



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 14, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:03 P.M.

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Absent
 JIM BLAKELEY, Present
 CHRISTOPHER MANSON-HING, Present (left at 5:00 p.m.)
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 MARK WIENKE, Absent

CITY COUNCIL LIAISON:

GRANT HOUSE

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present from 3:00 p.m. to 3:35 p.m.
 KELLY BRODISON, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

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

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

1. That on August 10, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 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 August 7, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 7, 2006, with corrections.

Action: Manson-Hing/Sherry, 5/0/0. Blakeley abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. Items A through G of the Consent Calendar were reviewed by Ms. Sherry, Item E was reviewed by Mr. Manson-Hing, and Items H through I were reviewed by Mr. Mudge.

Action: Manson-Hing/Sherry, 6/0/0.

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

1. Ms. Brodison reported that Mr. Wienke and Mr. LeCron will be absent from the meeting.
2. Mr. Manson-Hing announced that he will leave at 5:00 p.m.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM**1. 25 S CALLE CESAR CHAVEZ**

M-1/SD-3 Zone

Assessor's Parcel Number: 017-113-027
Application Number: MST2006-00341
Owner: D. M. Ortega Hill Partnership
Applicant: Vulcan Materials Co.
Contractor: B. K. Nelson
Agent: Jerry Bohannon

(Proposal for downsizing the existing readymix concrete plant to minimize the lease area from 2.5 acres to 0.7 acres for the downsized plant capacity. The project includes removal of the existing material storage system and wash-out system and modification of the on-site traffic pattern and conveyors. The project would require approval of a Coastal Development Permit.)

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

(3:22)

Present: Jerry Bohannon, Agent.

Motion: Continued indefinitely to the Planning Commission, and return to Consent Calendar, with the following comments: 1) The Board finds the reduction in size of the existing concrete batch plant to have a positive visual impact as the projects reduces the unsightly industrial complex, increases mountain views, and improves the view shed from Highway 101. 2) There is concern with the extent of demolition. The applicant is to ensure that the remainder of the site is returned to its original state by removing all built structures and hardscapes, with exception of the site wall along Calle Caesar Chavez. 3) Provide fencing details of walls along the reduced property area and intersecting points at existing driveway apron. 4) Provide details on the relocated office and whether it is a temporary structure or a trailer. 5) Verify maintaining the existing landscape along the street. If the drive is to be relocated, there shall be no net loss of street trees. 6) Any addition to the perimeter wall should match the existing. 7) The Board looks to the Planning Commission to provide conditions of approval relative to dust mitigation and other restoration measures.

Action: Manson-Hing/Mudge, 6/0/0. LeCron and Wienke absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 116 E YANONALI ST**

OC/SD-3 Zone

Assessor's Parcel Number: 033-083-018
 Application Number: MST2006-00361
 Owner: 116 East Yanonali, LLC
 Owner: DBN Yanonali, LLC
 Architect: The Conceptual Motion Company

(Proposal to construct a three story mixed use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Modifications would be required to provide fewer than the required number of parking spaces and less than the required open yard area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PLAN APPROVAL FINDINGS AND MODIFICATIONS.)

(3:45)

Present: Steve Yates, Architect; Steve Delson, Developer.

Motion: Continued to September 11, 2006, at the applicant's request.

Action: Manson-Hing/Mudge, 6/0/0. LeCron and Wienke absent.

CONCEPT REVIEW - CONTINUED ITEM**3. 1025 ALSTON RD**

A-2 Zone

Assessor's Parcel Number: 015-213-009
 Application Number: MST2006-00166
 Owner: Michael Rubenstein
 Architect: Burdge & Associates

(This is a revised description: Proposal for a 6,155 square foot, two-story residence with an detached 676 square foot garage and a 933 square foot subterranean accessory space beneath the garage and a 425 square foot detached accessory building. The proposal also 434 square feet of covered porch area and 1,340 cubic yards of grading outside the main building footprint and 635 cubic yards of grading beneath the building footprint on the 1.52 acre vacant lot in the Hillside Design District. The project will require Planning Commission approval for grading in excess of 500 cubic yards outside the main building footprint and development of greater than 6,500 square feet.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:16)

Present: Douglas Burge, Architect; Michael Rubenstein, Owner.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board is concerned that the new proposal appears to have grown larger. The project is moving in the wrong direction in terms of mass, bulk, scale, development to the property lines, lack of open space abutting the adjacent properties, and the amount of unrelieved southerly exposure which is in conflict with the Hillside Design Guidelines. 2) Provide clear documentation to demonstrate the grading and wall heights along the long entry driveway, and adjacent walls along the adjoining properties. 3) There is concern with the Fire Department turnaround located directly adjacent to property lines without open space relief or landscape opportunities. 4) While the under-floor basement areas are not of aesthetic concern they do increase the significant quantity of grading on the narrow buildable portion of the site. 5) The Board appreciates that the guest structure is a separate element from the main house. 6) There is concern with the under-story expressed on the south elevation as it extends deeper into the site than the original topography. 7) The Board is concerned with the exceedingly high tower expressions. 8) Provide photo documentation of the visual impacts, particularly from the public view corridors to the south. Document the southerly exposure from public areas and as it abutts the adjoining properties on either side. 9) Provide an accurate neighborhood plot map, detailing all property lines and adjacent structures. An aerial photo would also be helpful. 10) Provide a site plan illustrating existing trees and vegetation. Provide a proposed landscape plan.

Action: Manson-Hing/Mosel, 5/0/0. LeCron, Manson-Hing, and Wienke absent.

CONCEPT REVIEW - CONTINUED ITEM: PUBLIC HEARING

4. 220 E JUNIPERO ST

E-1 Zone

Assessor's Parcel Number: 025-132-003
 Application Number: MST2004-00581
 Owner: John Luca
 Applicant: Mario Da Cunha
 Agent: David Stone

(Proposal for a two-story, 1,963 square foot single-family residence and attached 400 square foot garage on a 6,544 square foot lot in the Mission Area Special Design District. The proposal includes the demolition of the existing residence and 100 cubic yards of cut and fill grading on the site. A modification is requested to allow the required open yard area to be provided in the front yard.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #044-05 AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(5:18)

Present: Mario Da Cunha, Applicant; John Luca, Owner.

Public comment opened at 5:39 p.m.,

Doug Lorch, resident, opposed.

Lisa Burns, resident, opposed.

Jack Auchencloss, resident, opposed.

William Ure, resident, opposed.

Charles Graffy, resident, opposed.

Nancy Franco, resident, opposed.

Scott Burns, resident, opposed.

Charmaine Jacobs, resident, opposed.

Greg Giloth, resident, opposed.

Patricia Cronshaw, resident, opposed.

James Cronshaw, resident, opposed.

Lori Smith, resident, opposed.

Margaret Marble, resident, opposed.

Jeanne Graffy, resident, opposed.

Tony Fisher, Attorney, representative for residents Olson, Burns and Marple, opposed. Mr. Fisher stated that revised plans were not available for review prior to the meeting, and provided a graph detailing the Floor Area Ratios of neighboring properties.

Public comment closed at 6:02 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to Full Board with the following comments: 1) The Board finds the architecture and style to be handsome and in keeping with the neighborhood and the streetscape. The Board finds that the proposed house is set further from the street than all the existing houses on the same side of the block. 2) The Board could support efforts to provide open yard space in front of the house if the house was moved even further from the street. 3) The Board finds the circulation space behind the house and garage could be moved more to the south thereby providing additional front yard space. 4) Provide clear depiction of the hedge-wall defining the public open space and the visual buffer to the private open space. The Board finds that this would be a visual benefit to the neighborhood having open space expressed toward the street. 6) The size of the home appears to be within the proposed Floor to Area Ratio Guidelines. 7) Provide photo documentation to address any privacy issues from the second floor. 8) Provide enhanced paving on the shared drive-way to announce pedestrian access to the rear most lot. 10) Provide a complete landscape plan for both lots and the open space to be created by removal of the existing garage and driveway.

Action: Blakeley/Mosel, 4/1/0. Mudge opposed. LeCron, Manson-Hing, and Wienke absent.

CONCEPT REVIEW - CONTINUED ITEM: PUBLIC HEARING**5. 222 E JUNIPERO ST**

E-1 Zone

Assessor's Parcel Number: 025-132-019
 Application Number: MST2004-00585
 Owner: John Luca
 Architect: Mario Da Cunha

(Proposal for a two-story, 1,831 square foot single-family residence and attached 400 square foot two-car garage on a 5,021 square foot lot in the Mission Area Special Design District. The project includes 50 cubic yards total of cut and fill grading on site. This project is located to the rear of 220 E. Junipero Street and shares a driveway and auto court with that parcel.)

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

(5:18)

Present: Mario Da Cunha, Applicant; John Luca, Owner.

Motion: Continued indefinitely to Consent Calendar with the following comments: 1) Most of the Board finds that the architecture is in keeping with the neighborhood. 2) The building is set back well within the site, and recessed into the topography keeping it from becoming a negative visual impact. 3) The Board would like to see an egress in the hardscape for pedestrian access, along with some vine pockets along the drive to mitigate the site of the driveway entry. Add some landscape banding between the driveway and the structure. 4) The Board would like to see an Arborist Report regarding the oak trees. 5) Neighborhood Preservation Ordinance Findings can be made at Consent Calendar if necessary.

Action: Mosel/Sherry 2/3/0. Blakely, Mudge, Bartlett opposed. LeCron, Wienke and Manson-Hing absent. Motion failed.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board finds the proposal for the internal block site to be handsome and barely visible to the public. 2) The Board finds that moving the garage further to the south would greatly benefit the adjacent lot. Applicant is to restudy the design and scale of the proposed house to allow relocation without further intrusion into the oak tree drip lines. 3) The Board is concerned with privacy impacts of the second floor. Reconsider the second floor and/or provide thorough photographic documentation from the proposed height addressing privacy impacts to the adjacent neighbors. 4) Improve pedestrian access to the interior lot by providing enhanced paving along the driveway as a pedestrian path. 5) Provide an Arborist Report with all recommended tree protection measures to be incorporated into the project plans.

Motion: Bartlett/Mudge, 5/0/0. LeCron, Wienke and Manson-Hing absent.

***** **THE BOARD RECESSED FROM 6:45 P.M. UNTIL 7:06 P.M.** *****

PRELIMINARY REVIEW**6. 221 N NOPAL ST**

M-1 Zone

Assessor's Parcel Number: 017-041-004
 Application Number: MST2006-00015
 Owner: Archdiocese of Los Angeles
 Designer: Joseph Amestoy
 Agent: Gil Garcia
 Applicant: Our Lady of Guadalupe Church

(Proposal to construct a 2,423 square foot addition to an existing 4,152 square foot church and to permit the "as-built" 1,059 square foot fiesta booth and "as-built" 510 square foot storage building. The proposal includes the demolition of 765 square feet of a classroom/meeting building, 38 square feet of the church, 110 square feet of an "as-built" storage building and the conversion of a 1,449 square foot pavilion to a new carport and demolition a 328 square foot stage structure. The existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 3,279 square feet, and therefore requires Development Plan approval.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

(7:06)

Motion: Continued indefinitely due to the applicant's absence.

Action: Mudge/Blakeley, 5/0/0. LeCron, Wienke and Manson-Hing absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 726 FELLOWSHIP RD**

E-1 Zone

Assessor's Parcel Number: 041-183-009
 Application Number: MST2006-00401
 Owner: Joseph N. Harvey
 Architect: Glenn Rappaport

(Proposal to construct a 3,084 square foot three-story residence with attached 435 square foot two-car garage and a 205 square foot detached accessory structure. The proposal includes demolition of the existing 1,709 square foot single-story residence, 528 cubic yards of cut grading within the building footprint, and 391 cubic yards of cut grading outside the building footprint. The project is located on a 15,400 square foot lot in the Hillside Design District.)

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

(7:01)

Present: Glen Rappaport, Architect; Joseph Harvey, Owner.

Public comment opened at 7:19 p.m.

Tom Waterfall, neighbor, neither, expressed concern regarding the architectural style.

Public comment closed at 7:23 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board finds that the site planning diagram is valid given the current lot configuration and the existing flat pad. 2) The siting of the structure takes advantage of the views and moves away from the street and southerly neighbor; however, the butterfly roof appears to impact the neighbor to the north. 3) Study ways to lower roof pitches to diminish the impact. 4) Study the proposed basement garage condition to avoid exaggerating the height of the front elevation as viewed from the street. 5) The Board reserves judgment of the materials until color and finish samples are provided. 6) Temper the fenestration and detailing to blend into the neighborhood and to avoid appearing industrial in nature. 7) Study the north side of the elevation. Articulate the architecture and provide more charm giving elements facing the residence to the north. 8) The applicant is encouraged to study the Hillside Design Guidelines, and step the west face of the residence to flow better with the natural terrain of the hillside.

Action: Sherry/Mudge, 4/1/0. Mosel opposed. LeCron, Wienke and Manson-Hing absent.

CONCEPT REVIEW - CONTINUED ITEM

8. 628 PICO AVE

R-3 Zone

Assessor's Parcel Number: 031-103-006

Application Number: MST2006-00148

Owner: Rafael and Maria Lopez

Applicant: Frank Medina

(This is a revised project description: Proposal for a second single-family residence on the rear of a 6,750 square foot lot with an existing one-story 1,056 square foot single-family residence. Proposed is a two-story 1,405 square foot single-family residence and an attached 457 square foot two-car garage and detached 176 square foot one-car carport. The proposal includes demolition of the existing 209 square foot carport.)

(Third Concept Review.)

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

(7:48)

Present: Frank and Rosa Medina, Owners.

Public comment opened at 7:59 p.m.

Richard Rosenwall, neighbor, opposed.

Elaine Webster, neighbor, in favor.

Public comment closed at 8:10 p.m.

Motion: Preliminary Approval and return to Consent Calendar with the following comments:
1) The simplification and reduction in the mass of the rear structure is moving in a

positive direction. 2) Provide additional charm giving elements, especially in the area of the entry porch, such as distancing the columns further from the face of building, further articulate the balcony, possibly with further cantilever or realignment over the garage door. 3) Provide accurate drawings with floor plans, exterior elevations, and roof plans that match. 4) The Board appreciates the addition of the rear yard open space. There is concern that access to the rear open space is restricted. Study ways to provide access without going through the bedroom. 5) There is concern with the proposed removal of the wall and gate at the front of the site. Provide replacement and landscaping in the front yard. 6) Provide additional enhanced paving to lead to the rear unit entry. 7) Consider a different garage door style, such as a carriage door in keeping with the style of the house. 9) The applicant is to provide a final color material board and illustrate changes to the front house.

Action: Mudge/Mosel, 5/0/0. LeCron, Wienke and Manson-Hing absent.

THE FOLLOWING ITEM WAS HEARD OUT OF ORDER:

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 231 S ALISOS ST

R-3 Zone

Assessor's Parcel Number: 017-252-025
 Application Number: MST2006-00415
 Owner: Iluminada L. Torina, Est.
 Architect: Dawn Sherry

(Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(3:48)

Motion To hear Item # 9 out of sequence.
 Action: Mosel/Manson-Hing, 5/0/0. Sherry stepped-down.

Present: Dawn Sherry, Architect.

Motion Continued indefinitely to the Staff Hearing Officer, and return to Consent Calendar, with the following comments: 1) Study the connection between the gable element on the west elevation to the gable with the hip connection. 2) Study the entry to the original living unit to make it a more prominent and traditional entry for guests. 3) Provide a half-height screen wall at the carport on the south elevation. 4) Study setting the wood fence on the south elevation away from the curb to provide a ribbon of planting area between the fence and sidewalk. 5) Consider strategically placing 1 or 2 canopy trees in the yard. 6) Any exterior lighting shall shine downward as much as possible. 7) Provide detailing of the upper deck guardrail. 8) The Board finds that the Modification is technical in nature and the on-site circulation is improved by the proposed parking layout.

Action: Manson-Hing/Mudge, 5/0/0. Sherry stepped down. LeCron and Wienke absent.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1555 MARQUARD TERR** R-1 Zone

Assessor's Parcel Number: 041-032-003
 Application Number: MST2004-00503
 Owner: Arthur Biancone
 Applicant: Tom Dain

(Proposal to convert a 148 square foot carport to a two-car garage by adding 292 square feet. Proposal also includes a 189 square foot second story addition and a 127 square foot stairwell addition to an existing 1,680 square foot single-family residence. The additions will result in a 2,436 square foot single-family residence on a 6,000 square foot lot in the Hillside Design District.)

(Review After Final for revisions to window sashes, as-built deck inserts, addition of stairs next to entry bridge and hardscape in front yard.)

Continued one week to Consent Calendar for the applicant to provide a light fixture detail, a chimney detail, and added vines or other landscape solution at columns at the south side of the house.

REVIEW AFTER FINAL**B. 1727 CALLE BOCA DEL CANON** R-1 Zone

Assessor's Parcel Number: 041-052-065
 Application Number: MST2001-00106
 Applicant: Thomas Felkay
 Architect: Sam Hurst

(Proposal to construct a new 941 square foot, two-story residence with an attached 242 square foot, one-car garage and a detached one-car carport on a 6,640 square foot vacant lot in the Hillside Design District.)

(Review After Final for change in material and height of railing at skylights.)

Final Approval of the Review After Final

REVIEW AFTER FINAL**C. 1318 SAN ANDRES ST** R-3 Zone

Assessor's Parcel Number: 039-101-008
 Application Number: MST2002-00190
 Architect: Alex Pujo
 Owner: Jeff Lockwood

(Proposal to construct five, two-story, condominium units, ranging in size from 583 square feet to 1,151 square feet. There are four, two-car garages and one, one-car garage proposed. The project was approved by the Planning Commission, granting front-yard setback and parking modifications.)

(Review After Final for the change to windows at unit 1 and change of paving materials at driveway.)

Final Approval as submitted for the architecture and Final Approval as noted of the landscape plans.

CONTINUED ITEM**D. 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.)

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.

CONTINUED ITEM**E. 1061 GARCIA RD**

A-1 Zone

Assessor's Parcel Number: 029-282-014
Application Number: MST2005-00520
Owner: David G. Jones
Architect: Sherry & Associates
Agent: Eric Burkhardt

(Proposal to build a 375 square foot first-story addition and a new 360 square foot trellis to an existing 1,728 square foot two-story residence with an attached 364 square foot garage and 162 square feet of decks on a 16,984 square foot lot in the Hillside Design District. Project requires a modification for a proposed encroachment into the side yard setbacks.)

(Modification approved on April 12, 2006. Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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.

CONTINUED ITEM**F. 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.)

Final Approval as submitted.

NEW ITEM**G. 4119 HIDDEN OAKS RD**

PUD 0.4 Zone

Assessor's Parcel Number: 049-440-012
 Application Number: MST2006-00482
 Owner: Hull Family Trust
 Architect: Paul Zink

(Proposal to construct a new 188 s.f. first floor addition to an existing 2,225 s.f. single residential unit located in the Hidden Oaks Planned Unit Development.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

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.

REFERRED BY FULL BOARD**H. 1308 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-103-016
 Application Number: MST2005-00763
 Owner: Eliassen Edge, LP
 Landscape Architect: Phil Suding

(Proposal for site improvements including a 144 linear foot retaining wall ranging from approximately 4' up to 14'-6" tall, 305 cubic yards of as-built grading, a 1,080 square foot wood deck, a trellis, seat walls, a spa, a fountain and associated landscaping on a 19,642 square foot lot in the Hillside Design District. The lot is currently developed with a 3,532 square foot residence and an attached 936 square foot garage. The proposal will abate violations listed in ENF2005-00735.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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.

FINAL REVIEW**I. 4000 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-020-015

Application Number: MST2004-00673

Owner: Archdiocese of Los Angeles, Ed Welf Corporation

Applicant: Peter Darose

Architect: Ed Lenvik

Engineer: Vern Williams

(Proposal to construct a 30-foot tall, 9,512 square foot indoor practice gymnasium at the northwest corner of Bishop Garcia Diego High School. Project also includes landscaping and site improvements including grading, utility and drainage.)

(Review After Final for Phase Two (per designation on the approved preliminary quad plan) of the improvements; including pavement, irrigation, lighting and planting of approximately 20% of the total area of the quad.)

Final Approval as submitted of the landscape.

******* MEETING ADJOURNED AT 8:25 P.M.*******