



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 20, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:10 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 JIM BLAKELEY, Present
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present (arrived at 3:15)
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF:
 JAIME LIMÓN, Design Review Supervisor, Absent
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
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 17, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
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 13, 2006, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Member Wienke with the exception of the landscaping for Items D, reviewed by Jim LeCron.

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

Member Wienke reported that item K, 3475 Marina, was referred back to the Full Board and that adjacent neighbors have concerns that the wall will be so high as to block their view of the ocean. Item H, 3343 State Street, Via Maestro 42, has issues concerning the request to install a retractable awning that does not match the architecture. The applicant was instructed to look for better examples.

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

1. Ms. Brodison made the following announcements:

a) Dawn Sherry will not attend the meeting.

b) On Wednesday, December 13, 2006, there will be a joint meeting of the ABR and HLC to review the airline terminal project.

2. Member LeCron announced that he will step down from Item 8, 2515 Medcliff Road.

3. Chair Bartlett announced that the Board would review Item 1, Highway 101 MST2004-00691 and Item 2, Highway 101 MST2004-00701, in reverse order.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

REVIEW AFTER FINAL**1. CITYWIDE - U.S. HWY 101**

? Zone

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2004-00691
Owner: City of Santa Barbara
Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(Review After Final for changes to the Landscape Plan in the Caltrans Right of Way and on the railroad property along the southbound lanes resulting in smaller land acquisitions than originally anticipated, modified guardrail south of Cabrillo Boulevard and a modified overhead sign near Salinas Street.)

(3:45)

Present: Peter New, David Beard and Scott Eades, Caltrans representatives.

Mr. New stated that the three areas of discussion will consist of: 1. landscaping changes triggered by right-of-way changes; 2. installation of a concrete barrier; and 3. revision of signage. Mr. New provided detailed information about the landscape barrier changes, and Mr. Beard provided information about signage changes. The Board was provided a site plan sheet that combined all of the site plan sheets into one view demonstrating all of the proposed changes.

Board Comments (condensed):

- Mosel: Prefers the post and rail system, as it allows views of the landscape. A concrete barrier will leave an indelible mark. The lower landscape is essentially worthless with the concrete system in place.
- Wienke: Prefers the concrete barrier as they are safer than a guardrail, cleaner (no animals or people crawling under them), likes the idea of planting being as close as possible to them. It is a noise barrier problem that is being solved.
- Manson-Hing: Prefers the post and rail system. Less of a concrete flow from end to end is not appealing.
- Mudge: The concrete barrier further depletes the aesthetic quality of the City. Eventually we will have a concrete barrier running down the freeway from Carpinteria to Goleta. Sticking to the theme we have chosen and given the treatment to the bridges, etc., is the best effort we can do.
- Mosel: We have very few concrete barriers on the slow lane side of the freeway, most of that is guardrails from Carpinteria to Goleta, unless there is a sound wall on the outside.
- Blakeley: Not in favor of the sound barrier.
- Bartlett: The majority of the Board is in favor of the previous design that received final approval.
- Mudge: A good job has been done with relocating the trees from the Cacique under-crossing area; however, along the bird area I am a little concerned. I look to the applicant to modify the shrub planting palette to give the variety that is being lost in the trees. Provide some shrubs that are of a larger scale, like the Italian Buckthorn presented, to provide screening.

- LeCron, the signage change is better. The increase is only three feet and it removes the awkward blank space.

Motion pertaining to the concrete barrier changes:

Motion: Final Approval of the Review After Final with the following comment:

As to the concrete barrier changes in the median along the south bound lanes, south of the Cabrillo undercrossing: The majority of the Boards find the proposed revision to be less desirable than the prior approved metal beam guardrail solution.

Action: Mosel/Manson-Hing, 5/2/0. Motion carried. LeCron and Wienke opposed.

Motion pertaining to the landscape changes:

Motion: Continued to the Consent Calendar with the following comments:

1) The applicant shall modify the shrub palette to replace the variety that is being lost with removal of the trees. Provide shrubs that are of a larger scale to provide screening, similar to the presented Italian Buckthorn, as presented. 2) The Board understands the new plan is a Plan B alternative; the previously approved presentation, Plan A, is the desired solution. Plan B is only to be used if the right of way acquisition is not able to occur.

Action: Mudge/Manson-Hing, 7/0/0. (Sherry absent.)

Motion pertaining to the signage change:

Motion: Final Approval of the Review After Final for the proposed signage changes.

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

CONCEPT REVIEW - NEW ITEM

2. CITYWIDE - U.S. HIGHWAY 101

Assessor's Parcel Number: 099-MSC-PW

Application Number: MST2004-00701

Owner: City/State

Applicant: Michael Sandecki, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04.)

(3:29) (Item #2 was heard out of order)

Present: Mike Sandecki, Caltrans Environmental Coordinator;

Mr. Sandecki provided an overview of the proposal, stating that part of the project entails mitigation of a bird refuge wetlands site which will be impacted, and the focus of the discussion is the mitigation site selected to replace the wetlands. He also stated that a separate Coastal Development permit is required for the site. The project received approval from the Parks Commission last week, and will be presented to the Planning Commission on December 7, 2006; positive responses have been received from Fish and

Game and the Army Corps of Engineers. The landscape proposal is mitigating for 250 sq ft at a ratio of 5 to 1 of wetlands. The wetlands are a tule marsh between the railroad grade and the highway, before it enters the bird refuge. The site was chosen due to its close proximity to the project impact area.

Board Members Comments and Questions:

1. Does the Parks Department have plans to further your work in the future so that the work looks complete up to the bridge?
2. On similar banks the Creeks Department has had an open rail wood fence to delineate the edge, any thought given to that?
3. I take it you will be removing the concrete rubble.
4. Will the Canary Island palm be removed?
5. On the plans it appears that the fence is quite a bit beyond the grading line, which puts it beyond the boulder line. Will you run the fence inside the boulders?
6. The project will be a vast improvement to the conditions that currently exist.

Mr. Sandecki stated that they are constrained in the amount of work they can do, and there is not a large area between the bridge and where our project will start. They have expressed interest in a split rail fence; however, there is currently a line of boulders which will remain. Caltrans plans to remove 450 cubic yards of concrete rubble and earth. An abandoned cistern well will be taken down to grade. The Canary Island palm will remain. He stated that they don't intend to do any work outside of the boulder line.

Motion: Continued indefinitely to the Planning Commission with the following comments:
 1) The project will be a vast improvement to the condition that currently exists.
 2) The project is ready for Preliminary Approval.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 730 MIRAMONTE DR

A-1/E-1 Zone

Assessor's Parcel Number: 035-050-060
 Application Number: MST2006-00234
 Owner: Driscoll-Roche Katherine
 Architect: Smith Engineering
 Applicant: Don Katich

(Proposal for approval of "as-built" work for KEYT consisting of two antennas, a fence, and exterior lighting. The proposal also includes the removal two antennas and a concrete ramp, and the relocating of one antenna and two air conditioning units. The antenna facility is located on the 97,574 square foot parcel and the project requires a Substantial Conformance Determination at Planning Commission.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

(4:40)

Present: Don Katich, Applicant; Kathy Jacquemin, KEYT General Manager; Dave Williams, KEYT Chief Engineer.

Public comment opened at 4:51 p.m.

Written comments from John Fritsche, resident, in favor of the project, were read into the record by Chair Bartlett.

David Franks, resident, opposed, provided the Board with photo documentation.

Lois Franks, resident, expressed concern with antennae equipment, etc., being added piece meal.

Public comment closed at 455 p.m.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**
1) The Board is concerned with the apparent lack of master planning for the improvements that have occurred on the site, especially in the area directly abutting the residentially zoned properties. 2) The proposed corrections are beneficial to the neighbors but there needs to be more attention to landscape buffering between the modular structures located adjacent to the easterly property line. 3) The relocation of the satellite dishes further from the property line is an enhancement, and the removal of the redundant antennae are supported by the Board. 4) Provide a focused landscape plan that addresses privacy concerns to residential neighbors and an alternative for the fiberglass/plastic fence that screens the satellite dishes. 5) There is also concern for the parking lot lighting; demonstrate that there is no glare to neighbors or night flow from this prominent position. 6) The proposed timer is a good addition to the TV Hill light. The timing should be reduced to a minimal time frame to minimize impacts to neighbors and the freeway below. 7) As to the HVAC improvements that have occurred on the roof: the Board would prefer to see a parapet screen as opposed to the proposed painted duct solution. 8) Removal of the old ramp is supported by the Board. 9) Incorporate the Fire Department's requirements for landscape into the Landscape Plan, so the Board can see the screening that is to remain.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1030 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-220-031
Application Number: MST2006-00644
Architect: Blackbird Architects
Owner: Steven Buchanan

(Proposal for a 2,854 square foot two-story addition to an existing 2,875 square foot two-story dwelling with attached 526 square foot two-car garage on a 21,025 square foot lot in the Hillside Design District. The addition consists of 1,798 square feet of living space, a 154 square foot addition to the garage, an 830 square foot basement workshop and storage space, and 1,351 square feet of upper deck area. The proposal includes a swimming pool, spa, terraced patio, site walls, and 1,434 cubic yards total of cut and fill grading.)

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

(5:25)

Present: Ken Radtkey, Architect, Blackbird Architects; Matt Eastwood, Associate.

Public comment opened at 5:44 p.m.

Chair Bartlet read written comments provided by Marilyn McCarty, opposed, into the record.

Robert Davis, resident, expressed concerned with the size of the addition.

Public comment closed at 5:47 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) ~~Ready for Preliminary Approval. Preliminary Approval with Neighborhood Preservation Ordinance findings can be made at Consent Calendar.~~ (corrected 1/2/07)
- 2) Neighborhood Preservation Ordinance findings can be made on Consent Calendar.
- 3) The proposed addition is in keeping with the existing architecture in its mass, bulk, and scale; it is well integrated into the site and hidden from public view by the existing approved building.
- 4) Provide high-quality materials and a landscape plan when returning on Consent Calendar.
- 5) Provide a plan that includes pool fencing.
- 6) Provide roof material samples.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 904 CAMINO VIEJO RD

A-2 Zone

Assessor's Parcel Number: 015-060-048

Application Number: MST2006-00652

Owner: Christine Garvey

Architect: Peter Becker

(Proposal to convert an existing 529 square foot detached two-car garage into an accessory building with a half bath, construct a new 598 square foot attached two-car garage, and remodel interior living space. The project is located on a 6.6 acre parcel in the Hillside Design District. A modification is requested for accessory space to exceed 500 square feet.)

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

(5:50)

Present: Peter Becker, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer, return on Consent Calendar if there are no significant changes, with the following comments:

- 1) The new attached garage addition is well conceived.
- 2) The new accessory structure is aesthetically pleasing.

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

***** THE BOARD RECESSED FROM 6:12 P.M. UNTIL 6:47 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 516 & 518 W. LOS OLIVOS ST.

R-3 Zone

Assessor's Parcel Number: 025-160-015
Application Number: MST2006-00648
Owner: Thomas and Alma Powell Family Trust
Owner: Bruce Burke

(Proposal to convert two existing one-story single-family residences to condominium units on a single 8,348 square foot parcel. The proposal includes remodeling the exteriors of the structures, an addition of 182 square feet for the 1,196 square foot unit to the rear of the parcel, and a 108 square foot addition for the 1,260 square foot unit at the front of the parcel. Parking would be provided by a new attached 342 square foot attached carport for the rear unit and a new 180 square foot one-car carport and one uncovered space for the front unit. Modifications are requested for the two-car carport to encroach into the required interior-yard and for additions of both structures to encroach into the required interior-yard.)

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

(6:47)

Present: Bruce Burke, Owner/Designer/Contractor.

Staff comment: Kathy Frye, Project Planner, reported that during a site visit last week staff saw that work was being performed that might require ABR approval, and that window modifications on the east elevations are not included in the current application but are shown on the plans.

Public comment opened at 7:06 p.m., and as no one wished to speak, public comment closed at 7:06 p.m.

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

1) The applicant is to provide accurate plans that clearly depict the intended improvements, and provide clarity of the proposed materials. 2) Provide drawings that accurately depict the proposed trash areas and pedestrian paths (especially to the rear unit), and approved vehicle clearances. 3) There are numerous modification requests that appear to have aesthetic impacts on the neighborhood, indicative of an over ambitious plan for the lot. 4) Provide the proposed architectural materiality details on the plans. 5) Provide landscape details, especially in the front yard portion of the project. Explore opportunities for street trees in the front. 6) The applicant is to review the site vehicular circulation with the Transportation Department. 7) There is concern that the electric meter locations are facing the street. 8) The applicant is to enumerate the number of modifications when returning to Full Board.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 2230 CLIFF DR**

E-3 Zone

Assessor's Parcel Number: 041-252-071
Application Number: MST2006-00303
Owner: Jory Teri and Seth Geiger
Applicant: Douglas Keep

(Proposal for a new two-story 2,444 square foot single-family residence and 558 square foot two-car garage on a 5,428 square foot lot. There is an existing non-conforming duplex spanning the property line between this parcel and the adjacent parcel. The proposal includes demolition of the half of the duplex on this parcel with the other half of the duplex to remain on the adjacent parcel. Also proposed is 128 cubic yards of cut and fill grading on the site and landscaping changes in the parkway on Fellowship Road. A modification is requested to provide the required open-yard area in the front-yard setback.)

(Third Concept Review.)

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

(7:15)

Present: Douglas Keep, Applicant.

Public comment opened at 7:25 p.m.

Bob Pietsca, resident, stated his concern with the project's lack of open space.

A letter from Gary and Laurie McGill, residents, expressed concern with the mass, bulk and scale of the project, was read into the record by Chair Bartlett.

Public comment closed at 7:28 p.m.

Straw vote: How many members support the open yard modification ratio? 4/2/1. Mudge abstained.

Motion: Continued 2 weeks to the Full Board with the following comments:

1) The Board finds the reduction and the restudy of the architectural forms to be moving in the right direction; however, the majority of the Board finds that the mass, bulk, and scale need further relief. **2)** The porch offsets are too shallow in depth to appear genuine. **3)** The Board likes the notion of the apparent second story attic with dormers. **4)** Restudy simplifying the double gambrel roof expression on the west elevation, to make the second story windows appear more as dormer windows. **5)** Present more depth to the entry porch and the south facing porch (facing Cliff Drive). **6)** Further increase the amount of open space beyond the setback lines. **7)** Provide additional landscaping on both street frontages, including street trees and landscape in the parkway areas to further enhance the apparent front yard experience on both streets.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 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.)

(Second Concept Review.)

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

(8:03)

Present: James LeCron, Architect.

Motion: Continued indefinitely to the Consent Calendar for Preliminary and Final Approval with the following comments:

1) The Board carried comments #'s 1, 2, and 4 from the minutes of October 9, 2006*:
*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 (omitted 2a-2e); *4. Provide high quality detailing for garage doors and other elements when project returns. 2) The requested modification is technically minor in nature, given that it follows the existing building envelope on the side property line. 3) Restudy the proportion and sizes of window openings, especially above the garage. 4) The Board finds that the redesigned front porch and entry are improvements over the prior scheme.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 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 indefinitely at the applicant's request.

REFERRED BY FULL BOARD**B. 327 N VOLUNTARIO ST** R-2 Zone

Assessor's Parcel Number: 031-372-009
Application Number: MST2005-00488
Owner: Jeanette Padilla
Architect: Robert Stamps

(Proposal to construct an 862 square foot two-story addition to an existing 885 square foot one-story residence, replace the existing 424 square foot non-permitted carport with a new 441 square foot two-car garage and relocate the entry of the existing 884 square foot second residence at the rear of the lot on a 7,500 square foot lot. Two additional uncovered parking spaces are proposed.)

(Final Approval is requested.)

Final Approval as noted on sheets 1 and 10.

REFERRED BY FULL BOARD**C. 644 CALLE RINCONADA** E-3/SD-2 Zone

Assessor's Parcel Number: 053-063-010
Application Number: MST2006-00111
Owner: Kenneth & 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.)

(Modification approved on September 27, 2006. Final Approval is requested.)

Continued indefinitely back to Consent Calendar for Final Approval.

REFERRED BY FULL BOARD**D. 254 SANTA CATALINA**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-161-030
Application Number: MST2006-00233
Owner: Ben Juricek and Alison De Lorenzo
Architect: Mark Wienke

(Proposal for a 1,506 square foot, two-story addition to an existing 1,028 square foot one-story single-family residence on a 6,000 square foot lot. The proposal includes a 238 square foot addition to the existing attached 244 square foot garage. 20 cubic yards of grading outside the building footprint is proposed. The project is located in The Non-Appealable Jurisdiction of the Coastal Zone and requires a Coastal Exclusion.)

(Final Approval is requested.)

Final Approval contingent upon approval of Coastal Exclusion.

CONTINUED ITEM**E. 1703 SANTA BARBARA ST**

R-2 Zone

Assessor's Parcel Number: 027-111-008
Application Number: MST2006-00454
Owner: Santa Barbara-Valerio, LLC
Agent: Brian Nelson

(Proposal to convert an existing 2,658 square foot two-story duplex to a single-family residence. The project includes exterior remodeling, a 358 square foot two-story addition, interior alterations, an elevator, and site and landscape improvements on the 6,116 square foot lot. The existing attached two-car garage will be retained. Modifications are requested for work to encroach into three setbacks and into the required open yard area.)

(Modifications approved November 15, 2006. Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final 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. The applicant is to return in one week with colors and materials.

NEW ITEM**F. 1499 SYCAMORE CANYON RD**

A-1 Zone

Assessor's Parcel Number: 019-320-013
Application Number: MST2006-00674
Owner: Wolfgang Moelleken

(Proposal to approve new driveway paving, a 6 feet high "as-built" stucco wall approximately 80 linear feet long with a maximum height not to exceed six feet and two sets of wrought iron entry gates on a 28,373 square foot lot in the Hillside Design District.)

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

Continued indefinitely with the comments that the fence and gate mechanisms are to be installed on the private side of the fence or screened from public view, and the applicant is to verify the location of post shown over the property line.

NEW ITEM**G. 519 DE LA VINA ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-161-011
Application Number: MST2006-00668
Owner: Edward Fuller
Applicant: Roger Eggers

(Proposal to abate violations per ENF2006-00569 which will include removal of illegal room at rear kitchen doors, removing the rear deck and stairs and constructing a new 75 square feet rear porch and access stairs and the removal of the illegal storage rooms in the side yard setback. The property is an 8,733 square foot lot developed with a single-family residence in the front and a duplex in the rear.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely back to Consent Calendar. Ready for Preliminary Approval.

NEW ITEM**H. 3343 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-063-004
Application Number: MST2006-00678
Owner: Harz Family Trust, 1/6/05
Applicant: Steve Llebaria
Business Name: Via Maestro 42

(Proposal for a retractable awning on the store front of Via Maestra 42 to project 8 feet from the wall and to be approximately 30 feet long to provide a covered outdoor dining area.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week back to Consent Calendar.

NEW ITEM**I. 1325 W MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 021-050-027
Application Number: MST2006-00679
Owner: Grant and Therese Gibson

(Proposal to re-instate approval under MST2000-00625 for a new two-car carport and request for approval of an "as-built" detached straw-bale accessory building of 648 square feet on a property currently developed with an 800 square foot, two-story residence on a 1.89-acre lot located 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**J. 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 indefinitely at the applicant's request.

CONTINUED ITEM**K. 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.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION WITH PLANNING COMMISSION RESOLUTION NO. 040-00.)

Referred to the Full Board meeting of November 27, 2006.

CONTINUED ITEM**L. 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 indefinitely to the Consent Calendar.

**** MEETING ADJOURNED AT 8:25 P.M. ****