



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 9, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:05 P.M.

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 JIM BLAKELEY, Present (arrived at 3:15 p.m.)
 CHRISTOPHER MANSON-HING, Present (arrived at 4:50 p.m., left at 6:53 p.m.)
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON:

GRANT HOUSE

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present from 3:05 to 3:18, and from 4:20 to 4:45 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 Thursday, October 5, 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 Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 2, 2006, with corrections.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Member LeCron with the exception of the landscaping for Item N, and reviewed by Member Mudge.

Action: Randy/LeCron, 7/0/0. Sherry abstained.

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

1. Ms. Brodison made the following announcements:

- a) Lisa Holzman-James, presenter for Item #4, 642 Surf View Drive, is a Landscape Designer, not a Landscape Architect as stated on the agenda.
- b) The appeal of 216 Calle Laureles has been withdrawn.
- c) Parliamentary Procedure Training is scheduled for Wednesday, October 25, 2006.
- d) Notice clarification: the correct case number for 434 W Gutierrez is MST2006-00541, not the 2003 number indicated on the Public Notice. This item case will be heard on October 16, 2006.

2. Board Member LeCron announced that he will step down from Item #10, 2515 Medcliff Rd.

E. Subcommittee Reports.

It was reported that Chair Bartlett and Board members LeCron, Mosel, and Wienke attended the Upper State Street Walk.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW**1. CITYWIDE**

C-2 Zone

Assessor's Parcel Number: 037-052-0RW
Application Number: MST2005-00619
Owner: City of Santa Barbara
Applicant: Heather Diez, Project Engineer
Architect: Conceptual Motion

(The West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalk, and enhance intersections such as curb extensions and crosswalks, and new landscaping for the 0-400 blocks of West Anapamu and West Ortega.)

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

(3:18)

Present: Louis Lazarine, City of Santa Department Redevelopment Agency; Edward De Vicente, Architect, Conceptual Motion; Josh Monroy, Architect; Allen Browning, Public Works, City of Santa Barbara.

Public comment opened at 3:47 p.m.

Dale Francisco, Santa Barbara Safe Streets, is not in favor of the bulbs outs, but is in favor of all other proposed improvements. Provided Board members a copy of the Review of Pedestrian Safety Research in the United States and Abroad, U.S. Dept. of Transportation, containing information related to the use of bulb outs.

Public comment closed at 3:48 p.m.

Summary

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

1) The Board appreciates the intent of the West Downtown pedestrian improvements on Anapamu and Ortega Streets, but with the following changes: **a)** Increase the project scope, to include the Anapamu Street at Chapala Street intersection as the pedestrian gateway to the west side. **b)** Provide a more consistent design theme in terms of engineering at the intersections, especially those intersections receiving new bulb outs and handicapped ramps. **c)** Provide more consistency with adjoining parkways where they abut the ramp conditions at the bulb outs. **d)** Proposed ramps and crosswalks should align so pedestrians are not forced into the center portion of the intersection. **e)** Street lights should be oriented on a 45 degree angle facing into the intersection to provide illumination for automobiles. **2)** One Board member suggested incorporating bio-swales into the bulb-outs; however, this is not the opinion of the majority of the Board. **3)** Maintain as many of the original stone curbs as possible. **4)** Sidewalk improvements are to match the original sidewalks in color and texture. **5)** Save the original contractor stamps or relocate them in adjacent areas. **6)** The proposed lighting standards and fluted concrete poles are enhancements to the neighborhood. **7)** Study ways to combine the new utilitarian features, such as the raised electric meters, and locate them more adjacent to existing infrastructure or to less noticeable mid-block locations, as opposed to the current corner locations. **8)** The Board is concerned with the appearance of the intersections,

especially with the current saw-cutting at the center intersection point. Provide a more homogenous solution with all new material at the center of the intersections. **9)** Reduce the amount of concrete banding at cross walks, where engineering is feasible. For example: directly adjacent to a concrete gutter. **10)** Include landscape under the Tipu trees where they occur. Do not limit the pallet to decomposed granite. **11)** Study alternatives to the Jacaranda trees where currently proposed. **12)** The majority of the Board feels of landscape between the adjacent handicapped ramps is required. **13)** Some Board members are concerned that the proposed bulb outs at Ortega and De La Vina appear awkward and create adverse pedestrian circulation issues.

Straw vote: How many Board members want more landscape at the bulb outs? 5/2/0.

Action: Mosel/Wienke, 7/0/0. Motion carried. (Manson-Hing absent.)

PRELIMINARY REVIEW

2. **85 N LA CUMBRE RD**

R-3/SD-2 Zone

Assessor's Parcel Number: 057-233-010
 Application Number: MST2005-00295
 Owner: American Heart Association
 Applicant: WYE Road Properties LLC
 Architect: Lenvik & Minor
 Agent: Trish Allen

(Proposal to demolish an existing 10 unit apartment building, and to a construct new 8,556 square foot, three-story condominium building with nine units, including one middle income unit and 19 parking spaces on a 18,150 square foot lot.)

(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL DECISION DATED JULY 25, 2006.)

(4:43)

Present: Dave Jones, Architect; Josh Monroy, Landscape Designer;

Motion: Preliminary Approval and continued indefinitely to the Full Board for an In-Progress Review with the following comments:

1) Restudy the south and east elevations to better integrate the tower. **2)** Study the material relationships at the base of the tower to better integrate them into the structure. **3)** Add more detail to the tower. **4)** Study the massing of the linkage bridge elements. **5)** The Board understands the City has approved the replacement of the tree adjacent to the proposed driveway, and the replacement tree will be a minimum of 25 feet from the new driveway.

Action: Wienke/Sherry, 7/0/1. Motion carried. (Manson-Hing abstained.)

CONCEPT REVIEW - CONTINUED ITEM**3. 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.)

(Third Concept Review.)

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

(5:13)

Present: Susan McLaughlin, Agent; David Winitzky, Architect; Derrick Eckelberg, Landscape Architect; Angelo Salvucci, Owner.

Motion: **Continued indefinitely to the Staff Hearing Officer with the following comments:**
1) The project is ready for Preliminary Approval and may return to the Consent Calendar.
2) The Board appreciates the enhanced paving and landscape. 3) The project addresses City of Santa Barbara Condo Conversion Items A through E: **a.** Unit design should create a sense of separate identity and individuality. **b.** Entries should be easily identifiable and functional. **c.** Open space should be designed to be useable, defensible, and safe. **d.** Special consideration should be given to privacy issues in the project design. **e.** Special attention should be given to appropriate project scale, especially with apartment buildings built in the '50s and '60s. 4) Study the design and thickness of the entry trellis between the rear units (Units B & C).

Action: Wienke/Blakeley, 8/0/0. Motion carried.

PRELIMINARY REVIEW**4. 642 SURF VIEW DR**

E-1 Zone

Assessor's Parcel Number: 035-093-008
Application Number: MST2005-00790
Owner: Tony and Mar Arroyo
Landscape Designer: Lisa Holzman-James

(Proposal to add 183 cubic yards of fill dirt and construct 280 linear feet of new retaining walls to stabilize hillside landscaping on the eastern portion of an 11,858 square foot lot in the Hillside Design District. The proposed heights of the walls range from 1' - 8' above natural grade. Also proposed is an as-built retaining wall ranging from 3' to 9' above grade in the western part of the property. A modification is required for the as-built walls encroaching into the 30 foot front yard setback in the western part of the property.)

(Modification approved on March 29, 2006.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:30)

Present: Lisa Holzman-James, Landscape Designer; Jim Buster, Consultant.

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

1) Provide a detailed topographical survey of the slope. **2)** The Board appreciates the single wall scheme as opposed to the multi-wall scheme. **3)** Study the height of the wall in relation to the patio with the goal of reducing the wall height as much as possible by: **a)** sloping the planter element and, **b)** reducing the curve of the patio, and **c)** adding wider landscaping between the sidewalks and the 3 foot retaining wall. **4)** Materials of the wall are to match the existing slump stone wall at the entry from Meigs Road. **5)** Provide site sections through all retaining walls.

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

***** **THE BOARD RECESSED FROM 6:00 P.M. UNTIL 6:29 P.M.** *****

PRELIMINARY REVIEW**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 Long's 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 proposal includes merging three lots.)

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

(6:29)

Present: Paul Poirier, Architect; Katie Corliss, Associate.

Motion: Preliminary Approval and continued to Consent Calendar with the following comments:

1) Refinements to the current scheme are successful; however: **a.** The applicant should study upgrading the materials at the entry stairway approach. **b.** Reconsider the coloration for the type of block used at the proposed walls. **c.** Increase the recess of windows on Milpas Street to twelve inches. **d.** Increase landscape opportunities at the south parking lot by "saw-toothing" at the curb. **e.** Include vines along the block walls.
2) Final Approval may be made at Consent Calendar.

Action: LeCron/Sherry, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1944 EUCALYPTUS HILL RD**

A-2 Zone

Assessor's Parcel Number: 015-100-019
Application Number: MST2006-00561
Owner: Richardson H Smith III
Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and first and second-floor additions totaling 503 square feet. The existing 1,863 square foot two-story single-family residence and attached 388 square foot two-car garage are located on a 14,990 square foot lot in the Hillside Design District.)

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

(6:50)

Present: Brett Ettinger, Architect.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code with the following comments:

1) Continued indefinitely to the Consent Calendar for Final Approval. 2) The materials differentiation is appreciated.

Action: Wienke/LeCron, 7/0/0. Motion carried. (Manson-Hing absent.)

PRELIMINARY REVIEW

7. 333 S CANADA ST A

R-3 Zone

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

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

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

(7:02)

Present: Joseph Moticha, Architect.

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

1) Restudy the pitch of the third story roof to allow additional setbacks at the front for the third story. 2) The roof of the front elevation should extend across the entire building, thereby causing the third-story to appear more integrated into the roof of the second-story. 3) Restudy the first floor of the existing building and new building to be stucco rather than vertical board and batten siding.

Action: Sherry/Wienke, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - CONTINUED ITEM

8. 644 CALLE RINCONADA

E-3/SD-2 Zone

Assessor's Parcel Number: 053-063-010
 Application Number: MST2006-00111
 Owner: Kenneth and Jane Hahn Family Trust 1

(Proposal to add a second-story to an existing 1,703 square foot one-story single-family residence. The project includes demolition of 156 square feet on the first floor, addition of 626 square feet of living space on the first and second floors, and 270 square feet of garage space for a second car. The resulting two-story single family residence will total 2,443 square feet. A modification is requested for encroachment of the garage into the interior yard setback.)

(Second Concept Review. Modification approved on September 27, 2006.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:26)

Present: Jane Hahn, Owner; Randall Hahn, Brother-in-Law.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and return to Consent Calendar with the following comments:

1) The Board appreciates the friendliness of the design, but requests that the applicant:
a) Resolve issues with plate heights, **b)** Resolve grading issues with respect to the garage.
c) Restudy the fenestration on the front to eliminate the situation caused by siding and stucco on the same plane. **d)** Study the detailing of the front entry gable element. **e)** Study the spacing of the second level railing posts. **2)** Use high quality carriage style garage doors with glass along the top to eliminate the proposed windows above the header. **3)** The use of solar panels is appreciated.

Action: Sherry/Wienke, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 1416 W VALERIO ST

R-1 Zone

Assessor's Parcel Number: 041-040-011

Application Number: MST2006-00521

Owner: Gareth Thomas

Architect: Lawrence Thompson

(Proposal to construct a two-story 2,425 square foot single-family residence and attached 475 square foot two-car garage on a 4,625 square foot vacant lot in the Hillside Design District. The proposal includes a total of 194 cubic yards of grading.)

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

(7:47)

Present: Lawrence Thompson, Architect; Gareth Thomas, Owner.

Public comment opened at 8:00 p.m.

Joy Robledo, neighbor, opposed. Read a letter into the record stating concerns with excessive floor to area ratios.

Dave Davis, neighbor opposed. Expressed concern with inappropriate size, scale, and floor area ratio given the canyon lot size.

Bob and Pam Wilkinson, neighbor opposed to the size of the proposal given the lot size..

Alejandro Andreatta and Ingrid Bowman, neighbors, opposed to the impacts the project will have on their property.

Robert Wilkinson, neighbor, opposed to the size, mass, and scale.

Kathleen Weinheimer, resident, opposed to size, bulk and scale.

Sally Walker, neighbor, opposed. Read into the record a letter expressing concern with neighborhood incompatibility, lack of open yard space, and lack of safety egress.

Public comment closed at 8:17 p.m.

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

1) The Board is concerned with the size, bulk, and scale of the proposal, therefore:
a) The Board will conduct an organized site visit; **b)** The applicant is to install 2 or 3 story poles, *in accordance with staff direction*, prior to the Board's site visit; **c)** The applicant is to provide a Floor Area Ratio study; **d)** The applicant is to study the Hillside Design Guidelines. **2)** There is concern with the number of second-story cantilevers and the lack of setbacks from the first-floor. **3)** There is concern with the balconies and roof decks, and their impact to the neighbor's privacy.

Action: LeCron/Mosel, 6/1/0. Motion carried. Mudge opposed. (Manson-Hing absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

10. 2515 MEDCLIFF RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-330-036
 Application Number: MST2006-00368
 Owner: Gary Caesar
 Architect: James LeCron

(Proposal for additions and remodeling for an existing 1,348 square foot single-family residence. The project consists of a 339 square foot first-floor addition, a new 1,576 square foot second-story, and a 404 square foot two-car garage, resulting in a 3,667 square foot residence, including garage. Modifications are requested for encroachment of additions and window changes in the required interior yard. The project is located on a 15,469 square foot lot in the Hillside Design District as well as the Appealable Jurisdiction of the Coastal Zone. Planning Commission 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 AND MODIFICATIONS.)

(8:40)

Present: James LeCron, Architect.

Public comment opened at 8:45 p.m.

A letter from Bernie Bernstein expressing concern with the size of the project was into the record.

Public comment closed at 8:46 p.m.

Motion: **Continued indefinitely to the Planning Commission and return to Full Board with the following comments:**

1) The proposed second-story addition above the first-floor envelope is an appropriate solution for the site. 2) The style of architecture is in keeping with the beach bluff location, however: a) Provide an enhanced entry experience at front entry porch. b) Some suggestions include restudying the second story mass to pull it back from entry porch below in order to create larger entry porch experience. c) Increase the landscape buffer between the motor-court and the neighbor to the north. d) Side elevations appear boxy, given that the house is built at the setback lines. Provide a landscape buffer. e) Restudy the south elevation facing the beach, especially at the corner glazed element to provide a more contemporary solution to that corner. 2) Provide photo documentation from the proposed second level family room to address privacy concerns. 3) The requested modification is technical in nature, given that it follows the existing building envelope on the side property line. 4) Provide high quality detailing for garage doors and other elements when project returns.

Action: Wienke/Sherry, 6/0/0. Motion carried. (Manson-Hing absent. LeCron stepped down.)

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 1759 GRAND AVE

R-2 Zone

Assessor's Parcel Number: 027-141-006
 Application Number: MST2005-00780
 Architect: Kirk Gradin
 Owner: 1759 Grand Avenue Associates, LLC

(Proposal to construct a 2,318 square foot, two-story residence (Unit A) with an attached 503 square foot garage; a 1,840 square foot two-story residence (Unit B) with an attached 518 square foot garage; and a 2,245 square foot residence (Unit C) with an attached 503 square foot garage on a vacant 16,900 square foot lot located in the Hillside Design District. The project will result in 7,927 square feet of structures on the lot. Two modifications are requested for front yard encroachment for the garage and for an overheight wall along the driveway.)

(Review After Final for changes to wall along driveway.)

Continued indefinitely at the applicant's request.

REVIEW AFTER FINAL

B. 1310 CRESTLINE DR

E-1 Zone

Assessor's Parcel Number: 049-251-002
 Application Number: MST2005-00484
 Owner: Larry Urzua
 Architect: Joaquin Ornelas, Jr.

(Proposed replacement of existing windows for an existing 2,876 square foot single-family residence on a .25 acre lot in the Hillside Design District.)

(Review After Final for revised front entry and window configuration.)

(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.

FINAL REVIEW

C. 616 E MICHELTORENA ST R-2 Zone

Assessor's Parcel Number: 029-033-004
 Application Number: MST2005-00686
 Owner: Rogelio and Rebecca Trujillo Family Trust
 Architect: Duffy Smith
 Contractor: Joe Carrillo (New Contractor)

(Proposal to legalize a 208 square foot storage space on the first floor, and legalize a 174 square foot, second-floor addition at the rear of the existing 1,677 square foot, two-story duplex on a 7,500 square foot lot. The proposal includes the demolition of an existing deck and exterior stair and the construction of a 192 square foot deck and stair. The reconstruction of the existing 385 square foot, detached garage is under separate permit.)

(Revised Preliminary Approval to leave the existing deck and stair unchanged.)

Final Approval as submitted.

FINAL REVIEW

D. 1112 MANITOU RD R-1 Zone

Assessor's Parcel Number: 043-270-001
 Application Number: MST2005-00496
 Owner: Richard Buford and Carolyn Gray Trust
 Applicant: Hugh Twibell

(Proposal for a 1,942 square foot two-story addition to an existing 1,777 square foot single-story residence on a 15,000 square foot lot in the Hillside Design District. A new 217 square foot terrace is also proposed.)

(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, and with the condition that the soils report recommendation shall be incorporated onto the project plans.

REFERRED BY FULL BOARD**E. 1316 BATH ST**

R-4 Zone

Assessor's Parcel Number: 039-121-020
Application Number: MST2001-00822
Owner: Marlies Marburg
Architect: Larry Thompson

(The proposal involves the conversion and partial demolition of a 468 square foot two-car garage to a 374 square foot hotel room for the Glenborough Inn. A 70 square foot addition is proposed to join the converted garage to the main building, which includes four existing hotel rooms. Proposed above the converted hotel room (Unit #5) is a 282 square foot hotel room (Unit #4). The former Unit #4 would be converted into a breakfast pavilion for the hotel guests. A 64 square foot gazebo is also proposed. Three uncovered parking spaces would be provided on site and two uncovered parking spaces would continue to be provided at the main site of Glenborough Inn, located at 1327 Bath Street. The main site includes five additional bed and breakfast units. One of the existing parking spaces in a three-car garage at 1327 Bath Street would be converted to a storage room resulting in a total of seven on-site parking spaces. The discretionary applications required for this project are modifications to allow Unit #5 to be located within the rear and interior yard setbacks, for the 70 square foot addition to be located within the interior yard setback, for Unit #4 to be located in the rear yard setback and for the converted storage room to encroach into the required rear yard setback.)

(Final Approval is requested.)

Final Approval of the Architecture and Landscape Plans.

FINAL REVIEW**F. 2233 STANWOOD DR**

A-1 Zone

Assessor's Parcel Number: 019-360-017
Application Number: MST2006-00260
Owner: Morton & Caroline Sacks
Agent: Permit Planners
Designer: Design Group

(Proposal to remove existing entry walls from two locations along Stanwood Drive and replace with new landscaping at one location and construct new 8'-0" tall entry and gate at other location. Also proposed is to replace existing landscaping with a new 7'-0" tall entry and gate along Orizaba Lane and to construct a new 8'-0" tall sound wall in the front yard along Stanwood Drive.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely at the applicant's request.

CONTINUED ITEM**G. 514 W VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 039-103-007
Application Number: MST2006-00110
Owner: Jose Rosario Pinedo
Applicant: Armando Arias

(Proposal to construct a 1,950 square foot two-story residential unit including a 420 square foot two-car garage. This new unit will be attached to the rear of the existing 1,896 square foot single-family residence and two-car garage to create a duplex on the 6,187 square foot lot.)

(Final Approval of the window details is requested.)

Final Approval as submitted.

CONTINUED ITEM**H. 1515 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-060-005
Application Number: MST2004-00861
Owner: Amalia Alcantar Castelo, 2000 Family Trust
Architect: Gil Garcia

(Proposal to add 133 square feet to the basement level, add 215 square feet to the first floor and add a 276 square foot loft to the main level of the existing 4,902 square foot single-family residence with a 648 square foot attached garage. Proposal will also include a remodeled and re-finished exterior finish. The project will result in a three-story 5,525 square foot single-family residence with an attached 648 square foot two-car garage on a 28,781 square foot lot located in the Hillside Design District.)

(Final Approval of the colors and materials is requested.)

Final Approval as noted of the colors and materials.

REFERRED BY FULL BOARD**I. 1515 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-031-005
Application Number: MST2006-00203
Owner: Jeffrey Seawards
Architect: William Cooper

(Proposal to construct a new 3,347 square foot two-story, single-family residence with attached 480 square foot two-car garage, and a 473 square foot second-floor covered deck and stair on a vacant 10,996 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The project includes 207 cubic yards of grading outside the building footprint.)

(This is an in-progress review.)

Revised 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, with the comment that the project shall incorporate high quality details and the windows shall be recessed or have an applied trim.

NEW ITEM

J. 1604 LOMA ST E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014
Application Number: MST2006-00600
Owner: Kieran and Amy Maloney
Applicant: Studio G Design
Contractor: Michael Vining

(Proposal for an interior remodel, relocation of windows and doors, and an addition of a 20 square foot front entrance for an existing 2,666 square foot single-family residence with a 490 square foot garage and a 150 square foot storage building on a 10,161 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week at the applicant's request.

NEW ITEM

K. 1971 CIELITO LN A-1 Zone

Assessor's Parcel Number: 021-082-034
Application Number: MST2006-00601
Owner: George C Davis
Contractor: R J Spann

(Proposal to add two skylights and interior remodel of kitchen for an existing 2,488 square foot residence with a 563 square foot detached garage on a 36,833 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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

NEW ITEM**L. 1539 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-182-002
Application Number: MST2006-00605
Owner: David Bisno
Architect: Harrison Design Associates

(Proposal for a 147 square foot, one-story addition to an existing 2,896 square foot, one-story single-family residence on a 19,510 square foot lot in the Hillside Design District. Two covered parking spaces will remain. A Coastal Exclusion will be required.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A COASTAL EXCLUSION.)

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, contingent upon the Coastal Exclusion.

NEW ITEM**M. 1305 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-202-006
Application Number: MST2006-00538
Owner: Peggy Haskell, Family Trust 8/24/94
Architect: Dwight Gregory

(Proposal to add a new wooden deck, balcony, laundry room, and second-floor interior floor area, remove existing windows and install sliding doors, and add a door on the north side of the lower level of a 2,366 square foot house on a 12,372 square foot lot in the Hillside Design District. The 476 square foot attached garage is to remain.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week.

REVIEW AFTER FINAL**N. 404 WILLIAM MOFFETT PL**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2005-00219
Owner: City of Santa Barbara
Architect: Lenvik & Minor
Agent: Bill Stall

(Proposal to construct a 4,819 square foot office for Mercury Air Centers and related parking improvements. The project includes the demolition of hangar #6 and the Current Mercury offices. Also proposed is the relocation of eight existing T-hangars to the north side of the airport site. Project requires Planning Commission Approval of a Coastal Development Permit.)

(Review After Final for changes to the Landscape Plan.)

Final Approval as submitted of the Review After Final of the Landscape Plan.

**** MEETING ADJOURNED AT 9:05 P.M. ****