



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 31, 2006**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:03 P.M.**

- BOARD MEMBERS:** BRUCE BARTLETT, Chair, Present (stepped out at 5:11 p.m., left at 6:08 p.m.)  
 JAMES LECRON, Vice-Chair, Present  
 JIM BLAKELEY, Present  
 CHRISTOPHER MANSON-HING, Present (stepped out at 5:11 p.m., returned at 6:25 p.m.)  
 GARY MOSEL, Present  
 RANDY MUDGE, 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 from 3:03 p.m. to 4:12 p.m.  
 BETTY WEISS, City Planner, Present from 3:03 p.m. to 4:12 p.m.  
 JOANNE LACONTE, Assistant Planner, Present  
 GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (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 <u>folded plans</u> 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](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 Thursday, July 27, 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 July 17, 2006.  
Motion: Approval of the minutes of the Architectural Board of Review meeting of July 17, 2006, with corrections.  
Action: Mudge/LeCron, 7/0/1. Manson-Hing abstained. Mudge, Wienke, and Bartlett abstained on Items 1 through 4.

Approval of the minutes of the Architectural Board of Review meeting of July 24, 2006.  
Motion: Approval of the minutes of the Architectural Board of Review meeting of July 24, 2006, with corrections.  
Action: LeCron/Manson-Hing, 8/0/0.

- C. Consent Calendar:  
Motion: Ratify the Consent Calendar. Items A, B, D, E of the Consent Calendar were reviewed by Wienke; Items C, F, G, H, I, were reviewed by LeCron; Items J and K were reviewed jointly by LeCron and Wienke. Landscaping for Item J was reviewed by Mudge.  
Action: Sherry/Manson-Hing, 8/0/0.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. La Conte made the following announcements:  
Chair Bartlett will step down from Item #3, and leave the meeting at 6:00 p.m.
  2. Mr. Limón, Senior Planner, made the following announcements:
    - a. An appeal of the second-story project located at 219 Calle Laureles is scheduled to be heard by City Council in late August or early September.
    - b. The Neighborhood Preservation Ordinance Update will be discussed at City Council on August 8, 2006 at 6:00 p.m.
  3. Mr. LeCron announced that he will not attend the August 14th meeting. Mr. LeCron stated that board member Sherry has agreed to attend the Consent Calendar in his absence.
  4. Mr. Wienke announced that he will not attend the meeting of August 14, 2006.

E. Subcommittee Reports.

Board member Manson-Hing reported that the Lower Mission Creek Sub-Committee will present the Coastal Determination Package to City Council on August 8, 2006. The package will be sent to the California Coastal Commission on August 11, 2006. A copy of the submittal is available for viewing at Public Works counter. He stated that the plan was a long time coming, that they are doing a good job and that a portion of it will affect the public in the future regarding creek planting.

F. Possible Ordinance Violations.

No reported violations.

## **DISCUSSION ITEM – MODIFICATION TRAINING**

### **1. MODIFICATION PROCEDURES**

**(3:35)**

Present: Jaime Limón, Senior Planner; Bettie Weiss, City Planner; and Roxanne Milazzo, Associate Planner

Mr. Limón provided information on the types of modification applications typically requested, such as modifications for parking and loading requirements, open yard setback requirements; lot area requirements, fence, screen, wall, and hedge requirements; height limitations, and solar access requirements. Mr. Limón provided the Board with information on the purview of the ABR, the roles of ABR and PC in the review process, and types of useful comments that staff is requesting of the ABR. Mr. Limón will followup by providing the Board copies of the entire PowerPoint presentation.

Ms. Weiss clarified that in zoning terms *hardship* does not refer to the personal economics of a project, but it refers to land, land use and the built environment.

Board Comments and Questions:(Q) What is the current stance on open yard space? Is it allowable on upper levels? (R) Based on Council direction, and staff's interpretation of the Code, yard space means on the ground. Modifications are considered as necessary.

(Q) Could it be communicated to the Board whether Staff is in support of a modification before cases are presented to the Board. (R) If there is a modification that staff does not support the ABR will be informed. The breakdown is in rare instances where plans have been changed without disclosure.

(C) Project descriptions need to be updated in the database system particularly when cases are noticed multiple times. (R) The current procedure is for updates to take place, but there may have been some oversight.

(Q) Can ABR be copied on the preliminary consultation letter for review. (R) We do want to file them and read or have the Chair read the letters. There can be confusion among the public thinking that their project is approved when there is an indication of support by the Board or staff for modifications.

(Q) Is it inappropriate for the Board to state into the minutes that we are in favor of providing the open space in the front yard. For example, when there is a site constraint on a lot, the house is not too large, but there is an extremely large front yard, and the neighborhood pattern is for houses set close to the street. (R) The pattern in the neighborhood is shorter setbacks, and when given the short size of the lot it makes sense to move the house forward; or, on a corner lot someone is trying to design usable outdoor space. The Board can say they like the design solution for the outdoor living area to be off a particular street. If the Board speaks to the design issue they will be on target with the input which is needed.

Public comment was opened at 4:01 p.m.:

Tony Fisher, Attorney, suggested that there is a need to develop procedures to make clear which Board member voted on each specific comment. He stated that residents find it confusing when the Board comments on a project before it goes to PC or SHO and the minutes reflect a list of 10 comments, no names and a vote. The public assumes that everyone who voted approved every comment, and they interpret the vote as being an approval.

Public comment closed at 4:04 p.m.

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

### **2. 416 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-271-020  
Application Number: MST2005-00543  
Owner: B & W Investments  
Architect: Don Pederson  
Applicant: Hal Bruington

(Proposal for a three-story mixed-use building consisting of 989 square feet of commercial space on the ground floor, two two-bedroom residential condominium units on the second floor with square footages of 1,023 and 1,077 square feet, and one 1,680 square foot residential condominium unit on the third floor. An existing 2,960 square foot commercial building would remain at the rear of the 9,000 square foot lot and an existing 1,500 square foot commercial building would be demolished. The proposal includes four covered and five uncovered spaces, and 179 cubic yards total of cut grading. This project, previously approved by ABR on March 4, 2003, has been changed to propose that the three rental units be approved as condominiums. The project now requires additional comments from the ABR to recognize the units as condominiums and will also require Staff Hearing officer approval of a Tentative Subdivision Map and approval of a Modification for reduction of the 10% open space required.)

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

(4:12)

Present: Richard Johnson, Architect. Chelsey Swanson, Case Planner, clarified that the application presented is a new submittal due to project modification and previous expiration.

Public comment opened at 4:29.

Tom Williams, resident, stated his concern about the lack of parking provided for the project.

Public comment closed at 4:33.

Motion: Continued indefinitely to Full Board with the following comments: 1) The new noise study has provided additional site constraints which need to be incorporated into the design concept. 2) The cascading mitigated decks on the front street elevation are not aesthetically appropriate particularly due to the glass railing at the 6-foot height.

3) Restudy ways to incorporate courtyards or style specific solutions that accommodate the sound mitigation requirements. 4) The Board is concerned with the lack of obvious entries or pedestrian paseos leading to the entry areas. 5) There is concern with the reduction in the amount of landscape since the Boards prior review. 6) Study ways to increase the landscape near the entry to unit B. Suggestions include adding tree pockets within the drive area to enhance the limited front yard landscape; exploring adding landscape at the street parkway; incorporating cascading planting from upper level balconies. 7) Some of the Board is concerned with the detailing of the elevated catwalk to the commercial building. Look for more style specific solutions.

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

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

3. **1443 SAN MIGUEL AVE** E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-003  
 Application Number: MST2005-00498  
 Owner: Jill M. Vlahos  
 Applicant: Kevin Dumain

(Proposal to demolish an existing 400 square foot residence and construct a new 2,363 square foot three-story residence with an attached 461 square foot two-car garage on a 6,767 square foot lot. The project will require a Coastal Development Permit.)

**(Second Concept Review.)**

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

(5:11 )

Present: Kevin and Jill Dumain, Applicants.

Public comment opened at 5:25 p.m.

Mr. Niksa Gjurasic, resident, expressed his concerned about the project's noncompliance with Neighborhood Preservation Ordinance.

Mr. John Lawrence, resident, stated the project would be doable if lowered 4 to 5 feet.

Scott Blair, resident, voiced concern with the height of the project, and inadequate vehicular entry.

Public comment closed at 5:48

Motion: Continued indefinitely to the Planning Commission with the following comments 1) The Board is supportive of the project, the Board appreciates the small footprint and added open space. 2) The majority of Board feels that the house works nicely with the topography. The three story portion is mitigated by the topography and by the fact that it is significantly lower than the street, and will appear as a 2-story which is well set back. 3) A majority of Board feels the house could be lowered by further sinking the house into

the topography, and by studying the interstitial space between ceiling and floor. 4) The majority of the Board appreciates the materials and architecture. 5) One Board member prefers a non-metal roof. 6) Enhance landscaping at the street to further block views into the entry court from public, thereby mitigating the 3-story elevation. 6) The Board looks forward to seeing story poles prior to Planning Commission hearing.

Action: Wienke/ Sherry, 6/0/0. Bartlett and Manson-Hing stepped down.

\*\*\*\*\*THE BOARD RECESSED FROM 6:08 P.M. TO 6:25 P.M. \*\*\*\*\*

### IN-PROGRESS REVIEW

#### 4. 1570 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-084  
Application Number: MST98-00706  
Agent: Bob Goda  
Applicant: Sidney and Pamela Macofsky  
Architect: Thomas Meaney

(Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels (APN 035-180-058 and -085).)

**(Revised Preliminary Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #063-05.)**

(6:10)

Present: Thomas Meaney, Architect.

Public comment opened at 6:28 p.m.

Ilan Levy, resident, spoke in favor of the project.

Public comment closed at 6:29 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board appreciates the move towards the Spanish architectural style. 2) Most of the Board is concerned with the south elevation appearing flat. Study ways to animate the walls above the garage. 3) Provide complete drawings and elevations. 4) Study adding a window at left side of the garage. 5) The Board understands that railings will be decorative wrought iron. 6) The Board carried forward the following comments from the minutes of January 9, 2006: 6. Provide banding in the form of differentiated paving is required on both sides of the driveways leading to the upper homes. 7. Provide full wall details including the specific veneer on the plans, cross-sections of the walls, and proposed stone wall cap. 8. A random style veneer is preferred. 9. The walls at the front will be sandstone veneer and cap and the walls behind the house will be plaster.

Action: Wienke/Manson-Hing, 7/0/0. Bartlett absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. **842 MIRAMONTE DR** E-1/A-1 Zone

Assessor's Parcel Number: 035-050-042  
Application Number: MST2006-00380  
Owner: R. Chad Dreier and Norean V. Living Tr  
Architect: Bill Wolf

(Proposal for a 784 square foot second-story addition to an existing 4,658 square foot two-story single-family residence with a 470 square attached garage on 2.1 acre lot in the Hillside Design District.)

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

(6:38 )

Present: Bill Wolf

Public comment opened at 6:42 p.m., as no one from the public wished to speak, public comment closed at 6:42 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The applicant is to return with complete photographic documentation including the streetscape. 2) Applicant to provide adjacent neighbor footprints on the plans. 3) Applicant to provide visual analysis for ridgeline development.

Action: Manson-Hing/Sherry, 7/0/0. Bartlett absent.

**CONCEPT REVIEW - CONTINUED ITEM**6. **333 S CANADA ST A** R-3 Zone

Assessor's Parcel Number: 017-300-021  
Application Number: MST2005-00682  
Owner: Shannon Family Living Trust  
Architect: Joseph Moticha

(Proposal to construct a new three-story duplex consisting of a 674 square foot two-car garage with a 1,143 square foot, duplex above and 156 square foot of balcony on a 5,000 square foot lot. The lot is currently developed with an existing 772 square foot, two-story residence with a 772 square foot, three-car garage which is proposed to remain unaltered. The site previously had a two-story duplex which was demolished under BLD2005-01336.)

**(Third Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(7:46)

Present: Joseph Moticha, Architect.

Public comment opened at 6:51, as no one wished to speak, public comment closed at 6:51 p.m.



- Motion: Continued indefinitely to Full Board with the following comments: 1) The Board appreciates the redesign to eliminate the modifications. 2) The Board likes the garage and additional parking as a mitigating solution to flood issues. 3) The Board is still concerned with the third floor mass. The applicant is to study ways to integrate the third floor into the building mass to avoid giving the appearance of a 3-story building. Consider integrating the third story into an attic roof form. Suggestions were: a. moving some of the third story over the adjacent building and potential center stair; b. stacking the units instead of placing them side by side. 4) Study ways to simplify the architecture and roof forms. 5) Study ways to simplify the stairs, possibly eliminating one set of stairs. 6) Study the use of materials other than plaster on the third level.
- Action: Mosel/Mudge, 7/0/0. Bartlett absent.

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

7. **468 PASEO DEL DESCANSO** E-3 Zone  
Assessor's Parcel Number: 053-101-014  
Application Number: MST2006-00225  
Owner: Hans Karl Betzholtz and 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.)

#### **(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(7:17)

Present: Clay Aurell, Architect; Elaine K. Levass, Owner.

Public comment opened at 7:22 p.m., as no member of the public wished to speak, public comment closed at 7:22 p.m.

- Motion: Preliminary approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and continued indefinitely to Consent Calendar with the following comments: 1) The upper floor pop-out pieces should be shed roof instead of gable roofs. 2) The applicant is to study the proportions of the columns and the architectural elements at the carport. 3) Provide additional driveway landscaping that partially screens the carport area.
- Action: Wienke/Sherry, 7/0/0. Bartlett absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 2215 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-201-022  
Application Number: MST2006-00396  
Owner: Garcia Gilbert and Martha Correa  
Architect: Gilbert Garcia

(Proposal for a secondary dwelling unit to be added to an existing 2,947 square foot single-family residence on a 15,675 square foot lot in the Mission Area Special Design District. The proposal is for a 404 square foot one-story addition and conversion of a 162 square foot storage area to create a 566 square foot one-bedroom unit and add one uncovered parking space.)

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

(7:37)

Present: Gilbert Garcia, Architect.

Public comment opened at 7:45 p.m.

Brad Ginder, neighbor, in support of the project.

Vice-Chair LeCron read into the record letters in support of the project from Brad Ginder, and Arthur & Joy Lawson.

Public comment closed at 7:47 p.m.

Motion: Continued indefinitely to Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) Neighborhood Preservation Ordinance findings can be made at Consent. 3) The Board prefers the option with the pitched gable roof. 4) The water heater door is to be relocated from the front to the side of the building.

Action: Wienke/Sherry, 7/0/0. Bartlett absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 1615 LOMA ST** R-2 Zone

Assessor's Parcel Number: 027-153-017  
Application Number: MST2006-00370  
Owner: James Tassos

(Proposal for a 783 square foot addition to an existing 1,617 square foot two-story residence. The proposal includes a first floor addition of 464 square feet, a second floor addition of 319 square feet, a 133 square foot addition to the existing deck, and a 52 square foot addition to the existing covered balcony. The first floor addition would attach to the existing residence and to the existing detached garage. The project would result in a 2,400 square foot two-story single-family residence and an attached 360 square foot legal non-conforming two-car garage located on a 6,720 square foot lot in the Hillside Design District.)

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

(7:50)

Present: Tony Span Architect; James and Mary Tassos; Owners; Adele Goggia, Architect.

Motion: Preliminary approval and continued indefinitely to Consent Calendar with the following comments: 1) Add a tree near the garage to replace the existing tree which is to be removed.

Action: Wienke/Sherry, 7/0/0. Bartlett absent.

## **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 air conditioner to be placed at front of house.)**

Final Approval of the Review After Final.

### **REFERRED BY FULL BOARD**

#### **B. 1416 DOVER RD**

E-1 Zone

Assessor's Parcel Number: 019-103-012  
Application Number: MST2005-00821  
Owner: Craig A. and Sharon C. Madsen  
Architect: Tai Yeh

(Proposal to construct a 720 square foot, one-story addition and 340 square feet of new deck to an existing 1,497 square foot, one-story, single family residence with a 440 square foot attached garage. Lot size is 19,166 square feet and is located in the Hillside Design District. No grading is proposed.)

**(Final Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

Final Approval as submitted 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****C. 618 MIRAMONTE DR** E-1 Zone

Assessor's Parcel Number: 035-252-004  
 Application Number: MST2006-00228  
 Owner: Douglas M. and Diane D. Eardley  
 Architect: John Kelley

(Proposal to construct a new 209 square foot front porch and stairs and replace front door, two garage doors and some existing windows. The existing 105 square foot front porch & existing stairs will be demolished. The property consists of a 3,952 square foot single family residence that includes a 413 square foot two-car garage and a 315 square foot basement located on an 11,691 square foot lot in the Hillside Design District. A modification is required for work in the front yard setback.)

**(Modification approved on June 21, 2006. Final Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

**FINAL REVIEW****D. 1608 CALLE CORTE** R-1 Zone

Assessor's Parcel Number: 041-110-003  
 Application Number: MST2006-00283  
 Owner: Ewoud and 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 located in the Hillside Design District.)

**(Final Approval is requested.)**

Final Approval as submitted with colors as noted on plans.

**CONTINUED ITEM****E. 3201 CAMPANIL DR** A-1/SD-3 Zone

Assessor's Parcel Number: 047-110-005  
 Application Number: MST2006-00422  
 Owner: Lewis G. Bishop  
 Agent: Raymond Appleton

(Proposal to permit as-built changes to the exterior doors and windows on the rear elevation, installation of glass railings on the second floor decks, and replacement of the hip roofed of the pool house with glass rails & a fireplace at the roof deck on a 3.75 acre lot in the Hillside Design District. The project includes the abatement of violations listed in ENF2006-00325.)

**(Final Approval is requested.)**

Continued four weeks to the Consent Calendar with the following comments: 1) The applicant is to provide existing drawing of the previously approved house (archive plans). 2) Applicant is to provide a landscape plan at the north east property line showing mitigated planting scheme at the fence line. 3) Pool House: Straighten out the chimney. 4) Add stucco stantions at the roof deck railing at the building corner mass. 5) Align the roof deck railing with walls below (not edge of roof overhang). 6) Provide a color board and show any exterior lighting ad fixtures that comply with City Ordinance.

### **CONTINUED ITEM**

**F. 1810 LAS CANOAS RD**

A-1 Zone

Assessor's Parcel Number: 021-040-003  
Application Number: MST2005-00806  
Owner: Patrick H. and Nancy D. Davis  
Architect: Tom Jacobs

(Proposal to permit an "as-built" 480 square foot, one-story straw-bale accessory building on a 6.6 acre lot located in the Hillside Design District. The lot is currently developed with a non-conforming 1775 square foot one-story residence, a 528 square foot two-car garage, a 1,195 square foot barn, and a 500 square foot detached guest house to remain unaltered. A modification is required for the accessory square footage in excess of 500 square feet. The total proposed accessory square footage on site is 2,175.)

**(Modification approved on February 15, 2006. Final Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION #001-06.)**

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

### **NEW ITEM**

**G. 2334 ANACAPA ST**

E-1 Zone

Assessor's Parcel Number: 025-131-001  
Application Number: MST2006-00446  
Owner: Dianne Pauline Muench Trustee (For)  
Architect: Loren Solin

(Proposal to construct a 275 square foot bedroom addition to the existing 3,082 square foot residence, a 112 square foot terrace and a 138 square foot addition to the existing 454 square foot attached two-car garage. Additional improvements include a new entry, garden walls, pilasters, courtyard patio and fountain.)

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

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****H. 3825 STATE ST E-143** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
Application Number: MST2006-00447  
Owner: Macerich La Cumbre, LLC  
Architect: The Conceptual Motion Company  
Business Name: J. Crew

(Exterior alterations proposed for an existing La Cumbre shopping center store with no change in square footage. Consolidating three existing retail spaces to one space for a new J. Crew retail business.)

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

Continued one week to Consent Calendar, applicant to provide glass samples.

**NEW ITEM****I. 601 FIRESTONE RD** A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003  
Application Number: MST2006-00435  
Owner: City of Santa Barbara  
Applicant: Andrew Bermant

(Proposal to replace of security fences at key locations along the Santa Barbara Airport perimeter. Specifically, 200 feet south of the Elephant Bar Restaurant; 700 feet south of the Airport Terminal; 300 feet along the bicycle bridge over Tecolotito Creek, and at various gates within the fence line around the Airport.)

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

Final Approval as submitted.

**FINAL REVIEW****J. 1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058  
Application Number: MST1999-01043  
Architect: Tom Meaney  
Owner: Dave and Jane Geyer  
Agent: Bob Goda

(Proposal to construct a new 3,210 square foot three-story residence with an attached 500 square foot two-car garage on an 10,890 square foot vacant lot located in the Hillside Design District. The project requires 1,515 cubic yards of grading of which 450 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access and grading for two adjacent parcels (APN 035-180-084 and -085).)

**(Final Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)**

Final Approval of the architecture and color as noted on plans and 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 approval of the landscaping as submitted.

**FINAL REVIEW**

**K. 222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019  
Application Number: MST2005-00192  
Owner: John and Carol L. Nagy  
Applicant: Del Mar Development  
Architect: B3 Architects  
Agent: Post/Hazeltine Assoc

(Proposal to construct five new condominium units in four buildings, replacing and demolishing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes two one-bedroom units, one two-bedroom unit and two three-bedroom units. A voluntary lot merger is also a part of the project.)

**(Final Approval of the Architecture is requested. The Landscape Plan will return on a subsequent Consent Calendar for Final Approval.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 009-06.)**

Final Approval of the architecture and colors with the condition that the applicant is to return for Review After Final to coordinate the colors with the buildings and the landscaping and hardscape including the driveway are to return to Consent for Final Approval.

**REFERRED BY FULL BOARD**

**L. 6100 HOLLISTER AVE**

Assessor's Parcel Number: 073-080-065  
Application Number: MST2005-00480  
Owner: Karen Ramsdell/City of Santa Barbara  
Business Name: Citrix Centre  
Agent: Susan Mclaughlin  
Applicant: Andrew Bermant  
Agent: Laurel Fisher Perez  
Architect: Brian Poliquin

(Proposal to develop a mixed use industrial and commercial development, totaling 180,000 square feet located in sub-area #2 and sub-area #3 of the Santa Barbara Airport Area Specific Plan.)

**(Final Review for Buildings A and B only is requested.)**

**(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 029-99.)**

Final Approval of the architecture for buildings A and B, with the following conditions: All man doors shall be Herculite doors. On sheet A1.5 provide a lip on the exit drain. On Sheet A5.5 (wall section) revise and extend trellis length past columns by one foot.

**\*\*\*\*\* MEETING ADJOURNED AT 8:06 P.M. \*\*\*\*\***