



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, February 5, 2007**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:08 P.M.**

**BOARD MEMBERS:**      MARK WIENKE, Chair, Present  
                                     CHRISTOPHER MANSON-HING, Vice-Chair, Absent  
                                     JIM BLAKELEY, Present  
                                     GARY MOSEL, Present  
                                     RANDY MUDGE, Present  
                                     DAWN SHERRY, Present (arrived at 3:50 p.m.)

**CITY COUNCIL LIAISON:**      GRANT HOUSE, Absent  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT, Absent

**STAFF:**      JAIME LIMÓN, Design Review Supervisor, Absent  
                     KELLY BRODISON, Planning Technician, Present  
                     HEATHER BAKER, Project Planner, Present (from 6:32 p.m. until 8:05 p.m.)  
                     GLORIA SHAFER, Commission Secretary, Present

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (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 <u>folded</u> 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://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 February 1, 2007, 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](http://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 January 29, 2007, with corrections.

Action: Mosel/Mudge, 4/0/0. (Manson-Hing absent.)

Motion : To table the Consent Calendar for the meeting of January 29,2007.

Action : Mosel/Mudge, 4/0/0. (Manson-Hing absent.)

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry and Randy Mudge.

Action: Mudge/Blakeley, 4/0/0. (Manson-Hing absent.)

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

1. Ms. Brodison made the following announcements:

a) Board member Manson-Hing will be absent.

b) Board member Sherry will be late.

## E. Subcommittee Reports.

Member Mudge reported that a subcommittee and staff are discussing whether to create a second review board.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 500 FOWLER RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003  
Application Number: MST2007-00002  
Owner: Santa Barbara Airport  
Architect: Fred Sweeney  
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 67,000 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires approval by the Planning Commission.)

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

(3:19)

Present: Laurie Owens, Project Planner; Fred Sweeney, Architect; Pamela Burton, Landscape Architect.

Ms. Owens provided a project introduction stating that a recommendation was received from the subcommittee that the proposal was ready for presentation to the ABR. Mr. Sweeney provided an in-depth presentation of the proposal by means of plans and a video presentation. Ms. Burton presented the proposed Landscape Plan.

Public comment opened at 3:57 p.m. The following individuals spoke in favor or opposition:

Dan Lord, in favor. Roadway improvements are needed.

Kellum De Forest, neither. Parking lot landscaping is needed.

Public comment closed at 4:01 p.m.

Ms. Owens responded that the Transportation Department is conducting a traffic study which will be presented to the Planning Commission. Roadway increases would be problematic due to wetlands presence, and private property on Fairview Avenue.

Chair Wienke read comments provide by Member Manson-Hing: Overall is pleased with the project but with the following comments: a. At the main entry, the thick fins will make the opening narrow and constricting; b. at the glazed entry and west view deck, the openings will be too constrictive; c. The central tower is whimsical which but should be linked more to flying or travel; d. The baggage area appears too dark and closed in; e. the north end viewing tower should be more expansive; f. the

terminus of the northern covered walkway to planes appears out of character; g. Concerns regarding the courtyard, and its shape; h. In general the detailing of the whole terminal design, seems to be stuck in the historic past.

- Motion: Continued indefinitely to the Planning Commission with the following comments:
1. The Board finds the building is developing nicely; its forms and textures are in harmony with the old airport and looks forward to the continued development of the size, bulk, and scale.
  2. Areas of concern that require more development are:
    - a. The ticketing corner of the courtyard facing the old terminal building.
    - b. Study the pavilion to add more elements such as decorative lighting and proportioned to create more of an architectural gem.
    - c. The main tower to the left of main entry, study revising the entry cupola and its proportion in relationship to the buttress wall to the left.
    - d. The left end arch and column at the exit from the baggage claim area is getting close to a preferred design, continue to refine the materials and proportions.
    - e. At the second exit from the baggage claim area, study ways to have a larger and more way finding upon exiting the building, perhaps in the pavement and landscaping.
    - f. The Board looks forward to continued progress toward more sustainable methodology and solutions.
    - g. Study ways to potentially raise the parapet over the ticketing zone to better hide the roof top mechanical equipment and to better articulate the façade.
    - h. Provide more layering of landscaping at the driveway approach from the north.
    - i. Continue adding landscape at rental parking lot interior wherever possible.
    - j. One board member continues to believe that the size, bulk, and scale is too excessive.
    - k. The Board expects high-quality materials will be used throughout the project.
- Action: Sherry/Blakeley, 4/1/0. Mosel opposed. (Manson-Hing absent.)

## **FINAL REVIEW**

### **2. CITYWIDE**

Assessor's Parcel Number: 099-MSC-0RW  
 Application Number: MST2006-00340  
 Owner: City of Santa Barbara  
 Applicant: Tully Clifford  
 Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Rd/Sola St. and Alta Vista Rd/Victoria St.; median islands at Alta Vista Rd/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St. The location and circulation design for this project was approved by City Council on April 11, 2006.)

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

(4:22)

Present: Browning Allen, Transportation Supervisor; Amanda, Transportation Engineer.

Mr. Allen presented site plan changes in response to the Boards requests from the ABR meeting of January 16, 2007.

Public comment opened at 5:39 p.m. The following individuals spoke in favor or opposition:

Joseph Rution, Bungalow Haven Neighborhood Association, in favor. If an artifact is installed at Sola and Olive intersection, prefers an Arts & Crafts motif.

Kellum De Forest, neither. Provided photographs of several roundabouts used in the City of Seattle. Requested that consideration be given to the use of sandstone.

Beverly Johnson Trial, opposed. The yellow stripping used at other intersections works and is eye catching.

Public comment closed at 5:45 p.m.

Motion: Final Approval and return on Consent Calendar with the following comments:

1. Return with the final texture of the faux concrete sandstone concrete curb texturing.
2. The apron is to have scoring, at 24 inch and random patterning in both the apron and the curb.
3. Provide a structural joint/score between the apron and the curb.
4. At Alta Vista/Sola, install a Firewheel/Rotary tree in lieu of an Olive tree.
5. At Alta Vista/Victoria, no trees are to be installed. The southwest corner is to have crosswalk stripping to match the other corners.
6. At Islay/Garden, use a lane line to announce the median, as opposed to the triangle.
7. At Arrellaga/Garden, provide imitation sandstone returns at the handicapped ramps, and at other locations where there is adjacent sandstone curbs.
8. At Alta Vista/Sola, Alta Vista/Victoria, and Arrellaga/Garden, study the use of large rocks or boulders and integrating them into the landscape behind the curbs of the roundabouts.

Action: Sherry/Blakeley, 5/0/0. (Manson-Hing absent.)

**\*\*\*\*\*THE BOARD RECESSED FROM 6:07 P.M. UNTIL 6:32 P.M. \*\*\*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 814 & 816 W. FIGUEROA STREET**

R-2 Zone

Assessor's Parcel Number: 039-191-023  
Application Number: MST2006-00271  
Owner: Elconin Family Trust 4/15/03  
Agent: Susan McLaughlin  
Architect: Dale Pekarek

(Proposal for conversion of seven existing residential apartment units to six condominium units. The two parcels totaling 19,836 square feet contain five one- and two-story buildings consisting of three duplex apartment buildings, one single-family apartment above a four-car carport, and a detached two-car carport. This would be reconfigured by combining two apartments in the westernmost building into one unit, constructing a new two-car carport attached to the existing four-car carport, conversion of the existing detached two-car carport to storage for three units and constructing attached storage spaces for the other three units. Proposed are five two-bedroom units ranging from 839 to 989 square feet and one 1,132 square foot three-bedroom unit. New landscaping is proposed and parking would be provided in the six carport spaces and six existing uncovered parking spaces plus one new uncovered guest space. Planning Commission approvals are requested for a Tentative Subdivision Map, a Condominium Conversion Permit, and modifications for front and interior-yard encroachments.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS AND A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

(6:32)

Present: Susan McLaughlin, Agent; Dale Pekarek, Architect; Chuck McClure, Landscape Architect; Don Elconin, Owner.

Public comment opened at 6:59 p.m., and as no one wished to speak, public comment closed at 6:59 p.m.

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

1. The Board is pleased with the upgrades and materials, including the interlocking pavers for the driveway and parking areas, and at the walkway to the units. Other positive aspects are: all buildings having upgrades, appropriate lap siding and trim, and the use of sustainable design materials throughout.
2. Provide charm giving elements wherever possible, such as, bracketing, columns, garage doors, stone veneers. Hide the electrical meters with landscaping and/or attached closets.
3. For Units 816A & B, provide an interior laundry facility.
4. Enhance the exterior entryways to all units with columns, brackets, or light fixtures.
5. At Unit 816C, at the area below the lower deck railing, study enclosing with plaster or stone veneer or other elements to help blend into landscape.
6. At the south side of the uncovered parking area, explore using a landscape planter finger to add a tree.
7. Study using garage doors under Unit 814A and at the new carport.

8. The Board finds the requested modifications acceptable as they are not aesthetically detrimental to the neighborhood, to include: a. conversion of the old garage to private storage area, as located in the interior setback; b. the existing stairway within the front-yard setback; c. front yard setback existing condition within the setback 20 foot setback.

Action: Sherry/Mosel, 5/0/0. (Manson-Hing absent.)

#### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **4. 1335 MISSION RIDGE RD**

E-1 Zone

Assessor's Parcel Number: 019-210-005  
Application Number: MST2006-00285  
Owner: Dario Pini  
Architect: Bryan Murphy

(Proposal to reinstate approvals and legalize "as-built" additions and sitework for an existing three-story residence. Additions previously approved under expired building permits include 171 square feet on the first floor and 517 square feet on the second floor. Proposed as abatement of other building and zoning violations for "as-built" additions are 94 square feet on the first floor and 314 square feet of basement additions. The proposed project would result in a 5,490 square foot residence. The existing house is situated almost entirely within the required front-yard and a modification is required for the improvements to the structure. Two additions to the front of the house encroach into the public right-of-way, requiring an encroachment permit. The project is located on a 17,043 net square foot lot in the Hillside Design District.)

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

(7:25)

Present: Brian Murphy, Architect; Dario Pini, Owner. Heather Baker, Project Planner, was available to respond to questions.

Board Comment: There is concern that the as-built elevations do not match the drawings and current photographs of the site, making it difficult to provide constructive comments.

Public comment opened at 7:52 p.m.

Chair Wienke read into the record comments and letters from residents Beverly Johnson Trial, Stuart and Nancy Carroll, and Jack and Ann Hufford, all opposed. Concerns with rental units and hotel-like activity in a single family zone, including street paving impacts and fire evacuation concerns.

Public comment closed at 7:56 p.m.



- Motion: Continued indefinitely to the Full Board with the following comments:
1. Revise drawings to clearly indicate all work for new and existing buildings.
  2. Provide more photos of the surrounding neighborhood, including homes to either side and across the street and any vantage points that may be seen from the public realm above or below, particularly from Viscano Street.
  3. Return with revised plans and elevations, calculations, square footage, to include architecture, landscape and site work plans, that accurately depict: a. all of the as-built conditions; b. all of initially permitted but expired as-built work; c. any proposed alterations to the existing structure; d. existing structure to remain as is as originally permitted.
  4. Provide drawings that match the photographs, including window changes.
- Action: Sherry/Mudge, 5/0/0. (Manson-Hing absent.)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **5. 1943 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 025-344-004  
Application Number: MST2007-00015  
Owner: Gerald and Constantine Comati  
Architect: Jeff Shelton  
Contractor: Dan Upton Construction, Inc.

(Proposal for remodeling and additions to an existing 1,667 square foot two-story single-family residence on a 7,018 square foot lot in the Mission Area Special Design District. The proposal would add 956 square feet of living area, two attached 220 square foot one-car garages, and a 252 square foot deck.)

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

(8:03)

Present: Jeff Shelton, Architect.

Public comment opened at 8:12 p.m., as no one wished to speak, public comment closed at 8:12 p.m.

- Motion: Continued indefinitely to the Full Board with the following comments:
1. Provide photographic documentation from the proposed deck toward the downhill neighbor.
  2. Study the exterior siding; suggestions include a break, such as a belly band or other elements to break the scale.
  3. Study how the chimney interfaces with the exterior wall.
- Action: Mudge/Mosel, 5/0/0. (Manson-Hing absent.)

**CONSENT CALENDAR****FINAL REVIEW****A. 1527 LIVE OAK LN**

E-1 Zone

Assessor's Parcel Number: 049-261-028  
Application Number: MST2006-00696  
Owner: Michael Bishop  
Architect: James Macari

(Proposal for a 253 square foot addition to the rear of an existing 2,200 square foot dwelling with an attached 483 square foot two-car garage on a 12,537 square foot lot in the Hillside Design District.)

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

Final Approval as noted of the project with the comment that all details, materials, and colors are to match the existing.

**FINAL REVIEW****B. 822 N VOLUNTARIO ST**

Assessor's Parcel Number: 031-060-042  
Application Number: MST2005-00140  
Engineer: Penfield and Smith  
Owner: Gregory and Deborah Tice, Trs  
Architect: Thomas Hashbarger  
Agent: Jessica Grant

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 052-06 AND NO. 053-06.)**

Final Approval as submitted of the architecture, and return on the Consent Calendar for the Landscape Plan.

**FINAL REVIEW****C. 500 N LA CUMBRE** E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009  
Application Number: MST2006-00321  
Owner: Deborah Hart

(Proposal for remodeling and addition to an existing 1,986 square foot, one-story single-family residence located on aN 8,530 square foot lot in the Hillside Design District. The proposal includes construction of a 760 square foot second-story and interior stairway, a 440 square foot two-car attached garage, and removal of the existing 423 square foot carport.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 060-03.)**

Final Approval of the project as submitted.

**REFERRED BY FULL BOARD****D. 2215 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-201-022  
Application Number: MST2006-00396  
Owner: Gilbert Garcia and Martha Correa  
Architect: Gilbert Garcia

(Proposal for a secondary dwelling unit to be added to an existing 2,947 square foot single-family residence on a 15,675 square foot lot in the Mission Area Special Design District. The proposal is for a 404 square foot one-story addition and conversion of a 162 square foot storage area to create a 566 square foot one-bedroom unit and add one uncovered parking space.)

**(Final Approval is requested.)**

Final Approval of the project as submitted, with the comment that all colors and materials are to match the existing.

**CONTINUED ITEM****E. 233 W MONTECITO ST** C-2/SD-3 Zone

Assessor's Parcel Number: 033-032-002  
Application Number: MST2006-00651  
Owner: George Alexiades Trustee  
Applicant: Richele Mailand

(Proposal to repaint the exterior of a commercial building, replace existing metal railing at front patio with stucco wall with light fixtures, and replace existing 8' wood fence at rear patio with a 14' high stucco wall, install new entry doors, remove existing railing at sidewalk and replace with 42" high stucco wall on a 3,249 square foot lot in the non-appealable jurisdiction of the Coastal Zone.)

**(Second Concept Review.)**

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

Continued one week to the Consent Calendar with the comment that the applicant is to: a. remove the contrasting band from the low wall at the north elevation; b. remove the full height posts with attached light fixtures and corbels; c. the proposed lanterns at the front entry are ok; d. remove the plaster band around the windows at the new 14' high privacy wall at the south elevation; e. replace the proposed nautical light fixtures at the wall with more appropriate Spanish style light fixtures; f. note the location of the proposed chair styles on the site plans.

### **REFERRED BY FULL BOARD**

**F. 1333 RIALTO LN** E-1 Zone

Assessor's Parcel Number: 049-242-030  
Application Number: MST2006-00718  
Owner: Jason Jacobs  
Architect: Jose Esparza

(Proposal for a 473 square foot one-story addition to an existing single-family residence. The existing 2,518 square foot one-story residence, including attached 442 square foot garage, is located on a 13,886 square foot lot in the Hillside Design District.)

**(Preliminary Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

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

### **NEW ITEM**

**G. 110 CAMINO ALTO** A-1 Zone

Assessor's Parcel Number: 019-130-026  
Application Number: MST2007-00010  
Owner: Robert and Rebekah Mulder  
Designer: David Heidelberger  
Agent: A. L. Morgan

(New and "as-built" proposals to replace an existing wood walkway and patio deck for a single-family residence in the Hillside Design District. A modification is requested for work encroaching into the required front-yard.)

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

Continued indefinitely to the Staff Hearing Officer with the following comments: a. the alteration in the front yard setback is an appropriate improvement from an aesthetic standpoint; b. that the applicant is to present accurate drawings, c. return to the Consent Calendar with drawings providing the true scope of work.

**NEW ITEM****H. 112 W MICHELTORENA ST**

R-O Zone

Assessor's Parcel Number: 027-222-011  
Application Number: MST2007-00013  
Owner: Caron Miller  
Architect: Doug Beard

(Proposal for 518 square foot remodel and a 27 square foot addition to the unit at the rear of the property and to demolish and replace the existing 400 square foot garage in the same footprint all on a 5,950 square foot lot developed with three residential units. New stairs and patio at the rear of the property are included in the proposal.)

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

The project is ready for Preliminary Approval.

**NEW ITEM****I. 2222 BATH ST**

C-O Zone

Assessor's Parcel Number: 025-181-019  
Application Number: MST2007-00032  
Owner: City Commerce Bank  
Architect: Patrick Marr

(Proposal to re-roof an existing 1,800 square foot commercial building on a 8,513 square foot lot. The proposed roof material is Class A composition shingle CertainTeed "Landmark Premium" in Graphite color. The proposal also includes the removal of a portion of the existing chimney and replacing the access ramp and re-stripping the existing parking space to create an ADA loading aisle.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Final Approval as submitted with the comment that any alterations to the existing rear hand rail are to return to the Consent Calendar.

**REVIEW AFTER FINAL****J. 4200 CALLE REAL**

R-3 Zone

Assessor's Parcel Number: 059-240-020  
Application Number: MST98-00749  
Applicant: Ben Phillips  
Applicant: Amy Bayley  
Owner: Alicia Martin, D.C.  
Architect: Mark Petit  
Architect: Karl Eberhard  
Architect: Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

**(Review After Final to delete fountain from front of Building #113 and replace with paving and to add a wall screen for the mechanical equipment at the east covered patio for Building #215 Community Building.)**

Continued one week to the Consent Calendar with the following comments: a the removal of the fountain is approved, consider replacing the fountain with a tree or decorative paving; b. clarify the height of the proposed screen; c . provide the finished paint color of screens; d. clarify screen location on the site plans.

### **NEW ITEM**

**K. 3883 LA CUMBRE PLAZA LN** C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-036  
 Application Number: MST2007-00046  
 Owner: Grace Lutheran Church of Santa Barbara  
 Applicant: Eva Turenchalk  
 Architect: Klawiter and Associates  
 Business Name: Wescom Credit Union

(Proposal to replace a portion of the glass window area with two ATMs with associated lighting and to construct an ADA accessible ramp at an existing commercial space.)

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

Final Approval of the project with the comment that the proposed lighting is to return on the Consent Calendar.

### **NEW ITEM**

**L. 49 SANTA TERESITA WAY** A-1 Zone

Assessor's Parcel Number: 055-030-044  
 Application Number: MST2007-00021  
 Applicant: Kris Kimpel  
 Owner: Mike Hamer

(Proposal for a new pool and spa on a 4.6 acre lot in the Hillside Design District currently developed with a single-family residence. The proposal also includes 127 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas, a terrace area and site retaining walls. Approximately 74 cubic yards of cut, 237 cubic yard of fill and 163 cubic yards of import are proposed.)

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

Continued indefinitely to the Consent Calendar with the comment that the applicant is to study reducing the tall, exposed retaining walls.

**\*\* MEETING ADJOURNED AT 8:23 P.M. \*\***