



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, January 31, 2005**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:05 P.M.**

**BOARD MEMBERS:**

- CHRISTINE PIERRON, Chair, Present
- BRUCE BARTLETT, Vice-Chair, Present
- STEPHANIE CHRISTOFF, Present, out at 3:53 p.m., back at 3:57 p.m.
- DERRIK EICHELBERGER, Present, 3:32 p.m.
- JAMES LECRON, Present
- CHRISTOPHER MANSON-HING, Present, out at 5:37 p.m., back at 5:40 p.m.
- RANDY MUDGE, Present
- MARK WIENKE, Present

**CITY COUNCIL LIAISON:**

HELENE SCHNEIDER, Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON, Absent

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor, Present, out at 4:27 p.m., back at 4:50 p.m., out at 4:57 p.m., back at 5:06 p.m., out at 5:13 p.m., back at 6:18 p.m., out at 6:33 p.m.
- SUZANNE JOHNSTON, Planning Technician II, Absent
- JOANNE LA CONTE, Assistant Planner, Present
- DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (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.

\*\* All approvals made by the Architectural Board of Review (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 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Board 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.
- \*\* 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.
- \*\* The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- \*\* 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.
- \*\* **Many of the 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.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Suzanne Johnston 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 Land Use Controls 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 January 27, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 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 January 24, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 24, 2005, with corrections.

Action: Bartlett/Christoff, 6/0/1. Wienke abstained. Eichelberger absent.

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of items D, G, K, reviewed by Bruce Bartlett, and items C,N and I reviewed by Randy Mudge.

Action: Manson-Hing/Christoff, 7/0/0. Eichelberger absent.

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

1. Mr. Limon announced there were no changes to the agenda; however, the February 7, 2005, agenda packet will include additional information pertaining to the Process Improvements. Mr. Limon also reminded the Board members of the February 9, 2005 workshop.

## E. Subcommittee Reports.

Bruce Bartlett stated that he attended the 19<sup>th</sup> meeting of the Neighborhood Preservation Ordinance Sub-committee and that new methods for review of the height of buildings, cascading buildings on slopes, height limits for retaining walls and various other issues were reviewed. Mr. Bartlett stated another important issue is instead of the hillside being defined as a percentage slope, staff will work at determining Hillside Design Districts, similar to El Pueblo Viejo. The next Neighborhood Preservation Ordinance meeting is scheduled for February 11, 2005.

Mr. Limon also stated that Richard Six has been assigned to a sub-committee for ABR story pole requirements, and that he will be working to establish guidelines for the ABR. Mr. Limon would like comments from ABR members regarding homes which are too wide for a hill or homes which are affected by spill down.

## F. Possible Ordinance Violations.

Jim LeCron stated that the Shell Station at 601 West Carrillo Street no longer appears to be a gas station but a mini-market. It is Mr. Limon's belief that the location is already an enforcement issue and will follow up with the status of the station.

**CONCEPT REVIEW - NEW ITEM**1. **1013 SAN DIEGO RD**

E-1 Zone

Assessor's Parcel Number: 029-202-015

Application Number: MST2004-00887

Owner: Kurta Family Trust, 12/12/00

Agent: Permit Planners

(Proposal to demolish an existing 232 square foot study; construct 269 square feet of additions; construct two new covered porches totaling 130 square feet; construct 203 square feet of new decks; an as-built spa; new fence and trellis; add pavers at the driveway; install colored concrete apron in the right-of-way; and legalize an additional dwelling unit at the property through a Conditional Use Permit. This will result in two detached residences and an accessory building on the lot with two uncovered and one covered parking space. )

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS AND A CONDITIONAL USE PERMIT.)**

**(3:24)**

Peter Becker, Architect, and Jackie Kurta, Owner, present.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The Board finds the architecture is acceptable as presented. 2) The Board finds there are no aesthetic concerns. 3) The applicant is to provide more landscaping with a tree in the parking area. 4) Provide turf in the motor court. 5) It was suggested to study the appearance of the garage doors to make them more appealing.

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

**CONCEPT REVIEW - NEW ITEM**

2. **309 LADERA ST**

R-4 Zone

Assessor's Parcel Number: 037-221-002  
Application Number: MST2004-00805  
Owner: Wun Thong Chang  
Agent: Steve Welton

(Convert four apartment units into four condominium units. No exterior changes are proposed.)

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

**(3:50)**

Steve Welton, Agent, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) Locate the trash enclosures for each unit outside of the setbacks. 2) Add a small tree adjacent to the building along the driveway. 3) The Board finds the project meets the May 7, 1990, memorandum regarding condominium conversions. 4) The project is aesthetically acceptable as submitted.

Action: Eichelberger/LeCron, 8/0/0.

**CONCEPT REVIEW - NEW ITEM**

3. **220 E ISLAY ST**

E-1 Zone

Assessor's Parcel Number: 027-112-002  
Application Number: MST2004-00766  
Owner: Patricia Gregory  
Agent: John Bennett

(Proposal to demolish an existing 280 square foot sunroom and replace the area with 280 square feet of habitable space. A modification is requested for the interior yard encroachment.)

**(COURTESY REVIEW ONLY; THE BOARD IS REQUESTED TO MAKE COMMENTS ON THE ASTHETICS OF THE MODIFICATION REQUEST WHICH WAS DENIED AND IS UNDER APPEAL TO THE PLANNING COMMISSION.)**

**(4:12)**

Roxanne Milazzo, Modification Hearing officer, present.

Courtesy Comments only. Continued indefinitely to the Planning Commission.

**CONCEPT REVIEW - CONTINUED ITEM****4. 1224 HARBOR HILLS DR**

E-1 Zone

Assessor's Parcel Number: 035-180-064  
Application Number: MST97-00764  
Owner: Rafi Javid  
Engineer: Mike Gones  
Architect: Brian Nelson

(Proposal for a lot line adjustment between two lots, 1218 Harbor Hills Drive (APN 035-180-089) and 1224 Harbor Hills Drive (APN 035-180-098), which are located in the Hillside Design District. The existing lot at 1218 Harbor Hills Drive is 31,204 square feet in area, and would be 30,000 square feet following the lot line adjustment. Existing on the site is a residence with a detached garage. The existing lot at 1224 Harbor Hills Drive is 26,645 square feet in size, and would be 27,767 square feet following the lot line adjustment. The lot at 1224 Harbor Hills Drive is currently vacant and could be the future site of a single-family residence. The residence for 1224 Harbor Hills Drive is not part of this application, however, a development and building envelopes have been added to the plans for environmental review and future development purposes. Upon adjustment, two legal lots would remain. In addition to the lot line adjustment, the proposed project involves compliance with the Conditional Certificate of Compliance dated on July 24, 2000 for 1224 Harbor Hills Drive. Modifications are requested to allow APN 035-180-089 (1218 Harbor Hills Drive) to have less than the required 90 feet of street frontage as required in the E-1 Zone and APN 035-180-098 (1224 Harbor Hills Drive) to have less than the required 75 feet of street frontage as required in the Conditional Certificate of Compliance. A Public Works Street Frontage Waiver is also requested for APN 035-180-098 (1224 Harbor Hills Drive) as required in the Conditional Certificate of Compliance dated on July 24, 2000.)

**(Third Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A LOT LINE ADJUSTMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND MODIFICATIONS.)**

**(4:25)**

Brian Nelson, Architect and Mike Gones, Engineer, present.

Staff Comment: Jessica Grant, Case Planner stated that the project is scheduled for Planning Commission on February 10th, 2005, and would like the ABR to comment on the break up of the building, if necessary, as well as comments on the landscaping.

Motion: Continued indefinitely to the Planning Commission with the following comments. The prior comments from the May 10, 2004 hearing are carried forward as follows: 1) The majority of the Board supports the design approach and finds that the lot is buildable due to the following factors: a) The house is spread along and parallels the slope of the land; b) it is significantly dug in to the land; and c) approximately one quarter of the living floor area is almost in a basement condition. 2) The Board is still concerned with the steepness of the lot that results in a significant and continuous elevation to the south. 3) The linearity should be broken up in architectural ways that create more separation in the different angled blocks of massing by treating the connecting masses as voids with different materials or much subservient mass. 4) Use of skyline trees and significant shrubbery on the downhill side of the project as maximum allowed by fire protection standards. 5) The aggregate massing between the project above and the subject property should be separated by significant landscaping screening. 6) The use of dark colors is important as they recede from view in the hillside. 7) The Board's support for the buildable site is with the understanding that the road easement is manipulated in a way that landscape could be provided in that area. 8) The Board has significant concerns with the massing for the lot if there could not be significant skyline trees to buffer the view from below. If trees cannot be introduced the Board would take a more extensive look at the massing. 9) The landscape plan still reflects an inadequate amount of screening.

Action: Bartlett/Manson-Hing, 8/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 308 PALM AVE**

M-1 Zone

Assessor's Parcel Number: 031-342-009  
Application Number: MST2004-00862  
Owner: Jaya and Erin Lozano  
Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. Proposal will also minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. A Development Plan Approval is requested to allocate the square footage for the non-residential addition.)

**(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS AND A PUBLIC HEARING.)**

**(4:50)**

Jaya Lozano, Owner and Joe Ewing, Architect, present.

Public comment opened at 4:57 p.m.

Chair Pierron read a letter from Jerry Newton, Santa Barbara United Way, which stated that there are negative impacts on the neighborhood and that an excess volume of cars are appearing on the street as parked cars and that there is now never much street parking available.

Chair Pierron read a letter from Steve and Pat Draghi, which stated that there has been a deterioration of the already congested street parking limitations. The letter also stated that there are two large storage bins taking up most of the space, in essence, business is being conducted from the street and sidewalks.

Doug Ford stated that Palm Avenue is filled with cars being worked on and the city sidewalks are being used for the project's equipment and parking.

Chair Pierron read a letter submitted by Martin Grano, President, Food Tools which stated the project is creating a parking nightmare and there is parking on the city sidewalks. The letter states that the banner signs are displayed, and the application should be turned down as the lot size is too small to handle equipment.

Public comment closed at 5:06 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board has significant concerns with the land use and the organization of the site parking that seems to be forcing the applicant's use onto the City's street. The Board would like staff to investigate this concern. 2) The Board is concerned with the site screening as proposed. The high visibility of the storage bins and equipment need better screening than the proposed six-foot high chain link fence. A solid plaster wall and better landscaping would hide the use. 3) The off ramp is a gateway to the City and the quality of the project is a significant concern to the Board. 4) The Board is concerned with the parking design and how it functions with the storage area. It appears a parking space is used as an access drive. 5) Some Board members find the architecture of the proposed garage is acceptable. Others find that the east wall needs more architectural design and would be better served with a Spanish Warehouse Industrial design. 6) Most of the Board do not find that the metal siding is appropriate and would like to see plaster walls for the new garage.

Action: LeCron/Bartlett, 8/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 3201 BRAEMAR DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-091-001  
 Application Number: MST2004-00886  
 Owner: Ed St. George

(Proposal to construct a 960 square foot second story addition over an attached 1,008 square foot three car garage with an existing 2,510 square foot single story single family residence located on a 1.35 acre lot located in the non-appealable jurisdiction of the Coastal Zone.)

**(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, COASTAL REVIEW AND A PUBLIC HEARING.)**

**(5:27)**

Ed St. George, Owner, present.

Public comment opened at 5:32 p.m.

Chair Pierron read a letter from Patricia Foley which stated that the neighborhood is concerned with the mass, bulk and scale of the addition and request that story poles be put in place. The letter also states concerns with privacy to the surrounding neighbors.

Chair Pierron read a letter submitted from Carl and Marilyn Kocher, which stated that they are concerned with the mass, bulk and scale and that the large second story addition would have a serious negative impact on the aesthetics of the neighborhood. The project is not compatible with the neighborhood's architectural standards.

Public comment closed at 5:36 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds the overall size, bulk and scale acceptable, as the project is deeply internal to the site and not visible to the public. 2) The Board finds the second story proposal is boxy and awkward in its proportions and in its window and door details. 3) The unused tower element should be relocated over the stair well and pulled away from the property line for possible privacy concerns. If the tower remains as proposed, it needs to be significantly scaled down with no door and a reduction in the windows; if it is a non-useable living space. 4) The applicant is to return with accurate drawings. 5) The applicant is to provide footprints of adjacent properties. 6) It was suggested the applicant is to provide drawings of the existing structure.

Action: Christoff/Wienke, 8/0/0.

**PRELIMINARY REVIEW****7. 1911 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-381-009  
 Application Number: MST2004-00752  
 Owner: Stephen and Sharon Metsch

(This is a revised project. Proposal for a 355 square foot second story addition to an existing 2,395 square foot dwelling with a 487 square foot attached garage.)

**(Preliminary Review of the project is requested.)**

**(6:15)**

Stephen Metsch, Owner, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the finding that the Neighborhood Preservation Ordinance criteria has been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and with the comment the Board finds the project acceptable.

Action: LeCron/Manson-Hing, 8/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****8. 2930 LOMITA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-201-029  
Application Number: MST2004-00826  
Owner: Elizabeth McClure  
Architect: Gretchen Zee

(Proposal to demolish 228 square feet of accessory buildings and construct a new 500 square foot detached accessory building above an existing detached 326 square foot garage. There is an existing 1,897 square foot single family residence on a 7,220 square foot lot.)

**(Second Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)**

**(6:18)**

Elizabeth McClure, Owner and Gretchen Zee, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the size, bulk and scale is inappropriate. 2) The Board sees an opportunity to reorganize the site so that the square footage is grounded. 3) The board is uncomfortable with lifting up the second story on piles. 4) The dominant side elevation architecture will appear too massive for a largely one story neighborhood. 5) The Board sees opportunity to relocate the program on the ground floor and reorganize the stair to the deck to be internal to the project and away from the neighbors. 6) The Board would like to see more stepping gable forms consistent with the existing architecture as seen especially on the south elevation.

Action: Eichelberger/Bartlett, 5/0/3. LeCron, Wienke, Christoff, opposed.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 56 LOMA MEDIA RD**

E-1 Zone

Assessor's Parcel Number: 019-300-035  
Application Number: MST2004-00650  
Owner: Rosalie M. Sandro, Separate Property  
Architect: Thompson-Naylor Architects

(Proposal to add 104 square feet to the upper level, 396 square feet to the middle level and a new 500 square foot lower level addition to an existing two story 1,245 square foot single family residence. Proposal will also include the conversion of an existing 411 square foot attached carport to a two car 371 square foot garage. The project will result in a three story 2,245 square foot single family residence with an attached 371 square foot two car garage on an 11,677square foot lot located in the Hillside Design District. A modification is requested to allow a front yard encroachment.)

**(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A ZONING MODIFICATION.)**

**(6:40)**

Dennis Thompson, Architect and Rosalie Sandro, Owner, present.

Public comment opened at 6:49 p.m.

Chair Pierron read a letter submitted by Dr. Alec Alexander which stated that the house is unique for the neighborhood and that the structure looks like a dog house. He would like to see a red tile roof, a lighter color house and a more pleasing design.

Charles Loepkey, stated that he is concerned that the garage will be enclosed, and that it will be used as liveable space. Mr. Loepkey also stated that the project does not look like it is being used as a single family residence. There are parking concerns as well.

Public comment closed at 6:53 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board understands that this home's boxy appearance and design was constructed prior to the Hillside Design Guidelines and adhering to the guidelines for this addition is not the best approach. 2) The overall added square footage is acceptable with the alterations. 3) The south facing two story protrusion needs to be brought down and grounded to the earth. The tradeoff for the added massing is to be a reduction in the amount of the deck proposed. 4) The Board finds the added book ends and decks need to be subservient and pushed back from the south face of the existing building. 5) Some Board members were not in support of the flared book ends because it adds unnecessary mass. 6) The glass railing is not acceptable. 7) Restudy the fireplace to reduce the apparent mass adding to the building and its proximity to the eucalyptus tree. 8) Most of the Board supports the enclosure of the garage. 9) The Board finds the modification in the front yard does not create an adverse aesthetic impact and provides a better pedestrian front entry experience. 10) It is understood that the proposed retaining wall is a maximum of six-feet in height and will be a dark, earth tone color and it appears to be eclipsed by significant vegetation from the downhill slope. 11) The Board looks forward to a landscape plan to show additional screening.

Action: Bartlett/Wienke, 8/0/0.

## **FINAL REVIEW**

### 10. **416 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-271-020  
Application Number: MST2003-00069  
Owner: B & W Investments  
Architect: Don Pederson  
Applicant: Hal Bruington

(This is a revised project description. Proposal to demolish an existing 1,500 square foot, commercial building on a 9,000 square foot lot with an existing 2,950 net square foot commercial building at the rear. The proposal also includes three two-bedroom residential units totaling 3,970 net square feet over a new 1,029 net square foot commercial area and covered parking area. The building is proposed to be a three-story structure. A modification is requested to provide less than the required ten percent of open space for the lot.)

**(Final review of the project is required.)**

**(7:19)**

Richard Johnson, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the height of the building cannot exceed the height which was approved at the preliminary level. 2) The Board looks forward to seeing more traditional details than presented. 3) The colors as presented are acceptable.

Action: Christoff/Bartlett, 8/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**11. **1411 JESUSITA LN**

A-1 Zone

Assessor's Parcel Number: 055-240-021  
 Application Number: MST2004-00883  
 Owner: Robeck 1997 Trust  
 Architect: Robin Donaldson

(Proposal to construct an 874 second story addition to an existing one story 3,018 square foot single family residence with an attached 753 square foot three car garage and workshop on a 3.05 acre lot located in the Hillside Design District. Proposal will also include a swimming pool and spa in the rear yard. The project will require 50 cubic yards of cut and fill.)

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

**(7:34)**

Robin Donaldson, Architect, Josh Blumer, Architect, Steven and Susan Robeck, Owners, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval and Neighborhood Preservation Ordinance findings can be made at Consent. 2) The applicant is to provide photo documentation interior to the site and from the lower slope of the site showing the proposal is not visible from the downslope. 3) The swimming pool and retaining wall height are not to exceed more than six-feet in height.

Action: LeCron/Wienke, 8/0/0.

**CONSENT CALENDAR****REFERRED BY FULL BOARD**A. **2818 VALENCIA DR**

E-3 Zone

Assessor's Parcel Number: 053-291-027  
 Application Number: MST2003-00587  
 Owner: Steven Long and Daniel Straub  
 Architect: Joaquin Ornelas, Jr.

(Proposal for an 800 square foot, second-floor addition and a 217 square foot, first-floor addition, to an existing 836 square foot residence on a 6,111 square foot lot, in the Mission Area Special Design District. The proposal includes the construction of an attached 493 square foot, two-car garage addition.)

**(Project referred by the Full Board for Review After Final changes.)**

Continued one week with the understanding that the proposed changes are acceptable as noted on the plans.

**FINAL REVIEW**B. **30 CANYON ACRES DR**

A-1 Zone

Assessor's Parcel Number: 055-160-047  
 Application Number: MST2004-00154  
 Owner: John Flynn  
 Architect: Hugh Twibell

(Proposal for a 290 square foot addition to a single-family home, a 180 square foot deck, and a reroof with metal roofing replacing the existing white gravel roofing.)

**(Final Review of the project is requested.)**

Final Approval as submitted.

**FINAL REVIEW****C. 25 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 015-311-006  
Application Number: MST2004-00158  
Owner: Scott Slater  
Architect: Sherry & Associates

(Proposal for 597 square feet of additions to an existing 1,944 square foot residence with a 420 square foot two-car garage in the Hillside Design District. The project includes demolition of a portion of an "as-built" pantry and abatement of violations identified in ZIR96-00140.)

**(Final review of the project is required.)**

Final Approval as submitted.

**FINAL REVIEW****D. 316 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 031-372-025  
Application Number: MST2004-00392  
Owner: Corral Family Limited Partnership  
Architect: Robert Stamps

(Proposal to construct a 1,311 square foot two-story addition to an existing 864 square foot one-story dwelling unit located at the rear of the property. There is an existing 1,218 square foot one-story residence at the front of the property on a 10,903 square foot lot. The proposal includes the construction of a three-car carport and three uncovered parking spaces.)

**(Preliminary review of the project is requested. Changes include the increase in the trash enclosure and landscape areas.)**

Final Approval as submitted and Final Approval of the landscape plan.

**FINAL REVIEW****E. 1125 DEL SOL AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-063-006  
Application Number: MST2004-00447  
Owner: John and Joni Lang  
Agent: Dave Tabor  
Architect: Tai Yeh

(Proposal to demolish a 1,264 square foot existing residence and a detached 324 square foot garage. Proposal to construct a two-story 2,781 square foot residence with an attached 454 square foot two-car garage on a 16,812 square foot lot located in the non-appealable jurisdiction of the coastal zone.)

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.

**FINAL REVIEW****F. 1601 MIRA VISTA AVE** E-1 Zone

Assessor's Parcel Number: 019-191-005  
Application Number: MST2004-00465  
Owner: Mark and Irene Kovalik  
Architect: Martha Picciotti  
Agent: Howard Wittausch

(Proposal to construct 1,765 square foot one and two story additions, 487 square feet of decks, and a 52 square foot addition to the existing garage and remodel the interior of an existing single family home located in the Hillside Design District. A zoning modification is requested to make alterations in the required front yard setback.)

**(Final review of the project is requested.)**

Final Approval of the project with the following conditions: 1) The two piece barrel tile with double boosters shall be extended over the gutter and shall not be a blend. 2) The landscaping was approved as submitted.

**REVIEW AFTER FINAL****G. 1560 ORAMAS RD** E-1 Zone

Assessor's Parcel Number: 029-060-015  
Application Number: MST2004-00476  
Owner: James Robinson, Trustee  
Architect: Jyl Ratkevich

(Proposal to abate zoning violations including the permitting of a spa, spa fencing, rear yard arbor and the conversion of a lower floor to include a 1/2 bath.)

(Review After Final change to cantilever the deck and changes to the columns including material change from wood to plaster with arches.)

Final Approval of the Review After Final change.

**FINAL REVIEW****H. 179 VISTA DEL MAR DR** E-3/SD-3 Zone

Assessor's Parcel Number: 047-051-019  
Application Number: MST2004-00486  
Owner: Linda Ness and Robert Landheer  
Applicant: Anthony Luparello  
Architect: Anthony Luparello

(Proposal to construct a 657 square foot one-story addition to an existing 1,315 square foot single family residence with an attached 402 square foot two-car garage on a 13,837 square foot lot located in the Hillside Design District.)

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

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

**FINAL REVIEW****I. 1215 CARPINTERIA ST** R-2 Zone

Assessor's Parcel Number: 017-183-011  
Application Number: MST2004-00573  
Owner: Raimundo Montes De Oca and Emma Gil  
Architect: Jose Esparza

(Proposal to demolish a 216 square foot garage and construct a detached 1,519 two-story three-bedroom unit with a 533 square foot garage. The proposal also includes an addition of 119 square feet to the existing single-story residence and two open parking spaces on the 7,300 square foot lot.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 01-90)**

Final Approval as submitted and a two week continuance to review details of the landscape plan with the comment that the applicant is to provide an irrigation plan and a landscape compliance statement.

**FINAL REVIEW****J. 1301 MANITOU RD** R-1 Zone

Assessor's Parcel Number: 041-023-005  
Application Number: MST2004-00593  
Owner: Rhoda Stevens Living Trust , 10/1/96  
Architect: Paul Zink

(Proposal to construct a 490 square foot one-story addition to an existing 1,917 square foot single family residence on a 20,081 square foot lot located in the Hillside Design District.)

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

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

**REFERRED BY FULL BOARD****K. 237 EUCALYPTUS HILL DR** A-2 Zone

Assessor's Parcel Number: 015-050-011  
Application Number: MST2004-00643  
Owner: William R. Lucas and Dorothy Z Trustee  
Applicant: Clay Tedeschi

(Proposal to convert 481 square feet of an existing attached two-car garage to habitable space and construct an attached 734 square foot three-car garage with a 756 square foot second story addition over the garage to an existing 3, 733 square foot single family residence. The project will result in a 5,248 square foot single family residence on a 52, 708 square foot lot located in the Hillside Design District.)

**(Final review of the project is requested.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****L. 402 S HOPE AVE** E-3/PD/SD-2 Zone

Assessor's Parcel Number: 051-240-017  
Application Number: MST2004-00647  
Owner: Cutter Properties, Ltd.  
Contractor: Lusardi Construction Co.  
Business Name: Cutter Motors

(Proposal to remove double glass door and window and construct 3 single glass doors.)

**(Review After Final revisions to add stairs, handicap ramps and handrails.)**

Continued indefinitely due to the applicant's absence. The applicant is to provide detail of the handrail.

**REVIEW AFTER FINAL****M. 218 HELENA AVE** HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-052-012  
Application Number: MST2004-00771  
Owner: Bernard J. Macelhenny, Jr.  
Applicant: Nils Hammerbeck

(Proposal to replace an existing garage door with window and a door for increased light ventilation and access and to demolish the existing interior partitions. This property is located in the Coastal Zone.)

**(Review After Final change to the sunshade and door layout to provide ADA access.)**

This project was administratively approved prior to hearing.

**FINAL REVIEW****N. 1150 COAST VILLAGE RD** C-1/SD-3 Zone

Assessor's Parcel Number: 009-222-025  
Application Number: MST2004-00863  
Owner: Villa Fontana Limited  
Architect: Rex Ruskauff

(Proposed removal and replacement of landscaping of an existing landscaped area between commercial and residential properties.)

**(Final review of the project is requested.)**

Final Approval as submitted.

**CONTINUED ITEM****O. 2410 FLETCHER AVE** C-O Zone

Assessor's Parcel Number: 025-052-022  
Application Number: MST2004-00866  
Owner: Santa Barbara Cottage Hospital  
Applicant: Kristin Story  
Architect: Phillips, Metsch, Sweeney & Moore

(Proposal to install a 160 square foot temporary office trailer, a 357 square foot temporary mobile trailer, and a 408 square foot temporary mobile trailer with three permanent concrete foundations and underground utilities to support the trailers. The existing building on site will be vacant at the time therefore not requiring parking spaces. There are eleven parking spaces provided on site. Parking will be restored back to the existing configuration once trailers are removed from the site.)

Continued one week at applicant's request.

**NEW ITEM****P. 2928 ARRIBA WAY** A-1 Zone

Assessor's Parcel Number: 023-080-008  
Application Number: MST2005-00030  
Owner: Axilrod Living Trust 6/19/91  
Architect: Alex Pujo

(Proposal to construct a six foot high plaster and wood fence at a single family residence located in the Hillside Design District.)

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

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

**NEW ITEM****Q. 1901 CIELITO LN**

A-1 Zone

Assessor's Parcel Number: 021-082-007  
Application Number: MST2005-00032  
Owner: Gloria D. Blakemore  
Architect: Brian Nelson

(Abate enforcement case ENF2005-00033. Proposal for "as built" new spa and patio, interior pool/bath, fireplace and interior storage room.)

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

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

**NEW ITEM****R. 221 E CONSTANCE AVE**

E-1 Zone

Assessor's Parcel Number: 051-150-013  
Application Number: MST2005-00040  
Owner: Robert N. Smith, and Anne Smith, Trust  
Architect: Rick Starnes

(Proposal to change the driveway access from neighbors' property easement at 217 E Constance to the front of the property with a new curb cut.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)**

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.

**\*\* MEETING ADJOURNED AT 7:48 P.M. \*\***