

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 4, 2007 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: MARK WIENKE, Chair, Present at 3:15 p.m.

CHRISTOPHER MANSON-HING, Vice-Chair, Present (left at 4:21 p.m.)

CLAY AURELL, Present (out from 3:21 p.m. until 3:55 p.m.)

JIM BLAKELEY, Present at 3:02 p.m. GARY MOSEL, Present at 3:10 p.m.

RANDY MUDGE, Present DAWN SHERRY, Present PAUL ZINK, Present

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

STAFF: JAIME LIMÓN, Design Review Supervisor, Present from 3:00 p.m. until 4:00 p.m.

TONY BOUGHMAN, Planning Technician, Present

PETER LAWSON, Project Planner, Present from 6:15 p.m. until 6:46 p.m. HEATHER BAKER, Project Planner, Present from 7:52 p.m. until 8:18 p.m.

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) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - 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: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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 May 31, 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.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 29, 2007,

with corrections.

Action: Mudge/Sherry, 5/0/2. Motion carried. (Weinke absent. Aurell abstained on Items 1, 6,

7, and 8.)

C. Consent Calendar.

Item E on today's Consent Calendar was referred to today's Full Board.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by

Christopher Manson-Hing with the exception of the landscaping for Items B reviewed by

Randy Mudge.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - 1. Mr. Boughman made the following announcements:
 - a. Consent Calendar Item E will be the first item heard by the Full Board
 - b. Board member Manson-Hing will leave at 4:30 p.m.
 - c. Board member Aurell will step down from Item #E, 1120 Arbolado Rd.
 - d. Board member Zink will step down from Item #6, 814 Orange Avenue; Item #7, 7 S. Milpas Street; Item #8, 218 Santa Barbara Street B; and #E, 1120 Arbolado Road.
 - 2. Mr. Limón made the following announcements:
 - a. Nine applications have been received for the Single Family Design Board. A landscape architect is still needed for the ABR.
 - b. Introduced new Planning Division staff member Michelle Bedard, Planning Technician.
- E. Subcommittee Reports.

Several members of the Airport Subcommittee met Wednesday, May 30, 2007, for a review of the entry to the ticketing area off the courtyard. Some details were articulated. The Subcommittee will meet again Tuesday, June 05, 2007, for a review of the interior.

F. Possible Ordinance Violations.

Board member Zink reported that construction is taking place at the Maytag store on State Street, and requested that staff verify whether a permit application was submitted.

Item E was referred from today's Consent Calendar to the Full Board.

REVIEW AFTER FINAL

E. 1120 ARBOLADO RD E-1 Zone

Assessor's Parcel Number: 019-220-010 Application Number: MST2006-00276

Owner: Sean Hecht

Designer: AB Design Studio, Inc.

Contractor: John Moffet

(Proposal to construct a new swimming pool, a 410 square foot detached two-car garage, a 325 square foot cabana, and related hardscape in the front of the 11,264 square foot lot in the Hillside Design District. The existing front-yard swimming pool, walkway, stairs, and patio area will be demolished. A modification is requested for encroachment of the cabana into the front-yard setback.)

(Review After Final for: 1) widen garage toward accessory structure, increasing size by 60 square feet 2) remove stair between garage and pool, accessing upper deck above accessory structure 3) lower the finished floor of accessory structure and garage 4) raise pool and patio area 18 inches including foundations, and adjust adjacent grade to maintain previous retaining wall height)

(3:21)

Present: Josh Blumer, Architect; Sean Hecht, Owner.

Motion: Final Approval of the Review After Final, and continued indefinitely to the Consent Calendar with the following comments:

- 1) The garage structure proposed to be 18 inches lower than the previous proposal, is acceptable.
- 2) The elevation to the south is acceptable as proposed on the drawings.
- 3) Provide section drawings showing details of the east elevation walls.
- 4) On the sections, show the amount of fill at all locations.
- 5) There is concern about possible conflict with the minimal space for landscaping between the two south retaining walls, as presented. Study the Hillside Design Guidelines regarding retaining walls.

Action: Manson-Hing/Sherry, 6/0/0. Motion carried. (Zink and Aurell stepped down.)

FINAL REVIEW

1. 1568 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-085 Application Number: MST99-00513

Applicant: Eugene and Patricia Bucciarelli

Agent: Bob Goda

Contractor: Russell Banko Design and Construction

(Proposal to construct a new 2,548 square foot two-story residence with an attached 472 square foot garage on a vacant 14,400 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

(3:55)

Present: Russell Banko, Architect.

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

- 1) Return with a redesigned landscape plan showing an alternative to the "spikey" planting near the front entry steps and an alternative to the three trees at the rear, currently listed as "hop-seed."
- 2) Provide an irrigation plan per City standards, including a low-water use compliance statement.
- 3) Add to proposed color board the "rubble rock" stone veneer. Show all exterior elevation light fixtures per City code and coordinate with specifications on the color board. Annotate and show colors and color board on the plans.
- 4) On the full wall structural details, show the stone cap, wall base, and height of all retaining walls.
- 5) The retaining walls behind the house will be designed and drawn as proposed using Loffelstein blocks.
- 6) Show a double starter course of roof tile on all eaves.
- 7) Provide chimney cap detail.
- 8) Coordinate sections and elevations, and annotate for heights and materiality. Heights will be taken from grade per city code and NPO standards.
- 9) Provide detail on the "grass-crete" and planting material.
- 10) The Board appreciates the removal of the tower finial from the plans.

Action: Sherry/Blakeley, 7/0/1. Motion carried. (Aurell abstained.)

CONCEPT REVIEW - CONTINUED ITEM

2. 1466 LA CIMA RD R-1 Zone

Assessor's Parcel Number: 041-022-031
Application Number: MST2006-00145
Owner: John H. and Kathy S. Cook

Architect: Don Swann

(Proposal to abate violations listed in ENF2005-01169. Revised proposal to demolish existing "as-built" wood deck and construct a new detached 496 square foot accessory building below a 649 square foot deck. The proposal includes 165 cubic yards of as-built grading.)

(Fourth Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:21)

Present: Don Swann, Architect.

Mr. Limón, informed that Board that a previous project for this location was denied, and the applicant has submitted a new proposal which must comply with Single Family Design Guidelines. There are three items Staff recommends to be specially considered under the new Single Family Residential Design Guidelines: 1) deck location should be 15 feet from interior lot lines, if possible; 2) ramp-way effects on permeability of the site; 3) deck rail design, construction to screen from neighboring public properties.

Public comment opened at 4:33 p.m.

Scott McCosker: unpermitted deck; tenant parking; entrance design; landscape in lieu of ramp.

Syndi Souter, Souter Land Use Consulting: enclosed living space; privacy issues, roofline changes.

Public comment closed at 4:48 p.m.

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

- 1) Remove the existing ramp. In lieu of the ramp, provide a stairway outside of the setback area, and adjacent to the existing accessory structure below.
- 2) Study using the abandoned ramp area as a landscape buffer. Provide a revised plan which includes landscape in that area.
- 3) The Board could support a deck structure that is less than 15 feet off the property line if landscaping and other privacy mitigation were utilized on the plan.
- 4) The Board appreciates the deck reduction at this point, and encourages further reduction in relation to comment #3. The Board appreciates the lower level stairway and deck indicated as a reduction of the previously proposed stairway.
- 5) Architecturally, the applicant is to review the lower accessory window structures to utilize a simplified thickened wall approach with recessed windows. The downhill north elevation windows will be simplified with recessed windows.
- 6) Show the easterly residence and deck on the site plan for review and clarity by the Board.

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

REVIEW AFTER FINAL

3. 822 N VOLUNTARIO ST

Assessor's Parcel Number: 031-060-042 Application Number: MST2005-00140

Engineer: Penfield and Smith

Owner: Gregory R. and Deborah J. Tice, Trust

Agent: Jessica Grant

Architect: Thomas Harshbarger

(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.)

(Review After Final for change to planter boxes and windows. Final Review of the landscaping.)

(5:12)

Present: Thomas Harshbarger, Architect; Michael Schneider, Landscape Architect.

Motion: Final Approval with the following conditions:

- 1) Denied the proposed change in plans for the plaster walls in lieu of the stone veneer walls (Applicant to keep the previously approved concept of stone walls.)
- 2) Installation of the proposed new stone wall at the olive grove is approved. It is similar to the neighboring property across the street, which also has a 2 to 3 foot high stone retaining wall.

Action: Mosel/Blakeley, 6/0/1. Motion carried. (Zink abstained. Manson-Hing absent.)

***** THE BOARD RECESSED FROM 5:44 P.M. UNTIL 5:58 P.M. *****

PRELIMINARY REVIEW

4. 1443 SAN MIGUEL AVE E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-003 Application Number: MST2005-00498 Owner: Jill and Kevin Dumain

(Proposal to demolish an existing 400 square foot residence and 84 square foot storage shed and construct a new 2,368 square foot three-story residence with an attached 452 square foot two-car garage on a 6,767 square foot lot. The project will require a Coastal Development Permit.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053-06.)

(5:58)

Present: Jill and Kevin Dumain, Owners.

Public comment opened at 6:03 p.m. and, as no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project with the finding that the Neighborhood

Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and return to the Full Board with the

comment that the applicant is to provide a color board.

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

CONCEPT REVIEW - CONTINUED ITEM

5. 565 YANKEE FARM RD

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-005 Application Number: MST2005-00759

Owner: Honuakai, LLC
Agent: Jessica Grant
Designer: Nils Hammerbeck

(Proposal to demolish the existing 2,773 square foot single-family residence and attached carport and construct a new 7,190 square feet two-story single-family residence and attached 750 square foot three-car garage and 500 square foot pool cabana and new swimming pool. Project requires Neighborhood Preservation Ordinance findings for grading over 500 cubic yards and for all structures on site to exceed 6,500 square feet in the Hillside Design District and a Coastal Development Permit.)

(Third Concept Review.)

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

(6:08)

Present: Nils Hammerbeck, Designer. Peter Lawson, Project Planner, City of Santa Barbara.

Public comment opened at 6:21 p.m. Chair Wienke read two letters expressing concern:

The following people spoke with concerns about the project:

Patricia Foley, President, Braemar Ranch Homeowners Association: grading, hill destabilization, cupola height and lighting; welcomes the earth tone color.

Benjamin Bollag: privacy, lighting, grading, loss of views.

Public comment closed at 6:24 p.m.

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

- 1) Comment #1 from the meeting of *12/11/2006 was carried forward: *1) The solar installation, while well intended, is not integrated with the green sod roof over the buried garage. Integrate the solar with the architecture in a location less obvious to the neighbors above.
- 2) The Board appreciates the introduction of additional trees to north of the building so that the structure does not present a skyline silhouette, thus helping mask the apparent mass, bulk, and scale of the house.
- 3) The applicant should look for inspiration in the City's Hillside Design Guidelines.
- 4) The Board recommends returning with more 3-D representations and showing the "green roof" areas.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 814 ORANGE AVE

Assessor's Parcel Number: 037-024-007 Application Number: MST2006-00437 Owner: Maria De Jesus Rodriguez

Designer: AM Design

(Proposal for a new two story 3,766 square foot duplex including two single car garages and two uncovered parking spaces. The proposal includes demolition of the existing 1,190 square foot single-family residence and 482 square foot detached garage on the 5,625 square foot lot. Modifications are requested for the uncovered parking spaces to be located in the interior yard setbacks.)

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

(6:46)

Present: Carlos Amaro, Architect.

Public comment opened at 6:58 p.m. and, as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The modification poses no negative aesthetic impact, and its location off Wentworth Avenue is supportable.
- 2) Study the use and number of cupolas in size, bulk, scale and appropriateness. Most Board members prefer a reduction in the number of cupolas. A majority believe the middle cupola is appropriate.
- 3) Study the use of siding and stucco materials to relate to the volume and mass. The Board prefers not changing from one material to another at corners as indicated on the plans.
- 4) Study using natural materials, such as bricks or stone for chimneys. One Board member is concerned with the added height of the galvanized chimney flues. Examine for possible alternative solutions.
- 5) Study the rear entry gates from the uncovered parking, as it appears too close to the parking stall. One suggestion is to move the gates toward front of the houses.

- 6) Study the second story decks and their proximity to the neighboring outdoor spaces for privacy implications. Provide trees in the interior lot-line areas to mitigate privacy loss.
- 7) Most of the Board prefers using 4 inch wide window trim as opposed the 2 inch wide as shown on the plans.
- 8) Some Board members are concerned with the front porch, study for more neighborhood friendliness.
- 9) Some Board members feel that the amount of interior circulation space and complexity are increasing the overall mass of the project. Restudy the floor plan efficiency and how translates into the overall massing of the structure. Study ways to make the massing appear smaller.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 17 S MILPAS ST C-P Zone

Assessor's Parcel Number: 017-171-024 Application Number: MST2007-00244

Owner: S & P Investments

Agent: Suresite Consulting Group, LLC

(Proposal for a T-Mobile wireless telecommunications facility consisting of 6 antennas to be installed inside a new rooftop tower on the existing commercial building.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACT.)

(7:24)

Present: Carl Forrester, Applicant; Paul Poirier, Owner's Representative.

Public comment opened at 7:27 p.m. and, as no one wished to speak, public comment was closed.

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

- 1) Study the articulation of the tower shape with a hip roof and other design elements for aesthetics.
- 2) Study ways to engage the antenna tower into the Petco gable roof section.
- 3) Study locating the tower on other areas of the roof.

Action: Mosel/Aurell, 6/0/0. Motion carried. (Zink stepped down. Manson-Hing absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 218 SANTA BARBARA ST B

OC/SD-3 Zone

Assessor's Parcel Number: 017-710-010
Application Number: MST2007-00234
Owner: Walstad Orlow Medwin III

Architect: Paul Zink

(Proposal to convert an existing 231 square foot third-story deck to habitable space and to remodel the interior of an existing two-bedroom residential condominium unit, resulting in a three-bedroom unit. The project in the 40-unit Villa del Mar condominium complex is located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals of a coastal development permit and a modification for alterations in the rear setback are requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A MODIFICATION AND A COASTAL DEVELOPMENT PERMIT.)

(7:38)

Present: Paul Zink, Architect; Medwin Walstad, Owner.

Public comment opened at 7:44 p.m.

Chair Wienke read three letters in support of the project:

Victoria Liebhaber, representing the Homeowners' Association of Villa del Mar, Chris Elsass, and Patrick Murphy.

Public comment closed at 7:46 p.m.

Motion: Continued indefinitely to the Planning Commission or the Staff Hearing Officer and return to Consent Calendar with the following comments:

- 1) The project is an appropriate solution to the existing unusable deck, and is compatible with the existing architecture.
- 2) Review the possibility of using the existing chimney with a class B flue for code compatibility, as opposed to a "through the wall" type vent.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 3834 LA CUMBRE HILLS LN

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009 Application Number: MST2007-00226

Owner: Deborah D. Hart
Owner: Matt Benwitt
Architect: Peter Ehlen

(Proposal for a new two-story 2,485 square foot single-family residence and an attached 642 square foot three-car garage on a 12,454 square foot vacant lot in the Hillside Design District. Staff Hearing officer approval of a modification to allow a garage in excess of 500 square feet is requested. The proposal has a floor-to-lot-area ratio of 0.25.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, CONFORMANCE WITH PLANNING COMMISSION RESOLUTION 060-03, STAFF HEARING OFFICER APPROVAL OF A MODIFICATION, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(7:52)

Present: Joe Steuer, Architect; Matt Benwitt, Owner; Heather Baker, Project Planner, City of

Santa Barbara.

Heather Baker gave a staff presentation reviewing the Single Family Design Guidelines items relevant to the project and the existing Planning Commission conditions for consideration.

Public comment opened at 8:06 p.m.

Chair Wienke read two letters expressing concern: Marisa and Scott Hail; Dan Dawson.

Darryl Chutley: privacy concerns; neighborhood incompatibility.

Public comment closed at 8:15 p.m.

Motion: Continued indefinitely to the Full Board or the Single Family Design Board with the following comments:

- 1) At this time the Board is unable to comment on the architecture and its neighborhood compliance due to lack of photographic information. Provide photographs of surrounding homes. Architecture of the proposed project, therefore, cannot be reviewed, due to the lack of photographs of the surrounding neighborhood.
- 2) Show the proposed 1,250 square foot open space area.
- 3) Study a roof design that may integrate photovoltaic panels in the future, especially on south facing roofs.
- 4) Provide a landscape plan that is part of the riparian restoration plan that received Planning Commission approval.
- 5) Applicant to review the Good Neighborhood Guidelines in relation to the decks, particularly the deck at the north elevation which is six feet off the property line.

- 6) Provide confirmation that pedestrian access from the driveway is compatible with the neighborhood.
- 7) Return with a topographic survey prepared by a licensed land surveyor, documenting all significant trees on the site.

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

CONSENT CALENDAR

NEW ITEM

A. 728 E YANONALI ST M-1 Zone

Assessor's Parcel Number: 017-081-020 Application Number: MST2007-00235

Owner: ASTI Properties

Architect: Richard Six, Lenvik & Minor

(Proposal to add a new parking space and remodel the interior of an existing office.)

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

Final Approval as submitted.

NEW ITEM

B. 121 E HALEY ST P-R Zone

Assessor's Parcel Number: 031-201-004
Application Number: MST2007-00271
Owner: City of Santa Barbara
Applicant: Billy Goodnick

(Proposal for new seating, a playground, paths, fence, landscaping and irrigation improvements to Plaza Vera Cruz.)

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

Preliminary Approval of the project, return on Consent Calendar with more information on the lighting.

REVIEW AFTER FINAL

C. 617 GARDEN ST

Assessor's Parcel Number: 031-152-025 Application Number: MST2002-00257

Owner: Santa Barbara Mental Health Association

Applicant: Ann Marie Cameron Architect: Hochhauser & Blatter

Agent: Suzanne Elledge Permit Processing

Applicant: Carl Steinberg

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

(Review After Final for Fellowship Courtyard revised layout, rooftop equipment (mechanical well), exterior plaster control joints and balcony support bracket detail.)

Continued indefinitely to the Consent Calendar. Revise the upper balcony support pin bracket support plate to be larger, with more detailing.

REVIEW AFTER FINAL

D. 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.)

Postponed one week at the applicant's request.

REVIEW AFTER FINAL

E. 1120 ARBOLADO RD E-1 Zone

Assessor's Parcel Number: 019-220-010 Application Number: MST2006-00276

Owner: Sean Hecht

Designer: AB Design Studio, Inc.

Contractor: John Moffet

(Proposal to construct a new swimming pool, a 410 square foot detached two-car garage, a 325 square foot cabana, and related hardscape in the front of the 11,264 square foot lot in the Hillside Design District. The existing front-yard swimming pool, walkway, stairs, and patio area will be demolished. A modification is requested for encroachment of the cabana into the front-yard setback.)

(Review After Final for: 1) widen garage toward accessory structure, increasing size by 60 square feet 2) remove stair between garage and pool, accessing upper deck above accessory structure 3) lower the finished floor of accessory structure and garage 4) raise pool and patio area 18 inches including foundations, and adjust adjacent grade to maintain previous retaining wall height)

Referred to the Full Board on today's agenda.

CONTINUED ITEM

F. 1222 MIRAMONTE DR E-1 Zone

Assessor's Parcel Number: 035-360-043
Application Number: MST2007-00268
Owner: Stamatina N. Pearson
Agent: Carol Carpenter

(Proposal for paint and window changes for a single-family residence located in the Hillside Design District. The project is part of the Housing Rehab Loan Program.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval with conditions: 1) Windows and doors approved as submitted. "Classic windows to have almond finish. 2) Revise drawings to show a "Classic" sliding door. 3) On the lower floor, use a raised wood trim, 3.5 inches wide, ³/₄ inches proud of the wall finish, using the dark trim color. 4) Provide a window detail on the plans.

NEW ITEM

G. 1048 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-130-010 Application Number: MST2007-00262

Owner: Roger P. Craton Architect: Duffy Smith

(Proposal for a 52 square foot addition, conversion of 173 square feet of deck to habitable space, convert portion of existing garage to be an entry and laundry, remodel existing kitchen and breakfast area, and replace kitchen, breakfast, and dining windows.)

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

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted on plans. The cantilevered addition shall use posts (minimum 6×6 inch) to replace knee braces. The posts shall rest on footings.

NEW ITEM

H. 121 VISTA DEL MAR DR

E-3/SD-3 Zone

Assessor's Parcel Number: 047-051-008 Application Number: MST2007-00272

Owner: Timothy R. Park Architect: Duffy Smith

(Proposed reconstruction of an existing deck and a new retaining wall at the rear of the property, adjacent to a revetment.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND APPROVAL OF A COASTAL EXCLUSION.)

Final Approval as submitted.

** MEETING ADJOURNED AT 8:26 P.M. **