: David Jones

(Proposal to remodel and add 42 square feet to an existing 706 square foot residence and convert the use and add 380 square feet to a separate existing 513 square foot residence. The project will result in a 748 square foot residence and a 893 square foot commercial building on a 9,900 square foot lot. The proposal will include three covered and two uncovered parking spaces.)

**(Final Approval is requested.)**

Final Approval as submitted of the Architecture and Final Approval as submitted of the Landscape Plan.

**\*\* MEETING ADJOURNED AT 8:20 P.M. \*\***