



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, September 5, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:02 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 JIM BLAKELEY, Absent
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present (arrived at 3:04)
 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)		
CONCEPT REVIEW	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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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 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 31, 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 Monday, August 28, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of Monday, August 28, 2006, with corrections.

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

Motion: To reopen review of the minutes:

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

Motion: To revise the motion for Item #7, 6 Langlo Terrace.

Action: Mudge/Wienke, 7/0/0. Blakeley absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron and Mark Wienke, with the exception of the landscaping for Items A and C which were reviewed by Randy Mudge.

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

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

1. Ms. Brodison announced the following changes to the agenda:

Item #5, 1018 Roble Lane, is continued one week at staff request.

Motion: To continue Item #5, 1018 Roble Lane, one week.

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

2. Ms. Brodison made the following announcements:

a) Board member Blakely will not attend the meeting.

b) On September 19, 2006 City Council and the Planning Commission will have a joint meeting to discuss rental housing and the updated housing policies. The ABR Chair and Vice-Chair are invited to attend this meeting.

c) On Oct 6, 2006, City Council will hear the presentation for Veronica Meadows. It is requested that a representative from the ABR attend to present the Boards stand regarding access via Allen Road and/or Las Positas.

E. Subcommittee Reports.

Airport Terminal Subcommittee: Mr. Wienke reported that the new architects determined that the airport construction budget is over-budget. As a cost saving measure the existing airport will be used as a temporary facility during construction. After construction the tower and two side portions of the original airport will be separated, relocated, and reused in conjunction with the new structure. The Subcommittee reviewed three proposed redesigns and provided comments. The ABR will view the pre-design in approximately one month.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW**1. 1822 SAN PASCUAL ST**

R-3 Zone

(3:15) Assessor's Parcel Number: 043-163-013
Application Number: MST2004-00546
Architect: Gil Garcia
Owner: San Pascual Cottages, LLC

(Proposal to construct a seven unit condominium complex on a 15,341 square foot lot. Two existing single-family residences, a detached garage and shed currently located on site would be demolished.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 072-05.)

(3:28)

Present: Peter Hunt, Architect; John Blankenship, Owner; Cheryl Jensen, Landscape Architect.

Public comment opened at 3:49 p.m.

Carolyn Rice, neighbor, opposed, expressed concern over changes to heights and roof type.

Rod Edwards, neighbor, opposed, expressed concern over changes in the new plans.

Public comment closed at 3:53 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

1) The applicant and staff are to provide the record documents that were reviewed by the Planning Commission and City Council. 2) Study ways to lower the rear portion of the site to blend with the natural grade, as previously requested. There is concern that providing a 2% slope to the street has resulted in a 4.5 to 5 feet raised grade elevation at rear. 3) The Board looks for continued variety of detailing between the buildings as presented in the prior scheme, including: a) original chevron details on the parapet walls. b) similar chevron details on garage doors. c) continue the previous material palette. d) previous color variety. 4) Restudy or eliminate the "L" shaped parapet walls near the upper level recesses. Some Board members are concerned with the recessed areas within the buildings and would like the design to replicate the previous submittal. 5) Look for aesthetically pleasing solutions to camouflage the exposed utilities. 6) Provide consistency in architectural, civil, and landscaped plans, particularly with respect to layout and drainage functions. 7) Increase the number of canopy trees to match the previous submittal.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 3443 SEA LEDGE LN**

A-1/SD-3 Zone

(3:55)

Assessor's Parcel Number: 047-082-005
 Application Number: MST2005-00743
 Owner: Thomas E. & Katherine M. Dunlap Jr., Tst
 Architect: Dawn Sherry
 Landscape Architect: Kathryn Dole
 Agent: Alicia Harrison

(Proposal for removal of an existing swimming pool, for hardscaping alterations over the pool location, and for minor repairs to existing rear stairway and deck. The proposal includes 130 cubic yards of cut and fill grading. The single-family residence is located in the Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested.)

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

(4:38)

Present: Dawn Sherry, Architect; Kathryn Dole, Landscape Architect.

Public comment opened at 4:44 p.m., and as no one wished to speak, public comment closed at 4:44

Motion: Continued indefinitely to the Planning Commission, with the following comments:
 1) The project will have no adverse visual impacts. 2) The hardscape and landscape are improvements. 3) Approval can be made on Consent.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 1023 CACIQUE ST A**

R-3 Zone

(4:05)

Assessor's Parcel Number: 017-213-014
 Application Number: MST2005-00297
 Owner: John F. Luca
 Applicant: April Verbanac
 Architect: Keith Nolan

(Proposal for the construction of two new condominium units and the conversion of two existing units to condominiums. Proposed new construction is a two-story addition consisting of a 748 square foot first floor unit with attached 230 square foot garage, a 1,230 square foot two-story unit with attached 584 square foot garage, and an attached 256 square foot garage to serve the existing one-story unit. The existing units to be converted consist of a 1,092 square foot one-story unit and a 2,160 square foot three-story unit with attached 584 square foot garage. Lot size is 11,264 square feet. A modification is requested to allow seven parking spaces rather than the required eight spaces.)

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

(4:46)

Present: Keith Nolan, Architect; John Luca, Owner; David Black, Landscape Architect.

Motion: Continued indefinitely to the Full Board with the following comments:
 1) The applicant shall return with Alternative #2. The applicant has the option to:
 a) Embellish the original design to include upgrading the existing house to provide a better street presence and include a replacement Oak tree of the size described in the current presentation and include a Elm street tree; or, b) Provide an option that saves the existing Oak tree and relocates the two garage, preferably between the original unit and the rear building, which in the original design was in conflict with the tree. 2) The Board reserves judgment until the applicant returns with either or both options. Presently the Board cannot support either the original proposal or Alternative #1.

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

***** THE BOARD RECESSED FROM 5:37 P.M. UNTIL 6:06 P.M. *****

PRELIMINARY REVIEW

4. 115 W CANON PERDIDO

C-2 Zone

(4:35)

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

(The project consists of a proposal for a voluntary lot merger of ten legal lots consisting of approximately 2.2 acres, into two lots and a subsequent lot line adjustment of the two resulting lots. The existing Verizon Building (101 W. Canon Perdido Street) would be located on proposed Parcel 1 and the existing annex building (115 W. Canon Perdido Street) would be located on proposed Parcel 2. Proposed improvements for both parcels include the reconfiguration of parking spaces, additional landscaping and new chain link fencing. The existing exterior metal stairs located at the rear of the Verizon building would be reconfigured and the exit stairs at the rear of the annex building are proposed to be enclosed.)

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

(6:06)

Present: Michael Morgan, Agent.

Motion: Final Approval with the following conditions:
 1) The applicant is to add head details to the proposed windows on the south elevation (sheet A.6) to match head details on the rest of the structure. 2) The Board understands that the prefabricated bike shelter is not a part of the project.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 1018 ROBLE LN**

E-1 Zone

(5:05) Assessor's Parcel Number: 019-241-007
 Application Number: MST2006-00347
 Owner: Dan & Mary McCammon
 Architect: Amy Von Protz

(Proposal to remodel existing patio enclosure and retaining walls, add a wooden pergola, and add decorative elements to the existing front entry. The existing 2,989 square foot, two-story, single-family residence is located on an 8,148 square foot lot in the Hillside Design District. Modifications are requested for the pergola and retaining wall remodel to be located in the front yard setback, and for overheight walls.)

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

Continued one week at Staff's request.

PRELIMINARY REVIEW**6. 1570 LA VISTA DEL OCEANO DR**

E-1 Zone

(5:45) Assessor's Parcel Number: 035-180-084
 Application Number: MST98-00706
 Agent: Bob Goda
 Applicant: Sidney & Pamela Macofsky
 Architect: Thomas Meaney

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

(Revised Preliminary Approval is requested.)

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

(6:19)

Present: Thomas Meaney

Motion: Revised 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, with Planning Commission Resolutions, and continued indefinitely to the Consent Calendar with the following comments: 1) The site and civil plans are to be consistent. 2) Demonstrate enhanced paving on both sides of the driveway. 3) Approval can be made at Consent.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 25 RUBIO RD**

E-1 Zone

(6:05)

Assessor's Parcel Number: 029-341-013
Application Number: MST2006-00477
Owner: Melissa Riparetti, Trust 7/18/2003
Architect: Jim Zimmerman

(Proposal for an 875 square foot addition to the main story and a new 914 square foot upper story to an existing 973 square foot single-family residence on a 6,811 square foot lot in the Hillside Design District. The proposal includes a roof patio, new front stairs, retaining walls, and 23 cubic yards of grading. Modifications are requested to provide an uncovered rather than a covered parking space, and to locate the uncovered parking space in the front yard setback.)

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

(6:30)

Present: Jim Zimmerman, Architect; Christian and Melisa Riparetti, Owners.

Public comment opened at 6:41 p.m., and as no one wished to speak, public comment closed at 6:41 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to Full Board with the following comments: 1) The design is handsome and keeping with the Neighborhood and Hillside Design Guidelines. 2) The Board likes the breakup of the building components. 3) Provide more detailed drawings that include a roof plan and exterior elevations indicating rooflines beyond. 4) Study and refine the flat roof elements and cornice details to be cohesive with the overall design. 5) The floor plans and exterior elevations are to match, i.e. cantilevers, window locations. 6) There is concern with the proposed second floor deck above the laundry room. a) The deck is to be pulled in from the east elevation enough to allow for a valid looking tile roof. b) Provide photo documentation from the proposed deck elevation to address possible privacy concerns for the adjacent neighbor. 7) The Board understands the new walls in the front yard set back will be stone clad. 8) Provide resolution of the curved entry deck and the curved stairway intersection. 9) Staff and the Staff Hearing Officer shall determine whether modifications are required for the entry and elevated decks which both appear to be located in the interior yard set back. 10) Some Board members feel that further study is required for the east elevation chimney, either ground the mass or relocate the window. 11) The Board finds the requested modification for the open parking is a visual enhancement, as the parking will be masked by the existing stone wall.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 102 E PUEBLO ST**

E-1 Zone

(6:25) Assessor's Parcel Number: 025-201-024
Application Number: MST2006-00451
Owner: Melville Fahyun
Designer: Steve Morando

(Proposal for a two-story addition and remodeling for an existing one-story single-family residence located in the Mission Area Special Design District. The proposal includes an 825 square foot first- and second-story addition, a second-story deck, interior and exterior remodeling, and a roof-mounted solar array. The project would result in a 3,156 square foot two-story dwelling with the existing detached garage, greenhouse, and accessory building to remain on the 15,947 square foot lot. Modifications are requested for exterior remodeling in the setbacks.)

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

(7:07)

Present: Steve Morando, Designer.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board finds the proposed addition and new second floor area to be appropriate to the scale of the original house and lot size. 2) Provide integration of second story mass to nestle into the roof forms of the original structure, as depicted in previous conceptual sketches. 3) Provide simplification of the following architectural treatments to be more compatible with original style: a. Restudy the street presence of the second story balcony; b. Restudy the deck cantilever on the north elevation; c) Reconsider a simpler bay window that integrates into the second story roof, at the west elevation; d) Restudy the new entry to have a street presence and be more neighborhood friendly. The current proposal is understated and not in keeping with the original design of the structure. 4) There is concern with the shape and detailing of the proposed windows. a. Provide traditional window detailing. b. Mullions shall match the original style of the house. c. Provide traditional proportions, which would not include the shallow arch as presented on the west elevation or the narrow transom on the north elevation. 5) The Board likes the existing living room windows facing west on Pueblo Street. Consider keeping or replacing in kind. 6) The Board is supportive of lengthening the site wall, and development of the new entry because of opportunity for added privacy. 7) The Board understands that there will be additional work to the garage including: a. a trellis eyebrow above the garage doors; b. replacement of the existing garage doors with carriage style doors. 8) Study other roof locations for integration of the solar applications to: a. function better; b. be less visible from the street.

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

CONCEPT REVIEW - CONTINUED ITEM**9. 1229 GILLESPIE WY**

R-2 Zone

(6:50) Assessor's Parcel Number: 039-141-003
Application Number: MST2005-00694
Owner: Kelly, Ramirez & Wilson
Applicant: Paige Wilson
Designer: Colleen Kelly

(Proposal for a 422 square foot two-story addition, new entryway, and new porches for an existing 1,084 square foot two-story single-family residence located on an 8,000 square foot lot. Also proposed is a 219 square foot detached one-car garage to replace the existing 326 square foot carport, and one new uncovered parking space. The existing 1,918 square foot residence fronting Victoria Street would remain unaltered. Modifications are requested for parking to encroach into the front and interior yard setbacks along Gillespie Way.)

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

(7:40)

Present: Colleen Kelly, Designer; Paige Wilson, Owner.

Motion: Continued indefinitely to the Staff Hearing Officer, with the following comments: 1) The Board finds that the project is ready for Preliminary Approval. 2) Final can be made on Consent Calendar. 3) The Board finds that changes to original carport and conversion to a one-car garage plus one car parking space is architecturally beneficial. 4) The addition to the rear residence is charming. The applicant is to return with resolved detailing: a) Paying special attention to the alignment of the east wall of the second story. b) Study increasing the amount of glazing in the rooftop clear-story, without changing the clear-story size. 5) The Board finds that the proposed modification enhances the entry experience, and therefore supportable.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 614 N VOLUNTARIO ST**

R-2 Zone

(7:15) Assessor's Parcel Number: 031-190-034
Application Number: MST2006-00475
Owner: Rosa Jaramillo
Architect: Jose Esparza

(Proposal for a two-story addition to an existing 963 square foot one-story single-family residence on a 5,850 square foot lot. The proposal includes a 172 square foot addition to the first floor, a new 428 square foot second-story, and a 475 square foot two-car garage.)

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

(8:06)

Present: Jose Esparza, Architect.

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 continued indefinitely to the Consent Calendar with the following comments: 1) The carriage door shall be a high quality such as stained wood. 2) Enhance the front stairs and the entry door (possibly adding a roof overhang) to create more prominence from the street. 3) Add charm giving elements to the north and west elevations. 4) The fireplace shall contain a class B flue, so a chimney extension is not required. 5) Install traditional French in-swing doors, with wood trim to match existing, at the bedroom balcony above the garage. 6) The balcony railing over the garage shall be restudied to be wood versus wrought iron and the brackets are to be more substantial.

Action: Wienke/Mudge, 7/0/0. Blakeley 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, chimney cap, light fixture, and changes to landscape and hardscape in front yard.)

Continued one week at staff's request. The applicant is to provide detail of revised chimney cap.

REVIEW AFTER FINAL**B. 155 CEDAR LN**

E-1 Zone

Assessor's Parcel Number: 015-083-027
Application Number: MST2004-00502
Agent: Gary Myers
Owner: William Pritchett Trust
Applicant: William Pritchett
Architect: Jerald Bell
Applicant: Steve Hausz

(This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.)

(Review After Final for new entry gate and associated details.)

Continued one week for the applicant to provide more photographs of the neighborhood, material samples and a light fixture.

REVIEW AFTER FINAL**C. 317 N SOLEDAD ST**

R-2 Zone

Assessor's Parcel Number: 031-382-007
Application Number: MST2003-00831
Owner: Javier Valencia
Architect: Jose Esparza

(Proposal to construct a new 595 square foot two-story dwelling unit with an attached two-car garage at the rear of property, a new 490 square foot two-car garage, and to add one uncovered tandem-parking space. Also proposed is a 181 square foot addition to an existing two-story residence in the front of the property and demolition of an existing one-car garage on a 5,000 square foot lot.)

(Review After Final to remove the 8' hedge and add new concrete walkway.)

Final Approval as noted on the plans. The applicant is to submit an updated site plan for staff verification.

REVIEW AFTER FINAL**D. 1840 LA CORONILLA DR**

E-1 Zone

Assessor's Parcel Number: 035-072-010
Application Number: MST2002-00529
Owner: Matthew Edwards

(Proposal to construct a 3,110 square foot two-story residence on a 7,646 square foot lot in the Hillside Design District. Modifications are requested for a fence in the front yard setback, encroachment of the structure in the required front yard setback and side yard setbacks. The request was previously reviewed and approved under MST98-00740 but has expired.)

(Review After Final to revise living room window from divided light to picture window, revise chimney cap to include spark arrestors, add more exterior light fixtures, revise front door design, review master bath bay windows on south and north elevations and to change exterior column caps from plaster to stone.)

(Modification approved August 28, 2002.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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.

NEW ITEM

E. 1823 MIRA VISTA AVE E-1 Zone

Assessor's Parcel Number: 019-090-021

Application Number: MST2006-00507

Owner: Rachel Tierney, Living Trust

(Proposal for a 366 square foot new deck to the rear of an existing 1,708 square foot single family residence with an attached 407 square foot two-car garage on a 7,625 square foot lot in the Hillside Design District.)

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

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

NEW ITEM

F. 412 W SOLA ST R-4 Zone

Assessor's Parcel Number: 039-051-011

Application Number: MST2006-00497

Owner: Kate Russell

Architect: Bryan Pollard

Owner: David and Elizabeth Reed

(Proposal to remove the existing stairs and landing, enclose existing entryway, add new entry stairs and landing, and a new entry door in existing window opening. Also proposed is to add a 65 square foot deck all on a 8497 square foot lot.)

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

Continued one week due to the applicant's absence.

NEW ITEM**G. 3339 RICHLAND DR**

R-3/SD-2 Zone

Assessor's Parcel Number: 051-080-018

Application Number: MST2006-00514

Applicant: Roy and Helen H Barron Jr, Trust

(Proposal to replace the roof of an existing carport on a 7,384 square foot lot with an existing unit apartment building. The proposed materials are 2 x 6 T & G with new rafters and plywood with unsealed plastic roofing.)

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

Administrative Approval by staff.

NEW ITEM**H. 51 CASS PL**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-303-0BL

Application Number: MST2006-00513

Architect: Tai Yeh

Owner: City of Santa Barbara

(Proposal to remove and replace existing windows and repaint a commercial building to match an adjacent building.)

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

Final Approval as submitted.

**** MEETING ADJOURNED AT 8:45 P.M. ****