



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 13, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:13 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Absent
 JIM BLAKELEY, Present
 CHRISTOPHER MANSON-HING, Present (arrived at 3:55 p.m.)
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF:
 JAIME LIMÓN, Design Review Supervisor, Present (from 3:00 to 3:40)
 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, November 9, 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.

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 6, 2006, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Members Bartlett and Wienke with the exception of the landscaping for Items J, K, and M reviewed by Member Mudge.

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

Member Mudge reported that the project at 2230 Cliff Drive, was referred back to the Full Board. Mr. Mudge requested that story poles be installed as there is concern with the height of the screen wall. Board members are requested to conduct independent site visits.

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

1. Ms. Brodison made the following announcements:

- a) Member Manson-Hing will arrive late.
- b) Member LeCron will not attend the meeting.

2. Mr. Limón announced that as part of the Neighborhood Preservation Ordinance update an analysis of the Board's workload is being conducted, as well as possible composition changes. Mr. Limón requested assistance from the Board in reviewing the proposed recommendations prior to presenting them to a City Council Sub-committee. Mr. Limón will provide meeting dates and times via e-mail. Members Bartlett, Blakeley, Sherry, and Wienke expressed interest in participating.

E. Subcommittee Reports.

Airport Subcommittee: Member Wienke reported that he e-mailed photos of the latest proposal to the Board. At this time the main points of discussion are the transfer and location of the existing building.

F. Possible Ordinance Violations.

Chair Bartlett requested an update on 3535 State Street, the Old Fashioned Car Wash. Mr. Limón reported that the project was reviewed on Consent Calendar, and consisted of trellis structures, lighting, and expansion of an equipment area. The lighting pole structures will also be reviewed on Consent Calendar.

CONCEPT REVIEW - CONTINUED ITEM**1. 3825 STATE ST E-47A** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2006-00620
 Owner: Macerich La Cumbre, LLC
 Applicant: The Conceptual Motion Company
 Architect: Epoch Design Group Inc.
 Business Name: Lucy Activewear

(Proposal to combine two existing retail storefronts into one space, facade remodel to existing storefront and add a new HVAC unit to an existing building in the La Cumbre Plaza Shopping Center.)

(Referred to Full Board from the Consent Calendar for review of the proposed color scheme.)

(3:35)

Present: Ryan Mills and Steve Yates, Applicants.

Motion: Final Approval with the following comments:

1) The awning color is approved as shown on lower bottom right corner of the material board (PT 4), not the fluorescent color as presented. 2) The Board feels the amount of signage is excessive, and looks to the Sign Committee to determine the appropriate amount of signage.

Action: Wienke/Mudge, 4/2/0. Motion carried. Mosel, Sherry opposed. (LeCron, Manson-Hing absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 3880 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 057-240-046
 Application Number: MST2006-00185
 Owner: Sumida Family Ltd Partnership
 Architect: Edwards Pitman Architects
 Business Name: La Sumida Nursery

(Proposal to construct a two-story, 12,349 square foot, mixed-use building. This building on the portion of the lot facing Via Lucero would consist of 8,060 square feet of residential and 4,289 square feet of commercial square footage. The project includes 118 uncovered parking spaces and 100 cubic yards of cut and fill grading under the building footprint. Three existing non-residential buildings totaling 2,556 square feet would be demolished. A modification is requested for encroachment into the front-yard setback on Via Lucero and Development Plan Approval findings are required at ABR for the new commercial square footage.)

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

(3:50)

Present: Richard Redmand, Architect.

- Motion:** **Continued indefinitely to the Staff Hearing Officer with the following comments:**
- 1) The Board finds that the proposed mixed-use building is an enhancement to the rear portion of the site.
 - 2) The architecture as presented on the north elevation is handsome. Study making the east and south elevations more cohesive with the design of the north and west elevations.
 - 3) The majority of the Board is concerned with the flat appearance of the parapet walls that surround the roof wells. Look for other mechanisms to better integrate roof wells into the tile roof forms.
 - 4) Enhance the pedestrian entry expression to the residential units to make them pedestrian friendly and more obvious.
 - 5) The majority of the Board is concerned that the proposed setback modification, as presented, crowds Via Lucero, especially in light of future sidewalk extensions and other public amenities.
 - 6) Look for ways to enhance landscape and privacy gradient between the north face of the building and Via Lucero.
 - 7) Study the radius at the driveway approach from Via Lucero to be more conducive to automobile turning movements.
- Action:** Wienke/Sherry, 6/0/0. Motion carried. (Manson-Hing abstained.) (LeCron absent.)

IN-PROGRESS REVIEW

3. **1340 CLIFTON ST** R-2 Zone
- Assessor's Parcel Number: 017-154-018
Application Number: MST2005-00500
Designer: Eric Swenumson
Owner: Richard Golden

(This is a revised project. Proposal to construct a 1,895 square foot three-story single-family residence to include a 610 square foot two-car garage and 94 square feet of covered deck area. The project is on the same 6,067 square foot lot as the existing 1,004 square foot two-story single-family residence with a first-floor 440 square foot garage. Modifications are required to allow less than 1,250 square feet of open-yard space and for encroachments into the front-yard setback.)

(Fifth Concept Review.)

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

(4:23)

Present: Eric Swenumson, Designer; Richard Golden, Owner.

Public comment opened at 4:25 p.m., and as no one wished to speak, public comment closed at 4:35 p.m.

Sonia Orpina, resident, expressed concern with height of the proposal.

Maria Zate, resident, expressed appreciation of the design changes, but would like to see craftsman details incorporated, and suggested fence installation.

- Motion:** **Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar with the following comments:**
- 1) Applicant is to enlarge the massing at the columns of the carport entryway to appear more substantial.
 - 2) Provide a sandstone veneer on the facing of all lower level walls.

3) Provide quality traditional craftsman style details. 4) Study minimizing the massing of south-west corner with landscaping. 5) Study the possibility of pulling in the side walls. 6) Diminishing the size of the shed dormer by narrowing the dormer width and extending the full width of the dormer. 7) Restore the existing fence and grading to preconstruction condition along the south property line.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1533 W VALERIO ST

A-2/R-1 Zone

Assessor's Parcel Number: 041-071-031

Application Number: MST2003-00338

Owner: James and Pamela Haldeman

Architect: Tom Ochsner

(Proposal for a two-lot subdivision of a 3.45 acre parcel and construction of a new single-family residence in the Hillside Design District. The proposal would create two 75,140 square foot lots. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 4,596 square foot three-story residence and attached 1,022 square foot garage and a detached 451 square foot garage. Planning Commission approvals are requested for: a Tentative Subdivision Map, a Modification for garage space in excess of 750 square feet, a street frontage Modification, Neighborhood Preservation Ordinance findings and a Public Street Frontage Waiver.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

(4:47)

Present: Justin Van Mullem, Architect; Jeff Minnelli, neighbor to the property owner. Allison DeBusk, Project Planner, was available to respond to questions from the Board.

Public comment opened at 4:57 p.m.

A letter received from Renate Franquet, resident, expressing concern with the garage size, was read into the record by Chair Bartlett.

Public comment closed at 4:58 p.m.

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

1) The Board carried forward the comment #'s 1-7 from the ABR meeting of June 7, 2004*: *1. The Board generally accepts the reduction in the mass, bulk, and scale from previous reviews. *2. The cutting of the project into the hill is a successful way to mitigate its size. *3. The Board appreciates the reduction of the upper floor square footage. *4. The Board is comfortable with the massing, given that the structure is significantly set back from the neighbors below but wishes to ask the Planning Commission to verify the findings with a story-pole study. *5. Incorporate significant new landscaping, and maintain the existing landscaping between the house and the

neighbor below to further mitigate any overshadowing effect. *6. The Board is concerned with the survival and health of the significant oak trees and requires a report by an arborist on potential impacts to the oaks and to verify that that the oak proposed for removal is indeed unhealthy and not worth saving. *7. Restudy the back bedroom in the dug-in portion of the house to increase the height between the grade and the roof eaves. 2) There is some concern with the proximity of the V-ditch to the base of the oak tree at the north property line. 3) The Board finds the modification request is mostly technical in nature given that two of the covered garage stalls are subterranean and not adding to the mass. 4) The Board does have concern with the detached garage. The applicant is to study reducing the 10-foot plate height. 5) Demonstrate how access is gained to the subterranean storage below the detached garage.

Action: Wienke/Sherry, 7/0/0. Motion carried. (LeCron absent.)

PRELIMINARY REVIEW

5. 2553 MESA SCHOOL LN

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-032
Application Number: MST2004-00634
Owner: Robin Davidson, 2003 Revocable Trust
Agent: Lisa Plowman
Architect: Peikert Group

(Proposal for a two-lot subdivision resulting in a 15,199 square foot Parcel 1 and a 10,424 square foot Parcel 2. The proposal for Parcel 1 includes construction of a 735 square foot additional dwelling unit, an attached 420 square foot two-car garage, an attached 210 square foot one-car garage, and one uncovered parking space. The two garages would be attached to the existing 1,483 square foot, one-story, single-family residence. The existing 508 square foot garage and 117 square foot shed would be demolished. Improvements to Parcel 2 would be to define development and building envelopes for a future single-family residence, relocate and improve the existing driveway, and provide an access and utility easement in favor of Parcel 1 as part of subdivision map recordation. Planning Commission approval is requested for a Performance Standard Permit for the additional dwelling unit, a modification to provide one of the required parking stalls as an uncovered stall, a lot frontage modification, a Coastal Development Permit, and a Tentative Subdivision Map.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 033-06.)

(5:12)

Present: Lisa Plowman, Agent; April Palencia, Project Manager; Allison DeBusk, Case Planner, City of Santa Barbara.

Public comment opened at 6:27 p.m.

Chair Bartlett acknowledged receipt of e-mail comments from resident Richard Boyce, expressing concern with the proposal.

Chair Bartlett acknowledged receipt of e-mail comments from resident Andrew Jasman, expressing concern with the location of the proposed second unit.

Public comment closed at 6:30 p.m.

- Motion:** **Preliminary Approval and continued to Full Board with the following conditions:**
 1) Study using siding or shingles from the base up, and possibly using stucco from the base down. 2) Study relocating the walking path, and using an enhanced permeable driveway path. 3) Study lowering the finished floor height and the roof height of the secondary dwelling unit by approximately 2 to 3 feet.
- Action:** Wienke/Sherry, 7/0/0. Motion carried. (LeCron absent)

CONCEPT REVIEW - CONTINUED ITEM

6. 116 E YANONALI ST

OC/SD-3 Zone

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

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

(Second Concept Review.)

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

(5:45)

Present: Steve Yates, CEO, Conceptual Motion; Gerlurd Meyer, Architect, Conceptual Motion; Steve Gelson, DBN Yanonali, LLC, Owner. Peter Lawson, Case Planner, City of Santa Barbara.

Staff comment: There is continued concern with the massing along Yanonali Street. Staff is concerned that there is not a clear delineation of where the residential portion ends and the commercial begins. The amount of required parking will be affected.

- Motion:** **Continued indefinitely to the Planning Commission with the following comments:**
 1) Carried forward from the meeting of 9/11/2006*: 1.* The Board finds that the site planning approach of keeping the building mass along the Yanonali frontage is consistent with existing large industrial type structures on the street. 2) The three dimensional massing model as presented does a good job of putting the proposed project into its neighborhood context. 3) The Board understands the architecture motif of making the new building appear as a remodeled or recycled earlier industrial structure but encourages the applicant to bring forward a detailed set of refinements to the windows, railings, corners of the buildings upper setback cornices that add more character to the structure. 4) The Board finds the façade on Yanonali Street, though it does not set back, is in

keeping with the larger examples in the neighborhood. **5)** The proposed street improvements, with numerous street trees, are a sufficient buffer from the public street to the proposed building. **6)** The applicant is encouraged to continue the street trees onto Gray Avenue, and to provide modulation to allow parking options between the trees. The majority of the Board prefers the 90 degree parking angle as it continues the paseo effect along the sidewalk. **7)** Most of the Board supports either the metal cladding or exposed concrete at the base of the building, and appreciates that the materiality carries into the plaza. **8)** The Board finds that the stepping on the south side is respectful of adjacent neighbors, and the attempt to save the existing vined masonry wall is appropriate for the neighborhood. **9)** Some Board members continue to feel the 20-foot, or higher, first to second finished floor height is excessive. Continue studying ways to lower the building or add other design features to visually diminish the height. **10)** One Board member feels that the location of street furniture should be restudied to not preclude access to the central atrium. **11)** The applicant is encouraged to continue the art trellis element around to the Grey Avenue side of the building, but closer to the building to allow space for street trees. **12)** The Board supports the use of the Demand Analysis for parking, and finds that it diminishes the amount of parking in public view. The Board looks for staff and the Planning Commission to consider ways to determine the appropriate way to delineate residential interior work space to allow the parking reduction to occur.

Action: Wienke/Sherry, 7/0/0. Motion carried. (LeCron absent)

***** **THE BOARD RECESSED FROM 7:05 P.M. UNTIL 7:32 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 740 DOLORES DR

E-1 Zone

Assessor's Parcel Number: 035-033-013
 Application Number: MST2006-00606
 Owner: City of Santa Barbara
 Applicant: Omnipoint
 Agent: Karl Forrester

(Proposal for a T-mobile wireless telecommunication facility located at the Vic Trace Reservoir. The six-panel antenna array would be installed on an existing wireless carrier tower.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACTS.)

(7:32)

Present: Karl Forrester, Agent.

Public comment opened at 7:35 p.m.

A letter received from Ricardo Nargie, resident, expressing concern that adding to the wireless facility will be an eyesore, was read into the record by Ms. Brodison.

Public comment closed at 7:36 p.m.

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

1) Preliminary Approval can be made at Consent Calendar. 2) The tower cabinetry is to stay within the existing equipment compound, as submitted. 3) The finding that the project will have no adverse visual impacts can be made when the item returns to Consent Calendar. 4) Provide additional photo documentation from neighboring properties.

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

PRELIMINARY REVIEW

8. 2027 SANTA BARBARA ST

E-1 Zone

Assessor's Parcel Number: 025-322-002

Application Number: MST2006-00167

Owner: Ferer-Nissenson Family Living Trust

Architect: David Winitzky

(Proposal for additions to an existing 3,480 square foot single-family residence consisting of a 445 square foot under-deck swimming pool cabana with a 153 square foot basement hall access. A new detached 500 square foot, two-car garage with a second-story 500 square foot accessory space, and a new swimming pool and spa are also proposed. The project includes demolition of the existing under-deck swimming pool cabana, detached two-car garage, bath house, and removal of existing swimming pool and deck. Three modifications are requested for encroachment into the front-yard setback on Green Lane: location of the garage and accessory structure in the front-yard, construction of the swimming pool at less than 15 feet of the front property line, and a fence taller than 3.5 feet at the property line and alongside the driveway on Green Lane. 168 cubic yards of grading is proposed. The project is located on a 15,938 square foot through-lot with frontage on Santa Barbara Street and Green Lane.)

(Modification approved on June 21, 2006.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:41)

Present: David Winitzky, Architect.

Motion: **Preliminary Approval of the project as submitted with the following conditions:**

1) Final Approval can be made at Consent Calendar. 2) Provide a landscape plan when the item returns to Consent.

Action: Wienke/Sherry, 7/0/0. Motion carried. (LeCron absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 3775 MODOC RD**

R-2 Zone

Assessor's Parcel Number: 049-030-030
Application Number: MST2005-00099
Owner: The Internext Group
Architect: Hochhauser Blatter Architects

(Proposal for a 283 square foot addition to the kitchen for the Vista del Monte Retirement Community. The project includes the installation of rooftop mechanical equipment and a re-roof.)

(Review After Final for changes to roof top equipment, remodel employee lockers and new trash compactor.)

Final Approval of the Review After Final.

REVIEW AFTER FINAL**B. 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 and an entry awning, new exterior paint.)

(Review After Final for revised lighting and photometric plan.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL**C. 202 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-272-001
Application Number: MST2005-00796
Owner: 202 E. Haley, LLC
Architect: Dwight Gregory
Landscape Architect: David Black

(Proposal to demolish three commercial buildings consisting of 2,324 square feet, and construct a new 4,802 square foot, two-story commercial building with 11 parking spaces on a 12,000 square foot lot. Proposal will require Development Plan Approval by the Architectural Board of Review for commercial additions of between 1,000 and 3,000 square feet.)

(Review After Final to raise the tower roof and tile ridge by approximate 2' and minor revisions to window head heights.)

Revised Preliminary Approval as noted on the plans, with the comment that the windows and French doors at north and west tower elevations are to be 7'0" above finished floor.

REVIEW AFTER FINAL**D. 1501 SAN ANDRES ST**

C-P/R-2 Zone

Assessor's Parcel Number: 043-244-015
Application Number: MST2005-00836
Owner: Krieg Family Trust
Applicant: Dino Putrino

(Proposal to install a Verizon Wireless communication facility consisting of six antennas enclosed by architectural screening measuring 8 feet tall by 4 feet wide on the roof of the existing building and construct a 408 square foot enclosure on the rear of the building to screen additional radio equipment.)

(Review After Final changes to add ventilation to the storage room at the back of the market.)

Final Approval of the Review After Final.

CONTINUED ITEM**E. 812 LARGURA PL**

A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2006-00645
Owner: Elizabeth Vos

(Proposal to permit the "as-built" deck, change the existing aluminum windows and doors to Milgard vinyl, change the body trim, exterior color change, and picket spacing on the upper rear balcony on a 1.08 acre lot in the Hillside Design District. The lot is currently developed with a 1,584 square foot single family residence with a 400 square foot attached garage.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week for applicant to verify skirting requirements of the deck with the Fire Department, document landscape screening, and show the railing fence.

NEW ITEM**F. 831 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 031-071-022
Application Number: MST2006-00659
Owner: Morgan Crowe
Applicant: Blair Weymouth

(Proposal to add new entry gates and columns in the public right-of-way, add new columns and an arbor at the garage entry, remove an existing second floor deck and solarium and rebuild the deck to match the first floor deck and railings, replace the lattice below the deck with fireproof stucco to match existing, changes to windows, exterior color change and to replace the front door of an existing single family residence on a 14,769 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 and on the color board 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**G. 2375 FOOTHILL RD**

A-1 Zone

Assessor's Parcel Number: 023-240-011
Application Number: MST2006-00662
Owner: Tennis Club of Santa Barbara
Applicant: David Burrey

(Proposal to remove existing cedar wood shake roof and replace with Class "A" asphaltic composition shingle, similar in color and texture, "Autumn Blend" color, Presidential TL.)

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

Final Approval as submitted.

NEW ITEM**H. 1140 GARCIA RD**

E-1 Zone

Assessor's Parcel Number: 029-283-011
Application Number: MST2006-00660
Owner: Jose Elios and Noemi Vaquez
Architect: Jose Esparza

(Proposal for a 217 square foot addition to an existing 2,146 square foot single family residence with a 383 square foot attached garage on 11,213 square foot lot in the Hillside Design District. The proposal also includes the replacement of the existing 311 square foot second story deck with a 70 square foot deck addition and a new 463 square foot first story deck and 100 square feet of new storage on the first floor.)

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

Preliminary 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, and continued indefinitely to the Consent Calendar, and with the Conditions of Approval memo dated November 13, 2006, prepared by Staff to be incorporated into the plans.

NEW ITEM**I. 716 JUANITA AVE**

E-1 Zone

Assessor's Parcel Number: 035-102-012
Application Number: MST2006-00667
Owner: Devon Marc Lazarus

(This is an enforcement case (ENF2006-00878) Proposal to remove the existing 2' high retaining wall in the rear yard and construct a new 6' high CMU retaining wall with stucco finish approximately 15' closer to the rear of property line, construct a new pool safety fence, a new exterior fireplace, and to remove the existing concrete patio and replace with tile pavers on a 12,003 square foot lot in the Hillside Design District. The proposal also includes approximately 176 cubic yards of cut and 52 cubic yards of fill.)

(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.

REFERRED BY FULL BOARD**J. 1702 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00020
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels
 Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 4,214 square foot single family residence at 1702 La Vista Del Oceano (Lot 4) with a 716 square foot two-car garage on a 45,143 square foot lot in the Hillside Design District.)

(Final Approval of the Landscape Plan is requested.)

Final Approval of the Landscape Plan as submitted.

REFERRED BY FULL BOARD**K. 1704 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00019
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels
 Architect: Zehren & Associates

(See MST2003-00227 for master case. Proposal to construct a 4,502 square foot single family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District.)

(Final Approval of the Landscape Plan is requested.)

Final Approval of the Landscape Plan as noted on the plans.

NEW ITEM**L. 17 S MILPAS ST**

C-P Zone

Assessor's Parcel Number: 017-171-024
 Application Number: MST2006-00650
 Owner: S & P Investments
 Architect: Paul Poirier

(Proposal for site improvements consisting of new railings, shopping cart corrals and landscaping in the existing parking lot for the Santa Barbara Plaza shopping center.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL

M. 3475 MARINA DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-022-003
Application Number: MST2000-00300
Owner: Stephen and Marianne Blick
Architect: Karl Eberhard
Landscape Architect: Sam Maphis

(Proposal to construct a new 5,520 square foot, one-story residence with an attached three-car garage, new swimming pool and tennis court on a vacant 58,830 square foot lot.)

(Review after Final for change in wall height along Cliff Drive from 6' to no more than 8' at various spots along the street to coincide with natural grade.)

Continued one week for applicant to install 2 poles to indicate the proposed wall height.

**** MEETING ADJOURNED AT 7:49 P.M. ****