



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 14, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:05 P.M.

BOARD MEMBERS:

- MARK WIENKE, Chair, Present
- CHRISTOPHER MANSON-HING, Vice-Chair, Present (left at 8:45 p.m.)
- CLAY AURELL, Present
- JIM BLAKELEY, Present (left at 9:09 p.m.)
- GARY MOSEL, Present
- RANDY MUDGE, Present
- DAWN SHERRY, Present (arrived at 4:51 p.m.; stepped out from 8:45 to 8:55 p.m.)
- PAUL ZINK, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Absent
- TONY BOUGHMAN, 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	<u>Master Application & 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 plans</u> 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/abr. If you have any questions or wish to review the plans, please contact Tony Boughman, 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, May 10, 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/abr.
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 of the Architectural Board of Review meeting of May 7, 2007.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 7, 2007, with corrections.

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

C. Consent Calendar.

Motion: Table ratification of the Consent Calendar until later in the meeting due to the absence of Board member Dawn Sherry.

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

(9:51)

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry with the exception of the landscaping for Item M, reviewed by Christopher Manson-Hing.

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

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

1. Mr. Boughman announced that Board member Sherry will be late.

2. Mr. Limon made the following announcements:

a) City Council has approved the Single Family Design Guidelines. The first meeting of the Single Family Design Guideline Board will take place on Monday, July 16, 2007 and stated that staff is preparing a public information handout.

b) An appeal of the Traffic Calming Devices is scheduled to be heard at City Council on May 22, 2007.

3. Board member Wienke announced that he will step down from Item #1.

4. Board member Zink announced that Board member Sherry will step down from Items #8 and #9.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Landscape Architect: Katie O'Reilly
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Brian Cearnal
Architect: Peikert Group
Architect: Thompson Naylor Architects
Architect: Mark Wienke

(The proposed St. Francis Residential Project would remove the existing St. Francis Hospital buildings and construct 115 residential condominiums totaling 121,310 square feet that would be occupied by Cottage Hospital employees and garage and storage buildings totaling 64,496 square feet. The project is located on a 5.94-acre site. Planning Commission approvals required to carry out this project are expected to be a Tentative Subdivision Map, Lot Merger, Rezone to adjust the C-O/R-2 zone line to follow the proposed property lines, and Lot Area Modification. Under discussion will be the possible formation of an ad-hoc subcommittee to review the project.)

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

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

(3:30)

Present: Brian Cearnal, Architect; Joseph Andelitis, Architect; Gordon Brewer, Architect; Suzette Naylor, Architect; Mark Wienke, Architect; Tom Thompson, Cottage Hospital; Jan Hubbell, Senior Planner; Jaime Limón, Senior Planner.

Ms. Hubbell relayed the Planning Commission conditions of approval related to Design Review.

Mr. Cearnal requested ABR comments aimed at the projects next steps. Mr. Cearnal clarified that height by definition is related to existing grade (existing condition on site), that is where everything will be measured from; some buildings will be well below the 35 foot height limit because of grade conditions.

Public comment opened at 4:25 p.m. The following individuals provided written comments or spoke with concerns about the project.

- Jennifer Miller, noticing issue; Larry Girstein: size, and neighborhood incompatible; Shirley Campbell: traffic issues, incompatibility with the neighborhood; Lisa Ann Kelly: global warming, size, bulk, and scale. Steven Fountain: increased traffic, parking issues, and power lines.
- Sherry Rae McKinney: demolition of the structure, suggested adaptive reuse of the site.
- Tony Fisher, Attorney representing St. Francis Friends and Neighbors: density, possible violation of City's Zoning Ordinance, noticing issues, lack of prior ABR review and public comment, opposed to a subcommittee, size, bulk, and scale.
- Kellum DeForest: commended the mixed-use style, density, bulk, and scale, lack of setbacks.

- Jim Westby, St Francis Friends and Neighbors: suggested eliminating the modifications and tandem parking, suggested underground electric cables, opposed to a subcommittee.
- Susan Gerstein: sandstone soil, design changes may be required.
- Jan Winford: suggested reserved parking on Via Riviera.
- Judy McKee: density, neighborhood incompatibility.

Public comment closed at 4:56 p.m.

Jaime Limon, Senior Planner responded that public notices were sent to those individuals contained on the active interested party list, and stated that the case planner will be asked to verify that the project description is accurate. Mr. Limon cautioned against substitution of plans at public meetings and suggested that subcommittee meetings would facilitate comments, with actions taken at the Full Board, and added that a site visit could be scheduled. Mr. Limón stated that the Board's purview is focused on architecture; comments may indicate whether buildings appear massive and may suggest reducing the massing to an acceptable degree.

Straw Vote: How many Board members would prefer a Subcommittee? 2/5/0.

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

- 1) Overall, the project is well conceived with the variety of perimeter units and denser units at the interior.
- 2) A majority of the Board are in favor of continued review by the Full Board. One Board member suggested scheduling the review after the Board's recess.
- 3) A majority of the Board are in favor of first reviewing the site as a whole, with later review of individual building types.
- 4) Provide enlarged site plans and through site and building sections showing the balconies and their relationships to adjacent private yards. One Board member suggested that a 3-D representation would be beneficial for understanding height variations and their interrelationship.
- 5) Study better connectivity between the upper and lower areas of the site.
- 6) Provide more diversity and break up of the units to avoid the tract-like appearance.
- 7) Study a secondary access for units F and S.
- 8) Consider landscaping at the wall joining units F and S.
- 9) Provide a park-like open space for families. Preserve any significant trees on the site.
- 10) Provide 2 or 3 shuttle bus locations per Planning Commission direction.
- 11) Throughout the project large planters for significant trees should be provided wherever possible.
- 12) The Board requested study of the landscaping above the parking garage for the inclusion of significant planting elements.

Action: Zink/Mudge, 7/0/0. Motion carried. (Wienke stepped down.)

(Staff received a request from the applicant to be continued four weeks to June 11, 2007.)

**** THE BOARD RECESSED FROM 5:53 P.M. UNTIL 6:17 P.M. ****

PRELIMINARY REVIEW**2. HALEY - DE LA VINA ST BRIDGE**

C-2 Zone

Assessor's Parcel Number: 037-203-001
 Application Number: MST2003-00651
 Owner: City of Santa Barbara
 Architect: David Black

(Proposal for the demolition and reconstruction of the bridge spanning Mission Creek at the intersection of Haley and De La Vina Streets. The proposed bridge will be widened to accommodate the 20-year storm-water flow in the creek. The project also includes the demolition of the house located at 434 De La Vina Street.)

(6:17)

Present: David Black, Landscape Architect; Scott Onishuk, Bengal Engineering; Michael Berman, Environmental Analyst, City of Santa Barbara.

Public comment opened at 6:32 p.m.

Amber Griffin: concerned with possible loitering if too many benches are installed.

Public comment closed at 6:33 p.m.

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

- 1) Analyze the proposed Ortega Street streetscape design improvements for similarities.
- 2) Show proposed crosswalks and materials on the drawings.
- 3) The Board appreciates the design of the concrete guardrail with openings.
- 4) Study the use of light fixtures on the railings, or within the railing.
- 5) Show the fence, transition walls and landscaping, adjacent to the creek.
- 6) The Board is not in favor of many benches due to the possibility of excess loitering.
- 7) A majority of the Board would like the applicant to use colored concrete for the railing and balustrades.
- 8) Provide a landscape design for the entire project, including the adjacent lot to the west with emphasis at the southeast corner to include a specimen tree.

Action: Sherry/Manson-Hing, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**3. CITYWIDE**

Assessor's Parcel Number: 099-MS-C-0RW
 Application Number: MST2007-00075
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, Public Works Staff

(Proposal for the installation of a public sidewalk, parkway, access ramps, curb & gutter, bus pockets, retaining walls, and grading on Carrillo Street and Meigs Road between Miramonte and Island View Drives.)

(Second Concept Review.)

(6:54)

Present: David Black, Landscape Architect; David Stubchaer, Supervising Engineer, and Lisa Arroyo, Project Engineer, City of Santa Barbara.

Motion: Final Approval with the following conditions:

- 1) The Board appreciates the use of the split-face concrete block to match the existing (split-face painted block); however, the initial painting of the split-face block should be deferred until necessary per standard maintenance policy.
- 2) Where the chain link fence and block wall intersect, the block wall shall be 3 or 4 inches higher than the chain link fence.
- 3) Correct the notation on page L-1 to indicate that the tree canopy shall be "lifted" to 10 feet above grade.
- 4) On page L-1, insert a notation at the upper drawing for Meigs Road stating that the existing landscaping at the site of the new retaining wall installation shall be preserved and protected.

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

CONCEPT REVIEW - CONTINUED ITEM

4. 1030 CACIQUE ST

R-3 Zone

Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose L. Gutierrez
Agent: Kenneth Kruger

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two-car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:11)

Present: Ken Kruger, Architect; Jose Gutierrez, Owner.

Public comment opened at 7:18 p.m. As no one wished to speak, public comment was closed.

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

- 1) The project is Ready for Preliminary Approval pending environmental assessment.
- 2) Detail the front porch of the rear unit with column capitals or other devices to complete the header connection.
- 3) Enlarge the second level bedroom to cantilever extend 24 inches, rather than 12 inches, into the existing porch below.
- 4) The Board is acceptable of the "two-by" wood stucco mold trim on all windows and doors.
- 5) Provide a color board and provide documentation of existing colors if matching.
- 6) Enlarge the carport wing walls to accommodate placement of light fixtures as shown on page 2. The wall appears too thin at 6 inches wide, to accept the proposed light fixture.
- 7) Show stamped color concrete throughout the entire driveway, except where brick pavers are shown as a walking surface.

- 8) Indicate on the site plans that the existing hedge is to be trimmed and maintained at a maximum 42 inch height.
- 9) Transportation and Building Departments require that a carport be open on at least two sides. Return with a carport design per city standards.

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

CONCEPT REVIEW - CONTINUED ITEM

5. 803 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 031-042-028
Application Number: MST2006-00510
Owner: McColm Family Trust 8/13/99
Applicant: Jarrett Gorin
Architect: DesignArc
Engineer: Huitt-Zollars

(Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot. The proposal includes one commercial-only space, five live/work units, and three residential-only units. Square footages for the project are 2,792 square feet of commercial space, 13,351 square feet of residential space, 3,587 square feet of garage space, and 2,581 square feet of deck area. Total building footprint area is 9,364 square feet. A modification is requested to provide 10 uncovered parking spaces rather than the 11 required commercial spaces and two required residential visitor spaces. Planning Commission approval of the project is requested.)

(Second Concept Review.)

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

(7:29)

Present: Mark Shields, Architect; Garrett Gorin.

Public comment opened at 7:45 p.m.

Chair Wienke read a letter from Bob Ludwick, The Milpas Association, in support of the project.

Public comment closed at 7:48 p.m.

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

- 1) Overall, the Board is pleased with the site planning as designed.
- 2) The Board appreciates the elimination of existing curb cuts, possibly allowing additional on-street parking, bus stops and bulb outs.
- 3) The Board recognizes that the structure is located on land lower than the two neighboring parcels as an advantage for having a third story.
- 4) The Board appreciates the two foot reduction in the third story height, as it reduces the visual bulk as seen from Milpas and De La Guerra Streets.
- 5) The Board appreciates the extra amount of landscaping at the corner of De La

Guerra and Milpas as part of the bulb out improvements, and requests that the parkway landscaping extend to the curb and accommodate the handicapped ramps.

- 6) Most Board members appreciate the Art Deco style of the buildings for this end of Milpas Street. Some Board members are appreciative of the Modern Deco style; however, at least one member still feels that the style is too contemporary.
- 7) Show the MTD bus stop location and accommodating hardscape.
- 8) Study installing additional trees along Milpas Street. Study removal the Ficus trees and replacement with trees to be determined by the City Arborist.
- 9) Study opportunities for locating canopy trees internal to the site. One suggested location is the Rain Garden area.
- 10) Wherever possible, study further reduction of the third story parapet heights.
- 11) Study the handicapped crosswalk placement and ramps in relation to De La Guerra and Milpas, and design accordingly.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1596 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 029-060-022
 Application Number: MST2007-00109
 Owner: Sanford Combs
 Agent: Banyan Architects

(Proposal for alterations to an existing 1,227 square foot two-story single-family residence on an 8,530 square foot lot in the Hillside Design District. The proposal includes permitting an "as-built" 390 square foot two-car carport and removal of an "as-built" storage shed, exterior stairs, and porch roof. Also proposed are 676 square feet of additions consisting of an entry, master bath, laundry, and second-floor deck. Modifications are requested for the carport to encroach into the front-yard setback and for the carport and side entrance porch to encroach into the interior-yard setback. The proposal has a floor-to-lot-area ratio of 0.20.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(8:13)

Present: Kirk Gradin, Agent, Banyan Architects.

Public comment opened at 8:23 p.m.

Art Barron: potential illegal rental; proposed balcony overlooks his patio.

Ed Stetson: unpermitted stairwell, potential for illegal rental.

Public comment closed at 8:31 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board.

- 1) To the left of the front yard carport, restore the drive way to eliminate the nonconforming parking in the setback.
- 2) At the west side of the house, following removal of the storage shed, restore the area, minimize the hardscape, and study the possibility of having a bioswale or rip-rap condition.

- 3) The Board finds the front elevation, including the doors and stairs, are well articulated.
- 4) The columns of south elevation to right of entry are appropriate to the design style and help mitigate the overall size of the building elevation.
- 5) The Board understands that area outside the door on the eastern elevation, is not a deck off the doorway, and the proposed removal of cantilevered concrete sidewalk is appropriate.
- 6) The Board recognizes that the area outside of the western upper level door has been reduced from its present size and provides access to the rear in minimal fashion.
- 7) The front yard modification poses no negative aesthetic impact. The existing trees and added landscaping in front of the carport help mitigate the open carport from public view.
- 8) One Board member offered “kudos” to the architect for locating the new deck and terrace in a manner that respects the neighbor’s privacy.

Action: Manson-Hing/Blakeley, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM

7. 520 W FIGUEROA ST

R-3 Zone

Assessor's Parcel Number: 039-202-011
Application Number: MST2006-00394
Owner: Baltadano Family Trust
Designer: Thomas Morrison
Applicant: Pedro Baltadano

(Proposal to construct a two-story, three-unit residential condominium project. Each new unit would be approximately 1,400 square feet with three bedrooms and have an attached 420 square foot two-car garage. The existing 1,473 square foot single-family residence on the 7,550 square foot parcel would be demolished.)

(Third Concept Review.)

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

(8:45)

Present: Thomas Morrison, Designer.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) The project is Ready for Preliminary Approval.
- 2) Study a better transition between the sloped roofs into the flat roofs.
- 3) Study separating the trellis from the building over the proposed garages.
- 4) Study the first floor roof forms at the west elevation.
- 5) Study the location of electric meters.

Action: Zink/Aurell, 5/0/0. Motion carried. (Manson-Hing absent. Mosel and Wienke stepped down.)

CONCEPT REVIEW - CONTINUED ITEM**8. 516 & 518 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Owner: Bruce Burke
Architect: Dawn Sherry

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior-yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Second Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVALS OF CONDOMINIUM CONVERSION AND MODIFICATIONS.)

(9:09)

Present: Bruce Burke, Owner; Dawn Sherry, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

- 1) The Board grants a waiver for the private yard area enclosure at the rear unit, at the rear property line because its distance from the street implies a sense of privacy.
- 2) It is understood that the decks between the carports which are greater than 10 inches above grade, no longer require a modification because the buildings are connected.
- 3) The modification for the increased roof height poses no negative aesthetic impact. The shed roof acceptable to the Board and is preferable to the previous proposal.
- 4) Most Board members are in favor of the skylights for energy conservation. Some Board members are not in favor of the skylights for aesthetic reasons.
- 5) Provide way finding signage directing pedestrians to the rear unit, #518.
- 6) The Board appreciates the enhanced paving for the driveway and motor-court, and finds that due to this enhanced paving, an enhanced and differentiated walkway is not required.
- 7) The Board appreciates the use of the photovoltaic panels in the proposed location.
- 8) The Board appreciates the new entries and charm-giving elements. The trash areas and additional exterior storage spaces are acceptable as presented.

Action: Aurell/Mudge, 5/0/0. Motion carried. (Blakeley and Manson-Hing absent. Sherry stepped down.)

CONCEPT REVIEW - NEW ITEM**9. 318 PALISADES DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-328-015
 Application Number: MST2007-00153
 Owner: McCollister and Frutchey Revocable Trust
 Architect: Dawn Sherry

(Proposal to construct 1,709 square feet of one and two-story additions with a 187 square foot second-story balcony to an existing 1,033 square foot one-story single-family residence with a detached 371 square foot accessory structure located in the non-appealable jurisdiction of the Local Coastal Zone. The proposal also includes the conversion of 457 square feet of habitable space to a two-car garage. Modifications are requested to allow the conversion of habitable space to a garage in the required front and interior-yard setbacks. The proposal has a floor-to-lot-area ratio of 0.44.)

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

(9:30)

Present: Dawn Sherry, Architect; Robert Adams, Landscape Architect.

Public comment opened at 9:47 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Single Family Design Board with the following comments:

- 1) The Board finds that the modification for the garage in the front and interior-yard setback is appropriate and utilizes the existing condition for that portion of the existing house.
- 2) The garage doors facing the street are consistent with the neighborhood; the two carriage style doors rather than one door are appreciated.
- 3) Provide completed and adjusted drawings to show the proposed entry to the west.
- 4) The Board finds that the second story master bedroom balcony has no negative aesthetic impacts, and is mitigated in accordance with the city's Good Neighbor Policy.

Action: Aurell/Mudge, 5/0/0. (Blakeley, and Manson-Hing absent. Sherry stepped down.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 931 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-330-021
 Application Number: MST2006-00187
 Owner: Oscar R. Ball
 Agent: Steve Morando

(Proposal to permit a 3.5' high as-built block retaining wall, a new 3.5' high concrete stucco retaining wall, replace The roof, windows and doors and an interior remodel for an existing 2,389 square foot single-family residence on a 20,493 square foot lot in the Hillside Design District. Approximately seven cubic yards is proposed.)

(Review After Final to widen driveway, remove and replace retaining wall, replace windows and doors, and remodel interior.)

Continued one week to the Consent Calendar. The applicant is to provide window and door details.

FINAL REVIEW

B. 110 CAMINO ALTO

A-1 Zone

Assessor's Parcel Number: 019-130-026
Application Number: MST2007-00010
Owner: Robert T. and Rebekah K. 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.)

Final Approval as noted on the plans.

FINAL REVIEW

C. 10 RINCON VISTA RD

E-1 Zone

Assessor's Parcel Number: 019-282-029
Application Number: MST2006-00715
Owner: Nancy Tetzlaff

(Proposal to permit "as-built" entryway site improvements for a single-family residence located in the Hillside Design District. The project includes removal of previous stairs, walkways and portions of walls and replacement with new columns, walls, entry gate, patio, lighting, and trellis. A modification is requested to allow the trellis to encroach into the required front-yard and an encroachment permit is requested for work in the public right-of-way.)

(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.

CONTINUED ITEM

D. 39 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 015-311-009
Application Number: MST2007-00082
Owner: Rodgers Family Limited Partnership
Architect: Richard Johnson
Owner: G. Larson

(Proposal for a 117 square foot addition to an existing 2,232 square foot dwelling with an attached 528 square foot garage. Also proposed is a rear wrap-around deck on the first floor.)

(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.

CONTINUED ITEM**E. 416 W ANAPAMU ST A R-4 Zone**

Assessor's Parcel Number: 039-161-016
Application Number: MST2007-00100
Owner: Housing Authority/City of Santa Barbara
Applicant: Hector Torres

(Proposal to replace windows on six existing four-plexes, for a total of 52 windows on 24 units. The new windows will use the existing window openings.)

(Action may be taken if sufficient information is provided.)

Indefinitely postponed due to the applicant's absence.

FINAL REVIEW**F. 264 N LA CUMBRE RD E-3/SD-2 Zone**

Assessor's Parcel Number: 057-240-018
Application Number: MST2006-00705
Owner: Gary Gray

(Proposal to relocate two uncovered parking spaces for safer egress from the existing duplex. Modifications are requested for an uncovered parking space within the required interior-yard setback, and for an overheight retaining wall and fence at the front of the property.)

Final Approval as submitted.

FINAL REVIEW**G. 1505 GRAND AVE R-2 Zone**

Assessor's Parcel Number: 029-041-002
Application Number: MST2007-00096
Owner: Klaus W. and Adelgund V. Heinemann
Architect: Sophie Calvin

(Proposal to enclose a 145 square foot covered rear porch and construct a 48 square foot deck for an existing 3,962 square foot single-family residence and 222 square foot attached one-car garage. The project is located on a 16,923 square foot lot in the Hillside Design District.)

Final Approval as noted on the plans.

FINAL REVIEW**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.)

Continued one week to the Consent Calendar with the following comments: 1) Increase the size of columns to 12 inches. 2) Replace the plaster foam column cap detail from rounded to rectangular in section. 3) Increase the width of plaster walls on either side of front door arch. 4) Clarify discrepancies at all beam extension details.

CONTINUED ITEM**I. 1502 SAN ANDRES ST**

C-P Zone

Assessor's Parcel Number: 043-251-017
Application Number: MST2007-00166
Owner: Moralez Property Enterprises Incorporated

(Proposal to install a new ADA entrance door, add windows to replace the existing bay doors and reconfigure the existing parking area.)

Postponed one week at the applicant's request.

NEW ITEM**J. 3849 STATE ST I-61**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-011
Application Number: MST2007-00191
Owner: Macerich La Cumbre, LLC
Applicant: Fast Trak
Architect: Joseph Geoghegan

(Proposal for replacement of tile on storefront and refinishing wood trim; tenant improvements.)

(Action may be taken if sufficient information is provided.)

Final Approval as noted with the condition that tiles on either side of front door shall be cut to eliminate sliver tile pieces.

NEW ITEM**K. 1281 FERRELO RD**

E-1 Zone

Assessor's Parcel Number: 029-271-004
Application Number: MST2007-00161
Owner: Prezelin Family Trust 2/2/95
Agent: Russ Banko

(Proposal for the "as-built" conversion of a 335 square foot basement storage room to habitable space to an existing 2,007 square foot two-story single-family residence with an attached 447 square foot garage located on a 10,000 square foot lot in the Hillside Design District. A modification is requested to allow the conversion of the basement storage room to habitable space in the required front-yard setback. The proposal has a floor-to-lot-area ratio of .28.)

(COMMENTS ONLY; PROJECT REQUIRES SINGLE FAMILY DESIGN BOARD APPROVAL AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

Final approval as noted on the plans.

NEW ITEM**L. 2 SKYLINE CIR**

E-1 Zone

Assessor's Parcel Number: 041-174-001
Application Number: MST2007-00203
Owner: Janczewska-Laszuk, Malgorzata
Applicant: Homes By Holmes
Contractor: Homes By Holmes

(Proposal new secondary unit and for basement remodel to habitable space (as-built) of 476 square feet. new doors and windows. Grading for new patio, retaining wall and fence.)

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

Continued indefinitely to the Consent Calendar. Applicant is to provide a site plan that accurately reflects the proposed scope of work including the trellis at the Northwest side of the house in front of proposed parking.

FINAL REVIEW**M. 581 LAS ALTURAS RD**

E-1 Zone

Assessor's Parcel Number: 019-281-007
Application Number: MST2007-00122
Owner: Gaylord J. Spreitz Trust 9/6/90
Applicant: Sherry and Associates

(Proposal for a 437 square foot addition and remodel an existing one-story 2219 square foot single-family residence with an attached two-car garage on a 18,692 square foot lot.)

Final Approval as noted on the plans.

**** MEETING ADJOURNED AT 9:57 P.M. ****