



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 7, 2006**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:04 P.M.**

**BOARD MEMBERS:** BRUCE BARTLETT, Chair, Present (stepped down from Item #1)  
 JAMES LECRON, Vice-Chair, Present (stepped down from Item #3)  
 JIM BLAKELEY, Absent  
 CHRISTOPHER MANSON-HING, Present  
 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 3:04 to 3:25 and from 5:28 to 6:56  
 KELLY BRODISON, Planning Technician, 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	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PLEASE BE ADVISED**

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

**LICENSING ADVISORY:**

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

Unlicensed persons are limited to the preparation of plans for:

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

**NOTICE:**

1. That on 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 31, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 31, 2006, with corrections.

Action: Wienke/LeCron, 7/0/0, Blakely absent.

## C. Consent Calendar.

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

Action: Manson-Hing/Mudge, 7/0/0.

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

1. Ms. Brodison reported that Mr. Blakely will be absent from the meeting.
2. Mr. LeCron announced that he will step down from Item #3.
3. Mr. Mudge reported that he will step down from Item #1.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - CONTINUED ITEM****1. 3250 BRAEMAR DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-049  
 Application Number: MST2004-00490  
 Owner: David and Kristin Young  
 Applicant: David Young  
 Architect: Pacific Architects  
 Contractor: Young Construction

(Proposal to construct a new two-story 4,348 square foot single family residence with an attached 750 square foot three-car garage, 950 square of covered porches and a 100 square foot second floor deck all on a 44,775 square foot lot located in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone. A Coastal Development permit is required as this is a demo/rebuild of a single family residence located in the Hillside Design District (the existing 1,900 square foot single family residence and garage are being demolished under a separate building permit).)

**(Second Concept Review)**

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

(3:25)

Present: David Young, Owner; Bill Wolf, Architect.

Motion: Continued indefinitely to the Planning Commission with the following comments: the Board carried forward the following comments from the August 2, 2004 meeting: 1) The project is ready for preliminary approval. 2) The house and paving are appropriate to the site. 3) Upsize 25% of the trees. 4) Adequately screen the guest parking area.

Action: LeCron/Wienke, 6/0/0. Blakeley absent. Mudge stepped-down.

**CONCEPT REVIEW - CONTINUED ITEM****2. 1232 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 039-142-022  
 Application Number: MST2006-00218  
 Owner: Salvador and Maria E. Barragan  
 Designer: Darlene Allen

(Proposal for a one-story 1,763 square foot three-bedroom single family residence including an attached 433 square foot two-car garage to replace an existing 929 square foot single-story residence. The 10,750 square foot lot contains an existing one-story duplex, a three-car garage, and two uncovered parking spaces which will remain.)

**(Third Concept Review.)**

(3:33)

Present: Darlene Allen, Architect.

- Motion: Preliminary approval and Continued indefinitely to Consent Calendar with the following comments: 1) The Board finds the project greatly improved since the last review. 2) The Board appreciates the detail especially on the front yard south elevation of the property. There is concern that the detail of the elevation should be more consistent with the photographic example provided. 3) Eliminate or reduce the size of the knee braces at the center of the porch ridge element. 4) Consider using a continuous wainscot that wraps around the structure. Study elimination of redundant shingle treatment under windows. 5) Consider planting Dymondia or Thyme as they provide drought tolerant landscaping. 6) Consider planting vines, or planting evergreen shrubs along the driveway. 7) Provide revised floor plans and detailing to reflect the design shown on the elevations.
- Action: Sherry/Mosel 7/0/0, Blakeley absent.

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

#### 3. **561 W MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 021-110-018  
Application Number: MST2004-00206  
Owner: Jorgensen Ranch, LLC  
Applicant: Brent Daniels  
Architect: Cernal Andrulaitis  
Landscape Architect: Van Atta & Associates

(Proposal for a four lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the four new parcels. Each of the three proposed single-family residences would be one-story with attached garages on a lower level. The new residences would range in size from 4,147 to 4,700 square feet with garages from 819 to 825 square feet. Each new garage would require a modification to be in excess of 750 square feet. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS FOR GRADING, PUBLIC STREET FRONTAGE WAIVER, LOT FRONTAGE MODIFICATIONS AND GARAGE SIZE MODIFICATIONS.)**

(3:54)

Present: Brian Cernal, Architect; Brent Daniels, Applicant;

Public comment opened at 4:16 p.m.

Leslie Gutierrez-Jones, resident, opposed. Feels the project is unsafe for traffic, and therefore incompatible with the neighborhood.

John and Dorothy Warnock, residents, opposed, expressed concern with the height of the project.

Public comment closed at 4:33 p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The Board finds the proposed four lot configuration to be generally well suited to the site and

minimizes tree removal. 2) There is concern with the amount of paved area, particularly on lots 1 and 3. 3) The applicant shall study ways to reduce or realign the driveways to minimize grading, tree removal, and visual impacts of the two-story garage facades. 4) Study increased stepping of individual homes to decrease grading impacts. 5) The architecture is handsome and the dark palate will blend nicely into hillside. 6) Increased the use of stone to integrate the architecture with the site. 7) There is concern with the discrepancies of the tree plan and the grading plan. The Board looks for increased accuracy to make the plans coincide. 8) Study ways to naturalize the hardscape runoffs with the use of bio-swales or onsite retention basins if possible. 9) Work with the proposed driveway alignment to minimize impact on adjacent trees. 10) Some Board members are concerned that the size of the proposed structures is large in comparison to the adjacent homes. Provide a study analysis and comparison of Floor Area Ratios of the adjacent structures. 11) The Board does not see a negative visual impact associated with the minimal increase requested for the garage modification, as long as they are recessed, into the hill. 12) The 2-acre lot size fits well with the neighborhood. 13) The Board requests an organized site visit prior to the next review, after story poles have been installed for the Planning Commission.

Action: Sherry/Mudge, 6/0/0. Blakeley absent, LeCron stepped down.

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

#### **4. 1303 FERRELO RD - LOT 28**

E-1 Zone

Assessor's Parcel Number: 029-271-028  
 Application Number: MST2005-00082  
 Owner: Kevin Goodwin  
 Designer: Goodwin Design

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

**(Fifth Concept Review.)**

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

(5:28)

Present: Kevin Goodwin, Owner; Corey Goodwin, Architect; Ellen Goodwin, Architect.

Public comment opened at 5:39 p.m.

Charles Boss, neighbor, concerned with the mass, bulk, and scale, footprint is not compatible to the neighborhood; also concerned about potential loss of Oak Trees. Chair Bartlett read into the record a letter from Nancy Marriott in which she states that as the tenant of a rental property adjacent to the project she did not express support of the proposed project.

Robert Gleason, resident, expressed concern size and scale are larger than previously submitted.

John Hutchins, resident, expressed his concern with the increase in slope. Mr. Hutchins requested that story poles be installed, per the Boards previous request.

Jaime Limón clarified that the height of the project has been reduced from the previous proposal.

Chair Bartlett read into the record a letter from neighboring property owner Virginia Ramsey expressing concern with the bulk, and scale of the project.

Chair Bartlett read into the record a letter from resident Brian Herskowitz and Diana Miller, expressing concern with the size, bulk, scale, and orientation of the project.

Chair Bartlett read into the record a letter from resident Maria Patterman, expressing concern with the project's size.

Public comment closed at 5:52 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 the Consent Calendar with the following comments: 1) The house is attractive and nestles well into the hillside. 2) The Board appreciates the applicant's work in making a successful hillside design. 3) Preserve the landscape along the street right-of-way during construction. 4) The applicant is encouraged to continue working with neighbors by providing voluntary story poles. 5) The Board is comfortable with the massing and siting as presented. 6) Study the southeast corner for less spill-down into the Canyon from the side stair. 7) Some Board members are concerned with the scale and mass of the upper level trellis. 8) Provide further detail on final landscape plans related to vines and protection measures for the existing oak trees and the right-of-way planting to remain. 9) Provide complete grading plans with spot elevations and a site section from the street through the steepest portion of the site at the southeast corner of the structure.

Action: LeCron/Mosel, 7/0/0. Blakeley absent.

## **PRELIMINARY REVIEW**

### **5. 1380 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-018

Application Number: MST2004-00873

Owner: Mark & Jacquelyn Boyd

(Proposal to construct approximately 992 square feet of first and second-story additions and a new attached 400 square foot garage to an existing 999 square foot single-family residence with an attached two-car garage on a 6,190 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The proposal includes removal of 97 square feet from the existing residence and garage and conversion of 341 square feet of garage to habitable space with a new window in the required front yard setback and associated improvements.)

**(Preliminary Approval is requested)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-06 )**

(6:56)

Present: Mark and Jacquelyn Boyd, Owners.

Public comment opened at 7:24 p.m.

Jeff Libber, neighbor, expressed privacy concerns.

Public comment closed at 7:26 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) Applicant is to provide accurate, professional proposal drawings which also a) reflect the Planning Commission's conditions of approval for adding charm giving elements, especially to the front elevation; b) accurately depict the roof slopes and intersection with the proposed second-story decks. 2) Reconsider the west facing second story deck to minimize privacy impacts to the west and north neighboring properties. 3) Provide clearer definition of recessed entry door element and proposed roof structure. 4) The Board is concerned with the means of support for the roof at the clipped corner adjacent to the garage. 5) Provide additional charm giving elements related to materials, window detailing and placement of windows, and proposed front yard landscaping.

Action: Mudge/Manson-Hing, 7/0/0. Blakeley absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1236 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 039-151-001

Application Number: MST2006-00364

Owner: Ruth E. Mudry, Trust 11/17/94

Architect: Kirk Gradin

Owner: Casas Del Parque, LLC

Applicant: Blakenship Construction

(Proposal to construct four two-story residential condominium units. Three of these would be approximately 1,000 square feet and one would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and there would be 140 yards of cut and fill grading outside the building footprints. The project will require Staff Hearing Officer approval for a Tentative Subdivision Map.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP)**

(7:29)

Present: Kirk Gradin, Architect.



Public comment opened at 7:40 p.m.

Paula Westbury, resident, opposed to the project.

Chair Bartlett read into the record a letter from Celeste Barker expressing opposition.

Public comment closed at 7:48 p.m.

Motion: Continued indefinitely to Staff Hearing Officer with the following comments: 1) The architecture is charming, and the project will be a benefit to the nearby park with second story windows overlooking the park. 2) The project is small in scale and fits well with the residential character of the block. 3) The Board finds no visual impact to the requested garage interior yard Modification. 4) Provide photo documentation of adjacent buildings on that side of the block.

Action: Mudge/LeCron, 4/0/3. Manson-Hing/Sherry/Mosel opposed, Blakeley absent.

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

#### **7. 308 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 031-372-024

Application Number: MST2006-00350

Owner: Arturo V. and Denise L. Herrera

Applicant: Robert Stamps

(Proposal to convert an existing duplex to a single-family residence and construct a second residential unit at the rear of the 8,731 square foot lot. Conversion of the 1,477 square foot two-story duplex to a single family residence would include the addition of an attached 283 square foot one-car garage. The 1,619 square foot two-story rear unit would have an attached 402 square foot two-car garage. The proposal includes demolition of the existing 424 square foot converted carport and storage area, and demolition of the existing 540 square foot two-story accessory structure.)

#### **(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

(8:07)

Present: Arturo Herrera, Owner; Robert Stamps, Applicant.

Motion: Continued 3 weeks to Full Board with the following comments: 1) The Board is comfortable with the architecture for the rear Unit B. 2) The roof over the second story addition of Unit A is to be a shed roof. 3) Applicant is to restudy the site plan for: a) better integration of parking, b) minimizing hardscape, c) maximizing landscaping.

Action: LeCron/Sherry, 7/0/0. Blakeley absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 473 PASEO DEL DESCANSO**

E-3 Zone

Assessor's Parcel Number: 053-102-007  
Application Number: MST2006-00404  
Owner: Aronson Ray Paul/Laurie Greene  
Architect: Don Swann

(Proposal for an 884 square foot addition to the second-story of an existing 2,354 square foot two-story single-family residence. The proposal includes remodeling of 537 square feet and a new 196 square foot deck. The existing detached 302 square foot two-car garage will remain on the 8,882 square foot lot.)

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

(8:25)

Present: Don Swann, Architect; Ray Aronson, Owner.

Motion: Continued 3 weeks to the Full Board with the following comments: 1) Applicant to study providing relief and charm giving elements to the second-story addition on the west elevation. 2) Minimize the amount of driveway hardscape.

Action: Sherry/Wienke, 6/0/0. LeCron stepped down, Blakeley absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 1121 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-012  
Application Number: MST2006-00277  
Owner: Ben & Robles, 2000 Revocable Trust  
Architect: Brian Nelson

(Proposal to construct a 3,458 square foot two-story residence and attached 500 square foot two-garage on a 11,275 square foot lot. The proposal includes demolition of the existing 951 square foot single-family residence, detached 551 square foot two-car garage, and existing 117 square foot accessory structure.)

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

(8:44)

Present: Brian Nelson, Architect.

Motion: Continued indefinitely to Consent Calendar ready for Preliminary Approval with the following comments: 1) Applicant is to increase the front yard setback to meet or exceed the current requirements. 2) Enhance the front porch entry experience to be in keeping with a single-family residence of that square footage. 3) Study reducing the linearity of the east elevation by varying the roof forms. 4) Study alternatives to the large second story deck over the garage. 5) Provide photo document for privacy impacts to adjacent properties. 6) Add charm giving elements throughout the structure such as: varying the window placements, or adding divisions to the windows. 7) Provide landscaping in the

front yard and along the drive. 7) Neighborhood Preservation Ordinance findings can be made at Consent.

Action: Manson-Hing/Sherry, 6/0/0. LeCron stepped down, Blakeley absent.

## **CONSENT CALENDAR**

### **REVIEW AFTER FINAL**

#### **A. 1250 NORTHRIDGE RD A-1 Zone**

Assessor's Parcel Number: 055-030-056

Application Number: MST2005-00792

Owner: EMIL O. and RUTH F. RICHTER TRUSTEES (For

(Proposal to construct a new 498 square foot accessory structure to be used as workshop/hobby room on a 3.35 acre lot with an existing 2,115 square foot single family residence located in the Hillside Design District.)

**(Review After Final for the addition of a 210 square foot deck.)**

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

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

### **CONTINUED ITEM**

#### **B. 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 storefront 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. Also, proposed is the replacement of three rooftop air conditioning units to two.)

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

Continued one week to Consent Calendar.

**CONTINUED ITEM****C. 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.)

**(Modification approved on July 5, 2006. Final Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION #035-06.)**

Continued indefinitely due to the applicant's absence.

**NEW ITEM****D. 1616 CALLE CORTE**

A-1 Zone

Assessor's Parcel Number: 041-110-010  
Application Number: MST2006-00458  
Owner: Kathleen A. McGuire, 2002 Living Trust  
Architect: Richard Johnson

(Proposed alterations and minor additions to an existing 3,100 square foot duplex. This includes a new 300 square foot deck, and a 60 square foot addition. The siding will also be replaced and two screen trees are to be installed at the west elevation.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

Final Approval 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 comment that the applicant shall provide 2 screen trees at the west elevation.

**CONTINUED ITEM****E. 518 E PEDREGOSA ST**

R-2 Zone

Assessor's Parcel Number: 027-062-012  
Application Number: MST2005-00372  
Owner: Alice V. Dondero, Living Trust 10/17  
Agent: Raymond Appleton

(This is an enforcement case. The proposal is to demolish an existing 180 square foot one-car carport and construct a new 360 square foot two-car carport, add 52 square feet to create an interior stairway, permit the "as-built" conversion of the existing two-car garage to a new family room and permit the "as-built" wood deck, remove driveway and curb cut leading to The old garage, convert an existing attached illegal studio apartment to an attached bedroom and bathroom with an interior stairway, permit an "as-built" dining room and covered porch all on a 4,132 square foot lot in the Hillside Design District. Modifications are requested to allow encroachments in the two front yard setbacks.)

**(Modification approved on April 26, 2006. Final Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 018-06.)**

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, with the comment that the applicant is to Plant 2 fruit screen trees a the west elevation.

**CONTINUED ITEM****F. 500 N LA CUMBRE**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009  
Application Number: MST2006-00321  
Owner: Deborah D. Hart

(Proposal for remodeling and addition to an existing 1,986 square foot, one-story single family residence located on a 8,530 square foot lot in the Hillside Design District. The proposal includes construction of a 760 square foot second story and interior stairway, a 440 square foot two-car attached garage, and removal of the existing 423 square foot carport. )

**(Preliminary Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 060-03.)**

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.

**REVIEW AFTER FINAL****G. 1729 HILLCREST RD**

A-1 Zone

Assessor's Parcel Number: 019-021-034  
Application Number: MST2005-00271  
Owner: John S and Bonnie L. Poucher, Trustees (F  
Architect: Don Nulty

(Proposal to construct a 259 square foot addition to an existing two-story 4,130 square foot residence with an attached two-car garage on a 1.36 acre lot located in the Hillside Design District. Proposal will also include an interior remodel and repaving the existing driveway & turnabout.)

**(Review After Final to expand original scope of work to include new fireplace design.)**

Final approval as submitted of the Review After Final.

**CONTINUED ITEM****H. 2544 FOOTHILL LN**

A-1 Zone

Assessor's Parcel Number: 021-110-026  
Application Number: MST2005-00124  
Owner: Dean S. Janoff and Suzanne E. Rapley Trus  
Applicant: Adapt Design Studio Inc

(This is a revised notice. Proposal to construct a 644 square foot detached, one-story, accessory building on a 2.8 acre lot located in the Hillside Design District. A Modification is requested for a detached accessory space in excess of 500 square feet.)

**(Reinstate application for accessory building approval which has expired - No changes to the project.)**

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

Continued indefinitely to Staff Hearing Officer with comments from the March 21, 2005 meeting carried forward: 1) The Board finds there are no aesthetic issues. 2) Provide documentation showing that the skylights will not be visible from Foothill Lane. 3) Provide accurately scaled drawings and photo documentation of the as-built decks. 4) Provide documentation of any proposed grading on the plans.

**CONTINUED ITEM****I. 401 S HOPE AVE**

E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-018  
Application Number: MST2005-00091  
Owner: Cutter Properties Ltd.  
Contractor: Lusardi Construction Co

(Revised proposal to construct a concrete vehicle display/demonstration course in the display parking lot for Land Rover for an existing 34,687 square foot car dealership.)

**(Final Approval is requested)**

Preliminary approval with comment #1 , 4, and 5 carried forward from the **July 3, 2005** ABR minutes:

1) The Board accepts the Land Rover off-road demonstration course as it does not eliminate any existing landscaping. 4) Applicant is to provide a landscape plan which shows landscape improvements to the deteriorated conditions of the existing landscaping. 5) Improvements to the landscaping should also include special attention to the area along the street and sidewalk area. Comment #2 was reworded:  
2) Provide engineering drawings for test track to verify the heights are not to exceed heights depicted in the proposal.

**\*\* MEETING ADJOURNED AT 9:07 P.M. \*\***