



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 16, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:04 P.M.

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present (left at 7:15 p.m.)
 JIM BLAKELEY, Absent
 CHRISTOPHER MANSON-HING, Present
 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 3:04 to 3:18
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

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 16, 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.)

Jim Kahan, resident, stated his concerns to the board concerning loss of mountain views from the north side of State Street.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of Monday, October 9, 2006, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry and Jim LeCron, with the exception of the landscaping for Items H, R, and S reviewed by Randy Mudge.

Action: Wienke/Manson-Hing, 7/0/0. (Blakeley absent.)

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

1. Ms. Brodison announced that Member Blakeley will not attend the meeting.

2. Member Mudge announced that he will step down from Item #3, 1298 Las Positas Road.

E. Subcommittee Reports.

Chair Bartlett requested a volunteer to serve as ABR representative on the Visual Arts in Public Places (VAPP) Committee. Discussion tabled to the next meeting.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - NEW ITEM**1. 3500 MCCA W AVE**

P-R/SD-2 Zone

Assessor's Parcel Number: 051-230-005
 Application Number: MST2006-00484
 Owner: City of Santa Barbara
 Architect: WRC Consulting Services, Inc.
 Applicant: Scott Jorgensen

(The proposed design for the Las Positas Stormwater Management Project at the City Municipal Golf Course includes a combination of detention basins, bioswales, pocket wetlands, erosion control and runoff diversion pipes. The primary purpose of the Las Positas Storm Water Management Project is to detain and treat stormwater and incidental runoff in order to improve water quality downstream. The secondary purpose is to reduce peak storm flows in order to facilitate the installation of downstream creek restoration and/or water quality treatment projects.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(3:36)

Present: Jill Zachary, Creeks Restoration & Water Quality Manager; Scott Jorgenson, Golf Course Manager; and Jill Murray, Project Coordinator.

Public comment opened at 3:40 p.m. and, as no one wished to speak, public comment closed at 3:40 p.m.

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

1) Final Approval may be made at Consent Calendar. 2) The Board finds that the project is well conceived. 3) Study ways to naturalize the shapes of the berms at basins #1, #2, and #3. 4) Include a complete plant palette and associated grading information on the final plans. 5) Document rebuilding the wooden bridges, in kind or with new plans.

Action: Wienke/Mudge, 7/0/0. (Blakeley absent.) Motion carried.

PRELIMINARY REVIEW**2. 500 FOWLER**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
 Application Number: MST2005-00394
 Landscape Architect: David Black
 Owner: City of Santa Barbara
 Agent: Jeff McKee

(Proposal to construct a World War II Aviator Memorial Area. The project consists of a 7 foot 4 inch tall monument, enhanced paving, hardscape, a viewing area and landscaping changes on the Santa Barbara Airport property to the east of the long-term parking area located in the appealable jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 023-06.)

(3:58)

Present: Jeff McKee, Applicant; and David Black, Designer.

Public comment opened at 4:14 p.m. and, as no one wished to speak, public comment closed at 4:14 p.m.

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

1) The Board finds the concept to be well conceived and appropriate for the location, with some changes: **a)** Strengthen the pedestrian connection between the north and south sections of the memorial by eliminating the transition flares at the proposed handicap ramps. **b)** Simplify the concrete pallet so the crosswalk and ramp areas are of the same material, including grout joints. The Board understands color concrete is being proposed. **c)** Consider a smoother paving around the monument finish or a different cut of flag stone, rather than the proposed rough finish. **d)** The Board would prefer the sign poles to be fabricated from stainless steel similar to those of the airplane exhibit. **e)** Study a more stylistic/artistic version of an airplane exhibit, rather than a fiberglass or plastic model airplane. **2)** Restudy the proposed honed finish of the memorial in terms of durability and maintenance. Restudy that choice of finish. **3)** The majority of the Board finds up-lighting of the flags to be appropriate, but asks: **a.** that the up-lights be consistently located on down wind side of the proposed flag poles so that more of the flag is illuminated. **b.** If the monument is to be open in the evening, consider the addition of lights below the benches to create a “night glow” effect. **4)** The Board likes the colors presented as. **5)** The Board finds that the proposed landscape is appropriate.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1298 LAS POSITAS RD

A-1 Zone

Assessor's Parcel Number: 047-010-034

Application Number: MST2006-00509

Owner: City of Santa Barbara

Applicant: Elings Park Foundation

Agent: Trish Allen

Landscape Architect: George Girvin Association, Inc.

(Elings Park Phase III proposes improvements to the 23-acre lower portion of the overall 230 acre park. The improvements include multi-use playing fields, picnic areas, new parking lots and reconfigured spaces, extensive landscaping, and walking paths. Other improvements include 14,328 square feet of structures consisting of a 13,170 square foot one-story Community Activity Center building, and other structures consisting of a Park Services building, restrooms, and an entrance kiosk. The project includes some minor improvements on the upper portion of the park and grading of approximately 106,980 cubic yards of cut and 136,900 cubic yards of fill. Planning Commission approval of a Development Plan is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A DEVELOPMENT PLAN.)

(4:48)

Present: Kirstin Ayers, Kirstin Ayers Associates; Trish Allen, Agent; Bruce Griffin, Elings Foundation Board member, George Girvin, Landscape Architect; Allen Zimmer, Architect; John Maloney, Electrical Engineer; and Kevin Connors, Civil Engineer, Penfield & Smith.

Public comment opened at 5:10 p.m.

Cindy Souter, resident, provided written comments in support of the project.

Steven Katz, resident, in support of the project.

Michael Fauver, resident, in support of the project.

Danny Vickers, resident, in support of the project.

Dale Bowers, resident, in support of the project.

Lauren Tempkin, resident, in support of the project.

Malcolm Hamilton, resident, in support of the project.

Chair Bartlett acknowledged the receipt of 13 letters all in support of the project, concerns about traffic, noise and lighting were documented.

Public comment closed at 5:22 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:

- 1) The site plan and overall development are well conceived and benefit the community.
- 2) The Board appreciates the architectural style and articulation of the Community Center, with some suggestions:
 - a. Study the intersecting roof lines at the east end of the building.
 - b. Study the articulation of the tower roof element.
 - c. Study adding natural light into the high volume space of the Community Activity Center, either on the gable ends, or with light monitors on the roof, or other lighting mechanism.
- 2) There is concern with the pair of stacked walls abutting the hillside at the back of Community Center. Provide assurance that the proposed walls and landscape will buffer views into the service courtyard area, thereby providing privacy for the adjacent neighbors.
- 3) The Park Service Building should appear more rustic, without the formality of the triangle shaped gable plaster ends, and to be more in style with the main Community Building.
- 4) The Board finds the proposed entry kiosk to be in keeping with the design style of the Community Building.
- 5) Provide a more natural shape for the 3 or 4 parallel Allan Block walls at the north end of multi-use playing fields, thereby creating a more random shape.
- 6) The addition of a slight amount of batter to the walls could mitigate the apparent height when viewed from below.
- 7) The Board understands that much of the site is situated over landfill and permeability is not desirable; however, there appears to be some large areas that are natural surfaces.
- 8) Many Board members are concerned with the amount of surface runoff associated with the project. Study ways of directing or naturalizing the water flow, rather than strictly using pipes.
- 9) The Board finds the proposed cut-off light fixtures to be an appropriate lighting solution for the project, and the correct amount of light spill abutting the hillside.
- 10) The Board understands the fencing to be 20 foot black chain-link, and in some areas set atop 18 inch stone/masonry walls.
- 11) One Board member suggested adding additional circulation to the lower multi-use field to access the entry driveway and the proposed new parking.
- 12) Consider implementing a water fountain for dog use within the dog park.
- 13) The Board looks

forward to reviewing additional components when the item returns.
 Action: Wienke/Manson-Hing, 6/0/0. (Mudge stepped down. Blakeley absent.) Motion carried.

***** **THE BOARD RECESSED FROM 6:20 P.M. UNTIL 6:45 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 434 W GUTIERREZ ST

R-4 Zone

Assessor's Parcel Number: 037-191-002
 Application Number: MST2006-00541
 Owner: Lorenz Weidl
 Architect: Bildsten & Sherwin Design Studio

(Proposal for a three-unit, three-story apartment building to be attached to an existing 1,707 square foot single-family dwelling. The three units total 5,334 square feet and there would be four two-car garages totaling 1,750 square feet on the lower level. The project includes converting three existing 281 square foot garages to storage space, and a total of 50 cubic yards of grading. Modifications are requested to allow encroachments into the front-yard setbacks along West Gutierrez Street and Rancheria Street and to provide less than the required amount of open space.)

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

(6:45)

Present: Larry Weidl, Owner; and Ellen Bildsten, Architect.

Public comment opened at 6:58 p.m.

Comments submitted by Dennis Feeley, resident, expressing concern with traffic impacts were read into the record by Chair Bartlett.

Public comment closed at 6:59 p.m.

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

1) Study the Rancheria Street elevation to articulate the facades in a way that will break up the size, bulk, and scale. **2)** Study less cantilevered areas to diminish the bulkiness of the third level. **3)** Study implementing board-and-batt siding in lieu of stucco throughout the pediments. **4)** Study the main entry to the two units off Rancheria Street. Some suggestions are: **a.** Study the application of brackets, or **b.** Redesign the roof, or **c.** Consider separate porch entries. **5)** The Board is in favor of keeping the existing trellis and deck on the Gutierrez Street side. **6)** The Board is less than unanimous in response to the modification request for the third level being 10 feet from the street. **7)** Address potential privacy concerns to adjacent neighbors caused by the second level deck and window. **8)** Study the 10 foot setback area on Rancheria Street to have a more subtle change of grade with retaining walls to be perpendicular to the building.

Action: Wienke/Mudge, 6/0/0. (LeCron, Blakeley absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3230 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 053-332-030
Application Number: MST2006-00574
Owner: Thomas and Susan Thompson
Applicant: Karl Forrester

(Proposal for a new unmanned wireless communications facility on an existing commercial property. The proposal consists of a T-Mobile panel antenna installation, increasing the height of the faux chimney for the antennae enclosure, demolition of the existing storage area, and construction of an uncovered 8 foot high block wall equipment enclosure. Modifications would be required for encroachments of the project into the 20 foot setbacks along State Street and Calle Alamo.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NO VISUAL IMPACT FINDINGS.)

(7:32)

Present: Karl Forrester, T-Mobile Representative.

Public comment opened at 7:35 p.m.

Jay Higgins, resident, in support.

Jennifer Sanderfer, neighbor, prefers that antenna storage unit be located to rear of building.

Jim Kahan, resident, concerned about ABR involvement with modifications.

Theresa Macias, non-resident, provided comments concerning health issues were read into the record by Chair Bartlett.

Public comment closed at 7:44 p.m.

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

1) The board finds the proposed 8 foot x 8 foot chimney extension to be out of character with the original architecture. 2) Restudy other solutions for camouflaging the proposed antennas, such as: **a.** Hidden within a cupola type of structure in keeping with the original architecture, or **b.** Seek an invisible approach, perhaps enclosed inside the roof form. The antennas should be located outside of the front setback. 3) Locate the equipment storage unit parallel to the rear face of the building, with a narrow enclosure wall that allows for landscaping abutting the street. 4) The Board understands the block enclosure wall will be plaster finished to match the building. 5) Provide accurate photo-simulations that match the drawings.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 404 GARDEN ST**

M-1 Zone

Assessor's Parcel Number: 031-281-016
Application Number: MST2006-00240
Owner: Run 17, LLC
Applicant: Run 17
Architect: Pete Ehlen

(Proposal to construct a 984 square foot two-story commercial building on a vacant 2,546 square foot lot. The project includes total grading of 315 cubic yards. A modification is requested to provide three, rather than the required four parking spaces. The proposal includes two vehicle storage lifts inside the garage.)

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

(8:00)

Present: Pete Ehlen, Architect and Owner.

Public comment opened at 8:10 p.m., and as no one wished to speak, public comment closed at 8:10 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
1) The Board finds the mass, bulk, and scale of the project, and the industrial character to be well founded in the neighborhood, and an appropriate solution to the small lot. 2) The Board appreciates the materials, the solar and green aspects, and the water retention on site. 3) Consider integrating the solar panels better into the roof. 4) The Board is in support of providing landscaping adjacent to the front of the building and along the back wall and corner in lieu of along the north property line wall. Provide a landscape plan. 5) The Board finds that the parking modification is technical in nature and the extra height required to accommodate the parking lift is appropriate in the zone. 6) The Board understands the corrugated steel will be a natural weathered finish. 7) Study the materiality of the windows. 8) The project can return on Consent Calendar.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 832 ORANGE AVE**

R-3 Zone

Assessor's Parcel Number: 037-024-002
 Application Number: MST2005-00657
 Owner: Lorenzo and Maria Martinez
 Applicant: Manuel Contreras

(Proposal to demolish a 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3,344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior-yard setback.)

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

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

(8:22)

Present: Cesar Cruz, Designer; and Manuel Contreras, General Contractor.

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

1) The Board appreciates the changes made since the last review. **2)** There is concern that the drawings do not accurately reflect existing conditions. Redraw the exterior elevations to scale, accurately depicting the existing house and proposed addition. **3)** Lower the second floor windows to avoid conflict with the freeze trim at the overhang. **4)** Adjust the low roof on southeast elevation to align with the existing roof of the front residence. **5)** Study the wainscot line of the addition to achieve appropriate sill height on the first-floor windows. It is not necessary for the sill height of the addition to match that of the existing residence, given the change in floor elevations. **6)** Study traditional detail for the proposed banding at the second floor line.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1310 OLIVE ST**

R-3 Zone

Assessor's Parcel Number: 029-091-031
 Application Number: MST2006-00563
 Owner: Stephen Palacio
 Architect: Don Swann

(Proposal for a 646 square foot two-story addition and new 434 square foot attached two-car garage for an existing 1,032 square foot one-story single-family residence on a 4,500 square foot lot in the Lower Riviera Special Design District.)

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

(8:45)

Present: Dawn Swann, Agent; and Mr. and Mrs. Palacio, Owners.

Public comment opened at 8:51 p.m.

Wade Allmon, neighbor, expressed opposition to the project size.

Public comment closed at 8:52 p.m.

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

1) Final Approval can be made at Consent. **2)** The proposed garage and second-story addition are well conceived and blend nicely with the original residence style. **3)** There is concern with the multiple gable roof forms on the second-story addition. Restudy to simplify the front elevation. **4)** Consider higher windows on the right side elevation of the second floor, at the master bedroom, to ensure privacy to the neighbors. **5)** Consider removing the block screen wall that hides the entry as viewed from the street. **6)** The Board understands there may be minor adjustments to the garage after consulting with the Transportation Department. **7)** Use high quality carriage-style garage doors.

Action: Sherry/Mosel, 6/0/0. (LeCron, Blakeley absent.) Motion carried.

PRELIMINARY REVIEW

9. 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.)

(9:08)

Present: Joseph Moticha, Architect.

Motion: Continued one week to the Full Board with the following comments:

1) The Board appreciates the many efforts the applicant has made to conform to previous direction; however, the intent of the Board's prior comments was to conceal the third floor architecture within the second-story roof form. Therefore: **a.** The third floor windows should be expressed as dormer protrusions from the second-story roof. **b.** This

solution might necessitate a change in roof pitch and a slight re-alignment of the second-floor mass, with the goal of producing a simpler piece of architecture that better relates to the existing structure. **2)** The Board finds that the change of the ground floor to stucco is more in keeping with the original structure. **3)** Simplify the architecture wherever possible, such as omitting the off-set overhangs. **4)** Provide further refinement of the material sample board for differentiating between siding and stucco. **5)** The landscape plan is acceptable.

Action: Wienke/Sherry, 6/0/0. (LeCron, Blakeley absent.) Motion carried.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 909 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 039-312-007
 Application Number: MST2006-00517
 Owner: Alan Moss Trustee (for) Edward Moss
 Architect: Chris Dentzel

(Remove two 16 foot overhead doors and install one 8 foot overhead door and one 16 foot store front window unit for an existing commercial building on an 8,075 square foot lot.)

(Review After Final to revise approved window configuration.)

Continued one week with the comment that the applicant is to return with drawings that reflect fixed glass to remain at the south elevation.

REVIEW AFTER FINAL

B. 1627 LOMA ST

R-2 Zone

Assessor's Parcel Number: 027-153-015
 Application Number: MST2002-00629
 Owner: Cathie Ross
 Designer: Y.S. Kim

(The proposed project consists of the conversion of an existing one and two story duplex into two condominium units, the construction of a 440 sq/ft two car garage, the construction of a 130 square foot deck and the removal and reconstruction of a retaining wall. The project will require a modification to allow the proposed garage to encroach into the required side yard setback)

(Review After Final for change to stucco siding, new door enclosure under deck and change to roof detail.)

Continued one week.

REVIEW AFTER FINAL**C. 1464 LA CIMA RD**

R-1 Zone

Assessor's Parcel Number: 041-022-032
Application Number: MST2004-00856
Owner: McCosker Trust
Agent: Souter Land Use Consulting
Architect: Jan Hochhauser

(Proposal to enclose an existing carport on a lot located in the Hillside Design District.)

(Review After Final for change from plaster to stone veneer at the entry wall, revised awning detail and revised exterior colors.)

Final Approval of the Review After Final as submitted. The chimney height was corrected on the drawings to reflect the previously approved plan.

REVIEW AFTER FINAL**D. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Planning & Permitting Services
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low-income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(Review After Final for the addition of roof vents on exterior elevations, the addition of bicycle parking at the commercial office entrance and courtyard and exterior electrical and mechanical equipment.)

Final Approval of the Review After Final as noted on the plans with the condition that the applicant shall use O'Hagen-type concealed vents on the roof.

REVIEW AFTER FINAL**E. 447 CONEJO RD**

A-1 Zone

Assessor's Parcel Number: 019-050-017
Application Number: MST2005-00647
Owner: Barry Ford

(Proposal to legalize "as-built" alterations consisting of a 130 square foot non-habitable attic to habitable space, 65 linear feet of retaining wall, re-roof of the existing residence, and for removal of the chimney, the patio cover, the work table in the garage and the spa equipment shed to an existing single-family residence in the Hillside Design District.)

(Review After Final for the removal of a fireplace, the addition of a dog wash station and changes to doors and windows.)

Final Approval of the Review After Final.

REVIEW AFTER FINAL**F. 737 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-150-019
Application Number: MST2003-00636
Owner: Anapamu Properties, LLC
Architect: Brian Cearnal

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third-floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

(Review After Final to delete the tile at building 'C' window surrounds facing courtyard.)

Final Approval of the Review After Final.

FINAL REVIEW**G. 615 SUNRISE VISTA WAY** E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023
Application Number: MST2006-00105
Owner: Bachir and Ellen Jirari, Trustees
Architect: Tony Xiques

(Proposal for a 1,158 square foot addition to an existing 3,153 square foot, single-family residence with attached two-car garage on a 8,276 square foot lot in the Hillside Design District. The project includes second story additions of 829 square feet and a first story addition and conversion to interior living space of 329 square feet resulting in a total of 4,311 square feet. A Modification is requested to encroach into the 40 foot interior yard setback of the Planned Unit Development.)

(Modification approved May 24, 2006. Final Approval is requested.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 016-91.)

Continued one week.

FINAL REVIEW**H. 428 E HALEY ST** C-M/M-1 Zone

Assessor's Parcel Number: 031-283-015
Application Number: MST2005-00677
Owner: Philip Petre, Trustee
Architect: Jose Esparza

(This is an enforcement case. Proposal to demolish existing 1,159 square foot storage building, demolish existing canopy, and to replace with a 1,578 square foot storage building. A one uncovered parking space will be provided for the increase in storage space.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans of the architecture, and Final Approval as submitted of the Landscape Plan.

FINAL REVIEW**I. 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.)

(Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely due to the applicant's absence.

REFERRED BY FULL BOARD**J. 1017 E HALEY ST**

R-2 Zone

Assessor's Parcel Number: 031-242-020
Application Number: MST2006-00116
Owner: Robert Bartlein and Priscilla Jacobs
Architect: Vadim Hsu
Contractor: Ken Smith

(Proposal to demolish two existing apartment units and detached garage and construct three new apartment units. The project consists of a duplex with two 719 square foot two-bedroom units and attached 232 square foot two-car carport, and a 935 square foot three-bedroom unit. Four additional parking spaces will be provided consisting of a 300 square foot two-car carport and two uncovered parking spaces. There will be approximately 150 cubic yards of cut grading outside the building footprints on the 9,056 square foot lot. One of the two-bedroom units is an affordable unit and a modification is required to allow bonus density for lot area to be less than required for three units.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 046-06.)

Final Approval as noted on the plans.

REFERRED BY FULL BOARD**K. 1009 DEL SOL AVE R-2/SD-3 Zone**

Assessor's Parcel Number: 045-074-001
Application Number: MST2005-00132
Owner: Shawn Dirksen
Architect: Andrew Roteman
Architect: Bill Wolf

(The project consists of the demolition of a single-family residence and garage and the construction of two new three-bedroom condominium units within a two-story duplex on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The units would be 1,447 square feet and 1,467 square feet and four parking spaces would be provided within two attached two-car garages. Planning Commission approval for a Coastal Development Permit and a Tentative Subdivision Map is requested.)

(Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 021-06.)

Final Approval as noted on the plans of the architecture, and Final Approval as submitted of the Landscape Plans.

NEW ITEM**L. 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.)

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**M. 2107 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-251-007
Application Number: MST2006-00608
Owner: Church of Latter Day Saints
Applicant: Wendy MacDonald

(Proposal to remove the existing clay tile roof on the two-story portion of the existing church facility and replace with Eagle Ponderosa Flat Standard Tile in flashed Terracotta on a 3.18 acre lot in the 1000' of El Pueblo Viejo District.)

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

Continued indefinitely due to the applicant's absence.

NEW ITEM**N. 900 CALLE DE LOS AMIGOS D-101** E-3 Zone

Assessor's Parcel Number: 049-040-053
Application Number: MST2006-00493
Owner: American Baptist Homes of the West
Architect: Craig Burdick
Agent: Cameron Carey

(Proposal to add a 690 square foot wooden deck for employee use at the exterior of an existing building at the 65 acre Valle Verde Retirement Community.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week for the applicant to return with either added screening or showing that the existing fence provides the necessary screening; add tree protection measures to the plan.

NEW ITEM**O. 901 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 039-312-009
Application Number: MST2006-00617
Owner: David Alan Sullins

(Proposal for minor window and door changes including eyebrows over the windows, minor lighting improvements and to re-stucco the exterior of an existing mixed-use building on a 6,250 square foot lot.)

(THIS ITEM INCLUDES ADDITIONAL SCOPE OF WORK THAT HAS BEEN ADDED TO THE ORIGINAL STAFF APPROVAL.)

Continued indefinitely back to the Consent Calendar.

NEW ITEM**P. 1363 SYCAMORE CANYON RD**

E-1 Zone

Assessor's Parcel Number: 019-340-008
Application Number: MST2006-00610
Owner: Brian Sawicki
Architect: Paul Zink

(Proposal for 430 square foot one-story addition to an existing 1,122 square feet one-story residence on a 10,660 square foot lot located in the Hillside Design District. Off-street Parking is provided in a one-car garage and an uncovered parking space.)

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

Continued indefinitely back to the Consent Calendar with the comment that the rear covered deck material should be either wood or wood-clad, and clarify the issue regarding the projection into the setback.

REVIEW AFTER FINAL**Q. 3535 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-053-001
Application Number: MST2006-00275
Owner: Ontare Land Partners LP
Architect: Lenvik & Minor

(Proposal for a 180 square foot equipment enclosure to the rear of an existing 1,250 square foot commercial building. Also proposed are two trellises, an entry awning, and new exterior paint.)

(Review After Final for an increase to the footprint of the equipment enclosure by 2 feet to the south, relocating the trash enclosure, provide employee bike parking, remove trellises to the rear and side of the wash bay, re-orient the ADA parking, removal of two trees, and replace the existing pole light fixtures with new.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 016-91.)

Continued one week at the applicant's request.

CONTINUED ITEM**R. 1451 HARBOR VIEW DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 015-271-011
Application Number: MST2006-00580
Owner: Matthew and Leslie Hetrick
Applicant: Matthew Hetrick

(Proposal to construct 174 linear feet of concrete block retaining walls topped with 110 linear feet of chain link fencing on a portion of the wall on a 8,136 square foot lot with an existing residence and detached garage.)

(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, and with the condition that the neighbors be allowed to plant vines on their side of the wall.

CONTINUED ITEM**S. 1929 CLIFF DR**

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-016
Application Number: MST2004-00492
Owner: Tosco Corporation
Architect: Lenvik & Minor Architects
Applicant: John Price and Ed Edick
Landscape Architect: Jeff Yardy

(Proposal to demolish an existing gas station, service bays, canopy, underground storage tanks and to construct a 2,534 square foot mini-mart with a gas station and attached drive-thru car wash on a 20,755 square foot lot. A Zoning Modification is requested to allow the car wash to encroach into the rear yard setback. The project requires Coastal Development Permit approval.)

(Conceptual Review of the Landscape Plan is requested.)**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT A MODIFICATION AND DEVELOPMENT PLAN APPROVAL.)**

Continued indefinitely to the Planning Commission with the comment that the applicant is to explore a planted parkway.

**** MEETING ADJOURNED AT 9:48 P.M. ****