



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 21, 2006**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:04 P.M.**

**BOARD MEMBERS:**  
 BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 JIM BLAKELEY, Present  
 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, Absent  
 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	Master Application & Submittal Fee - (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 folded plans 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, August 17, 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 August 14, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 14, 2006, with corrections.

Action: Manson-Hing/Mosel, 6/0/2. LeCron and Wienke abstained. Manson-Hing abstained from Items 4 through 8.

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron and, Randy Mudge.

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

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

1. Board member LeCron announced that he would not attend ABR Full Board nor Consent on August 28, 2006.
2. Board member Mudge reported that he will step down on Item #6, 606 Calle Granada.
3. Board member Manson-Hing volunteered to assist with Consent Calendar on August 28, 2006.

## E. Subcommittee Reports.

Mr. Mosel announced that he attended the August 16, 2006 Sign Committee meeting.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM****1. CITYWIDE**

Assessor's Parcel Number: 099-MS-0RW

Application Number: MST2006-00473

Owner: Rick Wiley, California Department of Transportation

(Proposal for the installation of a changeable message sign at the intersection of Highway 101 and Las Positas Road. The sign is proposed to be erected on the Las Positas Northbound Bridge.)

**(This is a courtesy review.)**

(3:21)

Architectural Board of Review members present: Bartlett, LeCron, Wienke, Sherry, Mudge, Blakeley, Manson-Hing, Mosel.

Sign Committee members present: Ziemer, Cope, Hausz, Manson-Hing, Mosel.

Present: Fred Luna, Santa Barbara County Association of Governments; Sara von Schwind, Caltrans Project Manager; Paul McClinic, Caltrans District 5 Traffic Operations; Bob Carr, Landscape Architect; Bettie Weiss, City Planner.

Mr. Luna provided a brief background introduction concerning the Changeable Message Sign (CMS) which is proposed to be installed within Santa Barbara city limits on Highway 101, south of Las Positas. The purpose of the proposed sign is to inform vehicular travelers of safety issues that might arise on State Highways 101 or 154, as well as Amber Alerts and Highway Patrol announcements. Ms. von Schwen and Mr. McClinic provided technical details and clarification concerning the design and components of the proposed sign.

Public comment opened at 3:31 p.m., and as no one wished to speak, closed at 3:31 p.m.

**Summary**

Motion: The Architectural Board of Review and the Sign Committee acknowledged the presentation, and provided the following comments: 1) The Boards jointly find that the current proposal, though needed, is oversized for the proposed location. 2) Consider a downsized sign-box which does not require a separate pole and truss structure, and that could be integrated with the bridge structure. 3) The Boards would like to see the height of the proposed 30-foot high camera structure reduced as much as possible. 4) Suggested colors are a gray-green style color to blend with landscape and bridge components. 5) The Boards appreciate that the associated electrical equipment as proposed is concealed by vegetation. 6) There is concern with the height of the sign given that two rows of text are the proposed maximum. The Board would like to see a sign smaller than the 6-foot, 9-inch high sign board as presented. 7) It was requested that the number of public service announcements and non-emergency messages be kept to a minimum.

Action: Wienke/Mudge, 11/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 930 MIRAMONTE DR**

A-1 Zone

Assessor's Parcel Number: 035-023-003  
Application Number: MST2004-00743  
Owner: Visiting Nurse & Hospice Care of Santa Barbara  
Architect: Phillips, Metsch, Sweeney, Moore

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Planning Commission approval is requested for a Conditional Use Permit.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT.)**

(4:15)

Present: Eileen Bunning, President and CEO, Visiting Nurse Association of Santa Barbara; Trish Allen, Project Planner; Kirstin Story, Architect; Bob Cunningham, Landscape Architect.

Public comment opened at 4:37 p.m.

Jacqueline Daugharty, resident, opposed to the project, not opposed to hospice.

Larry Boufard, resident, opposed to the project, not opposed to hospice.

Glen Fritzler, resident, opposed.

John Fritsche, resident, opposed.

Joel O'Hayon-Crosby, resident, opposed.

Charles Brycoff, resident, opposed.

Chair Bartlett read into the record a letter from Mary Jane McCracken, resident, in favor.

Public comment closed at 4:46 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board finds the revised site plan and the revised finished floor elevations to be improvements. 2) The gardens abutting the proposed residential wings will be a positive aspect to this project. 3) There is concern with the resultant grading on east side of building for the gabion retaining walls, and on the west elevation with the new driveway to subterranean parking. 4) Provide engineering solutions that minimize exposed retaining walls, deal with drainage, and the proposed cisterns. 5) The Board would like the architecture of the addition to be sympathetic to the original design. 6) There is concern with the repetitive clear story windows. 7) Look for ways to create a "hilltown" look by varying the roof forms. 8) Restudy the proposed parking, as the proposal provides more than the required parking. Look for ways to minimize the visual impact. 9) Provide more detail for the proposed work occurring in the driveway access easement.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 412 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-271-019  
Application Number: MST2005-00234  
Owner: Anabilt Properties, LLC  
Architect: Shubin & Donaldson  
Applicant: Anabilt Properties, LLC

(Proposal for a mixed use project with seven residential condominiums totaling 6,306 square feet and 6,375 square feet of commercial space on a 13,500 square foot lot. The project consists of three three-story buildings for five residential units and two three-story buildings for two commercial spaces and two residential units. Five one-car garages and 12 uncovered parking spaces will be provided.)

**(Third Concept Review.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)**

(5:29)

Present: Robin Donaldson, Project Architect; Allen McCleod, Architect.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board appreciates the proposed mixed-use. 2) The current proposal supports a positive pedestrian linkage from the street to the rear residential court yard and the differentiated courtyard paving. 3) Look for more opportunities to introduce landscape between the two front buildings and to allow the landscape to climb and cross over the linking bridge element. 4) As to the front building along the north property line, the Board is concerned with the added height of the fourth level but feels it is well articulated in the current design. 5) Study the south elevation of the north commercial building to soften some of the fenestration and to better ground the building facing the driveway. 6) The revised design appears to comply with zoning and setback requirements. 7) The revised entries to the rear residential units are a definite improvement as they are more obvious. 8) The Board finds that the material selection is moving in the right direction, provide more detailing as the project moves forward. 9) A minority of the Board members are concerned that the contemporary style is not compatible with the downtown traditional neighborhood. The majority of the Board finds that the style is compatible given the zoning in this area, and given that the smaller street facades in this particular proposal move in that direction. 10) The Board is pleased that the applicant is seeking LEED accreditation on the project and looks for further detailing that emphasizes those attributes. 11) Study the front elevation of the left building on Anacapa Street to provide pedestrian scale features. 12) The Board appreciates the green-screen approach to break down massing of the architecture.

Action: LeCron/Manson-Hing, 7/1/0. Mosel opposed.

\*\*\*\*\* **THE BOARD RECESSED FROM 6:02 P.M. UNTIL 6:29.** \*\*\*\*\*

**CONCEPT REVIEW - CONTINUED ITEM****4. 1916 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 043-122-022  
Application Number: MST2005-00566  
Owner: Angelo Salvucci  
Applicant: Susan McLaughlin  
Architect: David Winitzky  
Agent: Don Elconin

(Proposal for a condominium conversion of a one-story, 890 square foot, single-family residence and a two-story duplex with two 1,015 square foot units. The existing two-car carport will be demolished and a new two-car garage and an additional storage area will be constructed. The project will have three covered and three uncovered parking spaces, new pedestrian walkways, and additional hardscape for uncovered parking spaces.)

**(Second Concept Review.)**

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

(6:29)

Present: Susan McLaughlin, Applicant; Michael Shubach, Architect; Bob Cunningham, Landscape Architect.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board appreciates the revised parking and circulation arrangement of the new site plan. 2) The additions to the rear units are minor in nature; however, the amount of upgrades, particularly to the rear building, have fallen short of what would be expected in a condo conversion to a building of this age. 3) Provide further enhancement of the entry experience to all units. Unit A should have direct access to the public sidewalk. 4) Provide a revised approach to the enhanced paving patterns on the adjacent driveway easement and the shared use parking with the neighbor to the north. The current geometry of stamped concrete versus the existing asphalt and existing concrete appears to be unresolved. 6) Study creating a paving and ribbon driveway experience for the length of the shared driveway. The paving experience in the motor court is to be more cohesive geometrically, and extend that paving experience to the entries of the rear units. 7) Reinstate a ribbon driveway in the existing driveway for Unit A. 8) Upgrade the aluminum windows of Unit A, especially on the street façade, to be in keeping with the original wood windows of that design vernacular. 9) Provide further detail on the storage unit for Unit A, to better relate to the existing garage of which it abuts. 10) The conceptual landscape plan appears to be moving in the right direction with the understanding that additional landscape will be added along the existing driveway of Unit A.

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

**CONCEPT REVIEW - CONTINUED ITEM****5. 336 N MILPAS ST**

C-2 Zone

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

(Proposal for a new one-story 12,121 square foot commercial building and a 49 space parking lot for Longs Drugs at the northwest corner of Milpas and Gutierrez streets. The proposal includes the voluntary merger of three lots totaling 39,130 square feet and demolition of three existing non-residential buildings totaling 12,919 square feet. The project requires Development Plan approval.)

**(Second Concept Review.)**

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

(6:59)

Present: Paul Poirier, Architect; Joe Cavanaugh, Longs Drug Store.

Public comment opened at 7:12 p.m.,

Georgine Eccleston, resident, in favor; however, expressed concern regarding maintenance of the proposed fence.

Public comment closed at 7:18 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board appreciates the revised site plan with the loading dock concealed in the rear, and the relocated trash enclosures. 2) The Board appreciates the building creating a strong edge on Milpas Street. 3) The majority of the Board appreciates the preservation of the tree at the corner of Milpas and Gutierrez Streets. 4) The majority of the Board likes the two entry tower. Continue to study and refine the tower entry at the Milpas Street corner. 5) Study the consistent use of brick at the wainscot. 6) Study increasing plate height of the middle portion of the mansard roof facing Milpas Street to give better articulation to the individual buildings. 7) On the Milpas Street elevation, study incorporating full height glass display windows, which should be recessed as much as possible at the center portion of the building elevation. 8) Restudy the east elevation. 9) Study adding design detail to the south elevation gable form. 10) Study the use of planters, in lieu of pots, under the west wall arches as a more maintainable solution.

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



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 606 CALLE GRANADA**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-083-012  
 Application Number: MST2006-00430  
 Owner: Matthew W. and Wendy M. Labrie  
 Architect: Wayne Labrie

(Proposal for additions to an existing one-story 1,419 single-family residence consisting of a 335 square foot first floor addition, an 879 square foot second-story addition, a 515 square foot attached two-car garage. The proposal includes a 486 square foot enlargement of the existing cellar and 85 cubic yards of grading. The existing 575 square foot detached garage and laundry room would be demolished. The resulting project would be a 2,387 square foot, two-story residence with attached two-car garage on the 8,419 square foot lot. Modifications are requested for an eight foot high wall at the front property line and for a new entry porch within the front yard setback.)

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

(7:46)

Present: Wayne Labrie, Architect.

Motion: Preliminary approval, and continued indefinitely to the Consent Calendar, with the applicant to provide a color board.

Action: LeCron/Manson-Hing 7/0/0. Mudge abstained.

Motion: To rescind the previous motion.

Action: LeCron/Wienke 7/0/0. Mudge abstained.

Amended

Motion: Continued indefinitely to the Staff Hearing Officer, and return to Consent for Preliminary Approval with the following comments: 1) NPO findings can be made at Consent. 2) Applicant shall provide a color and material board when the project returns.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 12 FRANCISCO DR**

A-1 Zone

Assessor's Parcel Number: 055-141-015  
 Application Number: MST2006-00313  
 Owner: Andrew D Norris III and Sally Sheridan  
 Designer: Eric Knight

(Proposal for a one-story, 532 square foot addition to an existing 2,634 square foot one-story residence with attached 441 square foot two-car garage located on a 40,595 square foot lot in the Hillside Design District.)

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

(7:52)

Present: Eric Knight, Designer.

Public comment opened at 8:01 p.m., as no one wished to speak, public comment closed at 8:01 p.m.

Motion: 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 return to Consent Calendar with the comment that the applicant shall provide additional landscaping in front of the new addition to screen the trash enclosure area.

Action: Wienke/Manson-Hing, 5/1/0. Mudge opposed. Bartlett and Sherry stepped down.

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

#### **8. 1701 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-173-038

Application Number: MST2006-00201

Owner: Herbert E. Barthels, Trust 12/9/85

Designer: Peter Hale

(Proposal for a 315 square foot two-story addition to an existing 2,132 square foot two-story residence with detached 440 square foot two-car garage. The proposal includes the addition of a second flight of stairs in the backyard requiring 5 cubic yards of cut grading. The project is located on a 15,448 square foot lot in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission approval of a Coastal Development Permit.)

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

(8:06)

Present: Peter Hale, Designer.

Motion: Continued indefinitely to the Planning Commission, and return on Consent Calendar with the following comment: Consider changing the gable roof form to a hip form on the addition similar to the left side of the north elevation on the second floor.

Action: Mudge/LeCron, 7/0/0. Manson-Hing stepped down.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 929 E CANON PERDIDO ST**

R-2 Zone

Assessor's Parcel Number: 029-315-010  
Application Number: MST2006-00436  
Owner: John Rodriguez  
Architect: Jose Esparza

(Proposal to construct a 599 square foot two-story accessory dwelling unit and attached 220 square foot one-car garage on a 5,000 square foot lot. An existing 1,193 square foot residence with attached 267 square foot one-car garage will remain and an existing 630 square foot single-family residence to the rear would be demolished. One uncovered parking space would be provided and the project includes 27 cubic yards of grading outside the building footprint.)

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

(8:18)

Present: Jose Esparza, Architect; John Rodriguez, Owner.

Public comment opened at 8:27 p.m.,

John Dewey, resident, opposed.

Christine Newhauser, resident, opposed.

Chair Bartlett read into the record a letter from Stephen Erickson, agent for the Da Ros family, opposed.

Public comment closed at 8:39 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board makes the finding that this proposal does not meet the goals listed in the ABR Guidelines as follows: D, to promote high standards in architectural design and the construction of aesthetically pleasing structures; F, to encourage planning which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing; and H, to promote neighborhood compatibility. 2) Return with an amended proposal which takes into consideration the following motion from November 1, 2004, concerning the design presented at that time (note that the as-built condition is not the same as the design presented at the November 1, 2004 hearing):

1. The Board appreciates the site design and break up of the building.
2. The use of the single car garage appears to be working.
3. The reduction in height of the retaining walls at the sidewalk and lower grade is positive, as it helps to reduce the overall height of Unit A.
4. The front building (Unit A) is too boxy, massive and overwhelming.
5. Restudy one story roof elements.
6. A majority of the Board finds the mass bulk and scale is too aggressive.
7. Most of the Board would prefer to see Unit A either a more Spanish or Victorian bungalow style. One Board member suggested a slight variation in style to reduce the apparent combined mass of the building between the structures could be positive.
8. If a Spanish style is used the Board would expect to see:
  - a) reduction of the roof pitch to 4:12.
  - b) high quality details appropriate to style with 2 x 6 walls.
  - c) recessed wood windows.
  - d) traditional eave and rake details.
9. If a Victorian Bungalow style is selected, the Board would expect

to see high quality details. 10. The applicant is to provide a landscape plan for the front yards.

3) Reconfigure the driveway to be out of the setback to prevent parking in the setback. 4) Provide a full landscape plan for entire property. 5) Provide a landscape buffer between the existing retaining wall and any potential fence to avoid the fence exacerbating the height of the wall at the sidewalk; provide landscape that cascades down masking the wall.

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

## **CONSENT CALENDAR**

### **REVIEW AFTER FINAL**

#### **A. 1278 DOVER LN**

E-1 Zone

Assessor's Parcel Number: 019-220-000  
 Application Number: MST2003-00386  
 Owner: David Searls  
 Designer: Cliff Hickman

(Proposal to construct a new 4,655 square foot two and one-half story residence with an attached 672 square foot three-car garage located on a 17,404 square foot lot in the Hillside Design District. Modifications are requested to allow the garage to exceed 500 square feet and a reduction in the required open yard.)

**(Review After Final for exterior color change from "sea froth" to "old salem gray".)**

Final Approval as submitted of the Review After Final.

### **REVIEW AFTER FINAL**

#### **B. 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, chimney cap, light fixture, and changes to landscape and hardscape in front yard.)**

Continued one week to Consent Calendar at the applicant's request.

**REVIEW AFTER FINAL****C. 817 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-231-021  
Application Number: MST2006-00194  
Owner: Frederick M. and Jane Paulson Trustees  
Architect: Peter Becker

(Proposal to construct 182 square feet of first floor additions and 32 square feet of "as-built" first floor additions, 8 square feet of second floor additions and 165 square feet of "as-built" second floor additions. Proposal includes demolishing 196 square feet on the first floor which includes converting 172 square feet of an existing family room to an open loggia, and demolishing 35 square feet on the second floor. Demolish 10 square feet of the existing 498 square foot basement/hobby room. Add 45 square feet of "as-built" floor area to the existing 457 square foot carport and convert to a garage. Proposal includes demolishing 63 square feet of "as-built" additions to an existing 563 square foot detached art studio. The existing permitted two-story single family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 6,463 square feet. The project also includes new wrought iron entry gates, various changes to windows and doors, remodel existing front pergola, and a new tile front terrace. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

**(Review After Final for the demolition of the "as-built" carport and artist studio and removal of inactive chimneys.)**

Final Approval as submitted 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.

**REVIEW AFTER FINAL****D. 620 W GUTIERREZ ST**

R-4 Zone

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

(This is a revised proposal. The proposal includes exterior changes to existing apartment building including new exterior paint and light fixtures, new guard rail to existing balconies and staircase (facing street), new roof and 8,010 square feet of new balconies on the second story facing the interior of the property, new floor finish to the existing balconies. Also, included are new doors and windows to access the proposed balcony.)

**(Review After Final for skylights.)**

Final Approval as submitted of the Review After Final.

**FINAL REVIEW****E. 1624 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-083  
Application Number: MST2004-00744  
Owner: Bruce Schmidt  
Architect: Eric Swenumson

(Proposal to construct a 2,732 square foot two-story single family residence with an attached 440 square foot two car garage on an vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback. Project also includes 300 cubic yards of grading.)

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

Final Approval as Noted of the Architecture, and Final Approval as noted of the Landscape with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and with the following comment: The roof tile shall be Old Hacienda with the Redlands tile, and the sandstone shall be El Dorado Stone/Santa Barbara Sandstone style.

**NEW ITEM: PUBLIC HEARING****F. 288 N LA CUMBRE RD**

E-3/PUD 4.6/SD-2 Zone

Assessor's Parcel Number: 057-320-001  
Application Number: MST2006-00152  
Owner: Willis Kay Aiko  
Applicant: Richard Dean

(Proposal to replace an existing water treatment system and construct a 192 square foot equipment shed in the common area of The Amber Gardens Planned Unit Development. The surrounding existing 8 foot tall chain link fence and hedge would remain. A modification is requested for the project to be located within the 40 foot setback.)

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

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The applicant shall remove the existing Myoporum screen trees along the north section of the property line for the length of the property line that is shared with the adjacent neighbor. 2) Eugenia Santa Barbara hedge (5-gallon size) shall be planted 3-feet on center in place of the existing trees and maintained at 9-foot height.

**NEW ITEM****G. 129 N MILPAS ST**

C-2/M-1 Zone

Assessor's Parcel Number: 017-083-009  
Application Number: MST2006-00386  
Owner: Steve Melkonian  
Applicant: Robert Stamps

(Proposal for outdoor chairs and tables to provide outdoor dining along the sidewalk at an existing restaurant.)

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

Final Approval as submitted.

**FINAL REVIEW****H. 325 W ANAPAMU ST**

R-4 Zone

Assessor's Parcel Number: 039-212-004  
Application Number: MST2004-00885  
Owner: Cynthia Dee Howard and Janey Marks  
Architect: Robin Donaldson  
Applicant: Michael Stroh, Project Captain

(Proposal to demolish an existing two-story single-family residence, carport and garage totaling 5,061 square feet and construct a 6,235 square foot, three-story, four-unit condominium development each with a two-car garage on a 9,631 square foot lot.)

**(Final Approval is requested for the Architecture and the Landscape Plans.)**

Continued indefinitely to Consent Calendar with the following comments: 1) The trellis element over the windows shall be 2"x 2", versus 1"x 1". 2) The plaster window details are to be recessed.

\*\*\*\*\* MEETING ADJOURNED AT 8:59 P.M. \*\*\*\*\*