



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, February 14, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.**

**BOARD MEMBERS:** CHRISTINE PIERRON, Chair, Present  
 BRUCE BARTLETT, Vice-Chair, Present  
 STEPHANIE CHRISTOFF, Present, 6:17p.m.  
 DERRIK EICHELBERGER, Present, 3:09p.m., out at 5:44p.m.  
 JAMES LECRON, Absent  
 CHRISTOPHER MANSON-HING, Present  
 RANDY MUDGE, Present  
 MARK WIENKE, Present

**CITY COUNCIL LIAISON:** HELENE SCHNEIDER, Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON, Present, out at 6:46p.m.

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, 3:02p.m., out at 3:14p.m., back at 3:40p.m., out at 4:09p.m., back at 4:12p.m., out at 4:39p.m.  
 DAVID SULLIVAN, Planning Technician I, 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	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

- \*\* 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 David Sullivan 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 February 10, 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.

Motion: Reopen Public comment.  
Action: Bartlett/Mudge, 6/0/0.

Public comment reopened at 3:08p.m.

Tony Fisher stated that he would like the Board to review the memorandum that he submitted to the ABR which included changes he would like to have made to the February 7, 2005, public comment portion for Item 8, 812 Largura Place. He drafted and submitted suggested revisions to include and a history of the project for future reference. Mr. Fisher and Mr. Limon reviewed the changes together, and revisions were made to the public comment portion of the minutes of February 7, 2005.

Public comment closed at 3:14p.m.

**B. Approval of the minutes of the Architectural Board of Review meeting of February 7, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 7, 2005, with corrections.  
Action: Bartlett/Mudge, 6/0/0.

Motion: Table Item 8, 812 Largura Place.  
Action: Manson-Hing/Wienke, 6/0/0.

Motion: Untable Item 8, 812 Largura Place.  
Action: Manson-Hing/Bartlett, 6/0/0

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett.  
Action: Wienke/Manson-Hing, 6/0/0.

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

1. Mr. Sullivan announced the following changes to the agenda:
  - a) 1380 Shoreline Drive may possibly be postponed. Vadim Hsu, Architect, is no longer working with the owners and it is uncertain if there is a new Architect or if the owners will attend tonight's meeting.
2. Mr. Sullivan made the following announcements:
  - a) Stephanie Christoff will be arriving at 5:30p.m. tonight.
  - b) Jim LeCron will be absent tonight.
  - c) Laurie Owens, Airport Planner, would like the ABR to appoint two members to serve on a new Airport Sub-committee. The two members who were appointed were Christine Pierron and Jim LeCron. Bruce Bartlett will serve as alternate.
  - d) There will be a scheduled break for the Board tonight at 5:30p.m., which was not noted on the Agenda.
3. Mr. Limon stated that he met with Mr. Fisher and reviewed the changes to 812 Largura Place, and that those changes will be included in the Final Minutes for February 7, 2005. Mr. Limon apologized he was unable to attend Airport 101 meeting and thanked the ABR members for their attendance. He also announced there will be a meeting at City City Council on March 1, 2005, 6:00p.m., for the development being planned for the Las Positas Valley. There will also be a semi-annual, Joint Planning Commission-City Council Work session meeting scheduled for March 10, 2005, at 9:00a.m., in the David Gebhard room, which Christine Pierron will attend.
4. Derrik Eichelberger stated that he will be stepping down from Item 6, 217 Santa Barbara Street, and that he would be leaving the meeting at that time.

E. Subcommittee Reports.

Bruce Bartlett stated that he met with Bill Mahan and Diane Channing, Neighborhood Preservation Ordinance Subcommittee members on Tuesday to review newly proposed FAR guideline tables, which they will be presented to the Steering Committee. Mr. Bartlett also attended the Neighborhood Preservation Ordinance Steering Committee meeting on Friday. The discussion included Hillside Design Guidelines and height limitations for the hillside area. The Steering Committee is favorable of a reduction in the allowable height in the Hillside Design District from 30-feet to 25-feet.

Christine Pierron stated that Randy Mudge, Jim LeCron and Bruce Bartlett attended the Airport Terminal Subcommittee. The existing Airport terminal cannot be maintained as is, and the best proposal entails moving the terminal approximately 60-feet. There will be either a one or two-story terminal behind it, which will be approximately 60,000 sq. ft.

F. Possible Ordinance Violations.

No reported violations.

Discussion Item: Proposed Process Improvements, Beatriz Ramirez , Bettie Weiss, Jan Hubbell and Danny Kato, present.

Beatriz Ramirez, City staff, provided the Board with a summary of proposed changes to the discretionary review process that are currently being considered by City Staff, the Planning Commission and the City Council. The changes would streamline and simplify a number of smaller type projects that could be approved administratively or by a designated Staff Hearing Officer (SHO), thereby, minimizing the number of projects that have to be reviewed by the Planning Commission. This would allow Staff and the Planning Commission more time to focus on larger planning efforts and larger projects with community-wide planning and policy issues. An important goal is to streamline but to maintain the integrity and thoroughness of the planning process.

Recommendations for the SHO process include televised meetings, standardized noticing of 300 feet, on site posting, and noticing at the first design review hearing even when PC or SHO is required. Ms. Ramirez solicited feedback from the Board on the proposed changes and entertained a discussion of whether condominium units are reviewed differently from a design standpoint than multi-family units.

The ABR was generally supportive of the proposed process changes, however, expressed that while it is beneficial to notice the public early in the process it causes confusion as to the role of the ABR. The public may express land use concerns that would be the purview of the SHO or PC, and not necessarily the ABR. The Board recommended a large notice on the agenda explaining that the ABR review is only for design related issues and that other land use decisions will be subject to other review bodies. The ABR stated that there is a higher level of expectation for condominiums. Multi-family project may not be required to have the higher level of finishes and or details that would be expected of condominium development.

**THE BOARD RECESSED FROM 3:48P.M. TO 3:53P.M.**

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

1. **3885 STATE ST** C-2/SD-2 Zone  
Assessor's Parcel Number: 051-022-012  
Application Number: MST2004-00801  
Owner: Cleo M. Purdy, Trustee  
Architect: B3 Architects

(Proposal to demolish an existing 4,990 square foot motel and a 22,035 square foot office building to construct a new mixed use building consisting of three commercial spaces, 38 market rate one bedroom lofts, 17 middle income one bedroom affordable lofts and 106 parking spaces. The project will result in 46,104 square feet of lofts, 10,557 square feet of affordable units, 9,396 square feet of commercial, a 34,023 square foot parking garage and 27,205 square feet of landscaped area on a 1.43 acre lot. The subterranean parking garage will require an estimated 6,430 cubic yards of grading.)

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

(3:53)

Barry Berkus, Architect and John Rosenfeld, General Counselor, present.

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

- 1) The Board finds this a well conceived project.
- 2) The project is large and dense, but in the context of upper State Street, it allows for the size and scale of the project.
- 3) The Board appreciates the site plan and the efforts to create landscape and significant trees by altering the subterranean garage.
- 4) The Board appreciates the applicant's use of a subterranean garage.
- 5) The applicant has broken up the masses to create three discreet building forms and the architectural detailing has strengthened the unique design of the middle building.
- 6) One Board member is concerned with the pattern of the different detailing of the buildings.
- 7) Collectively, the Board is concerned with the loss of detail on the back building.
- 8) The Board appreciates the level of undulation in massing for the courtyard elevation, however, is still concerned with regularity of forms. Suggestions are to mix the unit types to create different massing forms and/or the use of a mix of plate heights.
- 9) The Board is concerned with the front elevation to State Street, as it is too aggressive to the site. Suggestions are a) Study getting relief from the State Street property line. b) The amount of cantilevering is creating too much of an aggressive form.
- 10) Collectively, the Board is in favor of the whimsy of the design as it is in context with the upper State Street neighborhood.
- 11) The Board has some concerns with the repetitiveness of some of the arch forms and is concerned with the interstitial balcony jack arches not being consistent with the other arch forms.
- 12) The Board appreciates the use of bridge connections between the buildings but sees an opportunity to create lighter bridge structures.
- 13) The Board looks forward to seeing drawings that show adjacent structures and scaled drawings for the elevations.
- 14) The Board is supportive of the encroachment into the twenty foot front yard setback providing there is some undulation in the front facade.
- 15) The Board is supportive of the bonus density.
- 16) The Board encourages applicants to not "over park" projects.

Action: Bartlett/Wienke, 6/0/0.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **2. 301 S HOPE AVE**

E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-019  
 Application Number: MST2003-00135  
 Owner: Richard & Nancy Graham, Trustees  
 Business Name: Graham Chevrolet-Oldsmobile-Cadillac  
 Architect: Peter Ehlen

(This is a revised project. The parking structure is no longer being proposed. The project consists of a second floor addition of 466 square feet, addition of four service bays, relocation of existing wash bay, addition of second wash bay and conversion of existing 408 square foot storage area into training room. The existing development consists of a two-story 25,207 square foot auto dealership/service bay area and 60 parking spaces on a 3.4 acre lot.

**(Third Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL BY THE PLANNING COMMISSION.)**

(4:38)

Peter Ehlen, Architect, present.

Motion: Continued indefinitely to Planning Commission and back to the Consent Calendar with the following comments: 1) The Board finds the size, bulk and scale acceptable. 2) The applicant is to provide a lighting plan.

Action: Wienke/Eichelberger, 6/0/0.

### **CONCEPT REVIEW - CONTINUED ITEM**

3. **420 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-191-007

Application Number: MST2004-00007

Owner: Stephen F. Leroy, Trust

Agent: Molly Murphy

(Proposal to convert three existing attached two story apartments to condominiums. Two new uncovered parking spaces are proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.)

**(Third Concept Review.)**

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

(4:50)

Molly Murphy, Agent and Stephen F. LeRoy, Owner, present.

Motion: Continued indefinitely to Planning Commission and back to the Consent Calendar with the following comments: 1) Most of the Board finds the project is a difficult project as it relates to condominium conversion standards. If this were a new project, the Board would have difficulty approving the project. However, based on its location, the Board generally would like the project to proceed. 2) The two parking spaces on the west elevation could be acceptable providing there is more opportunity to increase the landscape. 3) The applicant is to provide more greenery on the east elevation and would like to see a more defined entry. 4) The Board would like the east driveway moved more westerly to provide for more landscaping. 5) The Board is concerned with the trash location.

Action: Manson-Hing/Eichelberger, 3/2/1. Pierron, Mudge opposed. Bartlett abstained.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 624 DEL MONTE AVE**

R-3 Zone

Assessor's Parcel Number: 037-021-017  
Application Number: MST2004-00740  
Owner: Valentin & Esperanza Rodriguez  
Architect: Vadim Hsu  
Owner: Jason Thibodeau & Chad Ratliffe

(Proposal to demolish an existing 260 square foot garage and construct a second story 1,222 square foot condominium unit. Proposal will also include an attached 434 square foot two car garage, and the conversion of an existing 858 square foot single family residence to a condominium on a 5,000 square foot lot.)

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

(5:17)

Vadim Hsu, Architect, present.

Motion: Continued two weeks with the following comments: 1) The Board supports the overall density and appreciates the design of the project. 2) The Board supports the reduction of one of the parking spots to allow for better landscaping. 3) The Board would like to see the trash enclosure not located within the setback. 4) Move the outdoor deck towards Del Monte Avenue to serve as a buffer to the parking and introduce tree wells. 5) The Board supports the maximum scaled front porch as originally proposed. 6) Some Board members are uncomfortable with the amount of cantilever in the rear unit and would like to see a grounding of the mass. 7) One Board member is not comfortable with the transition of materials from the front siding to the shingle and the organization of the plaster. 8) Consider a ribbon driveway and eliminate the chain link fence and driveway gate.

Action: Bartlett/Eichelberger, 6/0/0.

**THE BOARD RECESSED FROM 5:44P.M. TO 6:17P.M.****CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1380 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-018  
Application Number: MST2004-00873  
Owner: Mark R. Boyd

(This is a revised notice. Proposal to add 362 square feet to the first floor, add a 1,082 square foot second story, convert an existing 380 square foot garage into living space, and construct an attached 459 square foot two car garage. There is an existing one story 1,034 square foot single family residence on a 6,190 square foot lot located in the appealable jurisdiction of the Coastal Zone. The proposal will result in a two story 2,858 square foot single family residence with an attached 459 square foot two car garage. The previous notice incorrectly stated the total square footage.)

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

(6:17)

Mark and Jacquelyn Boyd, Owners, present.

Public comment opened at 6:24p.m.

Susan Trescher, stated that she opposes the FAR .47 and the family's need does not constitute the large scale addition.

A letter was submitted by John and Shirley Giordano which stated that they feel the project is too large in scale and mass and does not add to the neighborhood.

Public comment closed at 6:29p.m.

Motion: Continued indefinitely with the following comments: 1) The applicant is to return with full documentation and photographs. 2) The Board as a whole finds the proposal is too aggressive in size and would like to see a reduction in the square footage. 3) Bring down the storage space over the garage. 4) The second story mass should be centered on the site. 5) It was suggested that the project design take advantage of the existing garage.

Action: Bartlett/Wienke, 6/0/0.

**REVIEW AFTER FINAL**

**6. 217 SANTA BARBARA ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-054-006  
Application Number: MST2002-00521  
Owner: Mr. & Mrs. Lynn Vine  
Architect: JG Architects

(The subject project consists of a one-lot subdivision. Proposal to construct two two-bedroom residential condominium units and four covered parking spaces on a 5,000 square foot parcel located at 217 Santa Barbara Street. The existing 1, 560 square foot single-family residence, 338 square foot studio, and 209 square foot one-car garage are proposed to be demolished.)

**(Review after final.)**

(6:46)

Mr. and Mrs. Lynn Vine, Owners, and Lisa Garcia, JG Architect, present.

- Motion:** Continued indefinitely with the following comments: 1) The Board finds the prefab literhead acceptable. 2) The Board finds the hunter green window color acceptable. 3) The Board would accept stamped colored concrete in lieu of the flagstone. The applicant is to return with a pattern and color to be approved. 4) The stucco and stone cap for the walls is not acceptable. The Board would accept a veneer stone underface with closed stone cap on the face. 5) The presentation for squaring off the rounded garage entrance and second floor as presented is not acceptable. The original design was preferable. However, the Board would consider the squared off design if it created more of a massed based architectural appearance. 6) Study the composition of the first and second floor at the garage. It was suggested to relocate the man door. 7) The change from a 12-foot wide door to a 10-foot wide door is acceptable. It is understood the garage door will be a high grade, wood stained carriage door. 8) The changing of the arches to a corbel design is acceptable providing the corbels were scaled to more traditional proportions with the openings. 9) The Board is not comfortable with the corbel design at the arched pedestrian entry at the east elevation. 10) The Board would support squaring off the entry to Unit 2 door; however the application as presented needs to show a redesign to create a better pedestrian entry experience that is also more visible from the street. 11) The Board accepts the elimination of the square punctuations on the north elevation if the applicant can show adequate landscape screening. The Board advises those may have a ventilation function. 12) Reintroduce the wood bay window on the south elevation, as it is an important design element and it should be retained. 13) The Board supports the use of the doors instead of a window at the front elevation master bedroom. 14) The Board does not support the use of a stucco recess in lieu of a window at the north elevation of the Unit 1 bedroom. Reintroduce the window with a more historic design. 15) Reintroduce planting at the north side of the garage. 16) The Board does not support the pop out at the south elevation and would like to see the original design remain as proposed.
- Action:** Manson-Hing/Wienke, 6/0/0.

### **REVIEW AFTER FINAL**

7. **223 E COTA ST** C-M Zone  
 Assessor's Parcel Number: 031-152-008  
 Application Number: MST2002-00413  
 Owner: Dan & Maya Upton, Trustees  
 Architect: Jeff Shelton

(Proposal to demolish two residential units with garages, and to construct seven one-bedroom condominium units and a 558 square foot commercial space, on a 13,020 square foot lot. This project requires a voluntary lot merger and a one-lot subdivision.)

**(Review After Final hearing for review of the historic plaque and revisions to windows, colors & chimneys.)**

(7:31)

Jeff Shelton, Architect and Leon Olsen, Owner, present.

- Motion:** Final Approval as submitted.  
**Action:** Christoff/Wienke, 6/0/0. LeCron, Eichelberger absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 182 LA VISTA GRANDE**

E-1 Zone

Assessor's Parcel Number: 015-130-001  
Application Number: MST2005-00008  
Owner: David C. Nordahl  
Applicant: Larry Clark  
Architect: Larry Clark

(Proposal to demolish a 410 square foot two car garage and construct a 490 square foot two car garage, add 305 square feet to the ground floor and add a 574 square foot second story to an existing one story 1,506 square foot single family residence on a one acre lot located in the Hillside Design District.)

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

(7:43)

Larry Clark, Architect, present.

Public comment opened at 7:49p.m.

Chair Pierron read the following two letters which were submitted for the record:

Kevin and Pegeen White stated that they are opposed to the scale of the project for three reasons. The first is that a second story will block their views. The second is that they will lose privacy and the third is that it could set a precedent for other neighbors to follow suite. Mr. and Mrs. White recommend ABR deny the project as presented.

Reg Lathim stated that he and his family oppose the second story addition to the residence. The second story will seriously impact their property value and views and adamantly oppose the second story addition.

Public comment closed at 7:52p.m.

Motion: Preliminary Approval as submitted and continued indefinitely with the following comments and conditions: 1) The addition is modest and small in scale for a two-story addition and is an appropriate size two-story transition to a predominately one-story neighborhood. 2) The Board is not mandated to preserve private views, but finds the project will have a minimal visual impact to the neighbors. 3) The Solar Ordinance conflict shall be resolved before the applicant returns.

Action: Wienke/Manson-Hing, 6/0/0. LeCron, Eichelberger absent.

**CONCEPT REVIEW - CONTINUED ITEM****9. 412 OLD COAST HWY**

R-3/SD-3 Zone

Assessor's Parcel Number: 017-343-002  
Application Number: MST2004-00776  
Owner: Mario Abonce  
Architect: Jose Esparza

(Proposal to demolish an existing 252 square foot garage and construct a detached two story 1,249 square foot residential unit with an attached 455 square foot two car garage and a 180 square foot carport. There is an existing one story 1,413square foot residential unit on a 6,413 square foot lot located in the non-appealable jurisdiction of the Coastal Zone. )

**(Second Concept Review.)**

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

(8:01)

Jose Esparza, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The site layout is appropriate and although the structure is two-story and boxy in appearance, it has an advantage as the structure is buffered due to other neighboring structures. 2) The Board appreciates the pedestrian friendly hardscaping. 3) The gable roof on the north side elevation will be a hip roof.

Action: Bartlett/Manson-Hing, 6/0/0.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **10. 114 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 017-091-014

Application Number: MST2004-00867

Owner: Maricela Tepeque

Designer: Laura Fernandez

(Proposed addition to an existing one-story residence which would result in a mixed-use building that includes a 333square foot beauty salon. This includes the conversion of 163 square foot of residential area to commercial and the addition of 170 square feet. There is one uncovered parking space proposed at the front of the property for the beauty salon.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)**

(8:12)

Laura Fernandez, Designer, present.

Motion: Continued indefinitely with the following comments: 1) Verify the technical problems of the handicap spaces. 2) The Board finds the size, bulk and scale acceptable. 3) Study more consistency with the arches. One Board member felt the window should have some break ups. 4) Provide landscape for screening as an important buffer for the parking or provide a low garden wall. 5) Study a pedestrian access to the entry of the commercial space. 6) Reduce the curb cut to an absolute minimum.

Action: Manson-Hing/Mudge, 6/0/0.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 2280 SANTIAGO RD**

A-1 Zone

Assessor's Parcel Number: 019-072-003  
Application Number: MST2003-00060  
Owner: Joseph & Lisa Johnston  
Architect: Harlan Pederson

(This is an enforcement case and a revised project. Proposal to construct a 1,583 net square foot addition to an existing 4,593 square foot, three-story residence on an 114,790 square foot lot located in the Hillside Design District. The proposal includes the demolition of an existing 891 square foot garage and construction of a 1,602 square foot, detached, two-story garage/accessory building. Planning Commission review is requested for construction over 6,500 square feet. Modifications are requested for the accessory space to be located in the remaining front yard, and to exceed the maximum allowable square footage.)

**(Review After Final for changes to the approved single chimney to a double chimney, a window dimension change on the north elevation, a lintel and adding a planter box and increase the width of the chimney on the south elevation detail over the main entrance on the east elevation and trellis/roof element on second floor porch south elevation. Add a decorative cap over the chimney cap.)**

Final Approval of the Review After Final as noted on the plans.

**REVIEW AFTER FINAL****B. 833 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-201-002  
Application Number: MST2003-00235  
Owner: Eric Peterson  
Designer: Sophie Calvin

(Proposal to construct a new, 1,359 square foot, two-story, attached, residential unit to an existing, 1,046 square foot, one-story residence. The project includes the construction of two, two-car garages on a 5,965 square foot lot, located in the Hillside Design District. The existing, 452 square foot, two-car garage is proposed to be demolished.)

**(Review After Final for changes consisting of window size alterations, a new window in the kitchen, new wood trellis on the south elevation, chimney cap details, tile guardrail details, wood fences, and electric sub panel location change.)**

Final Approval of the Review After Final with the condition that the proposed wall fountain on the south elevations shall remain as approved on the plans. All other exterior alterations are ok as submitted.

**REVIEW AFTER FINAL****C. 842 MIRAMONTE DR** E-1/A-1 Zone

Assessor's Parcel Number: 035-050-042  
Application Number: MST2003-00812  
Owner: Chad & Norean Dreier Living Trust  
Architect: Pacific Architects

(Proposal for an 87 square foot first-floor addition and a 56 square foot second-story addition to an existing 4,372square foot residence on a 2.1 acre lot located in the Hillside Design District. The project includes changes to the existing windows and doors, driveway and landscaping including patios, garden walls, and the installation of a pool and spa.)

**(Review After Final changes consisting of the removal of lighting on the west elevation, revised garage door panels, north elevation at utility room windows & door no divided lights, and utility closet on west side of building to be kept as existing.)**

Final Approval as submitted of the Review After Final.

**FINAL REVIEW****D. 121 VISTA DEL MAR DR** E-3/SD-3 Zone

Assessor's Parcel Number: 047-051-008  
Application Number: MST2004-00105  
Owner: Timothy Park  
Architect: Duffy Smith

(Proposal for a 190 square foot addition configured as a bathroom and laundry room and alterations to the family room and breakfast room of an existing single-family house in the Hillside Design District. The existing house is 1,530 net square feet. This house is located in the Appealable Jurisdiction of the Coastal Zone and will require a Coastal Development Permit.)

**(Final Review of details.)**

Final Approval as noted on the plans.

**FINAL REVIEW****E. 1911 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-381-009  
Application Number: MST2004-00752  
Owner: Stephen & 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.)

Final Approval as submitted.

**FINAL REVIEW****F. 817 W ANAPAMU ST** R-2 Zone

Assessor's Parcel Number: 039-191-004  
Application Number: MST2004-00811  
Owner: Pamela Barajas  
Architect: Paul Zink

(Proposal to demolish an existing 360 square foot garage and construct a 500 square foot two-car garage with a 325 square foot mezzanine above. Proposal will also include a 290 square foot first floor addition with a 130 square foot deck. There is an existing 2,125 square foot duplex on a 6,840 square foot lot. A Zoning Modification is requested to allow the garage to encroach into the required front yard setback.)

Final Approval as submitted.

**NEW ITEM****G. 900 CALLE DE LOS AMIGOS D603** E-3 Zone

Assessor's Parcel Number: 049-040-054  
Application Number: MST2005-00044  
Owner: American Baptist Homes of the West  
Architect: Craig Burdick

(Proposal to construct a 160 square foot addition and a 200 square foot interior remodel to a one story 975 square foot two-bedroom residential unit.)

Final Approval as submitted.

**NEW ITEM****H. 1925 CLEVELAND AVE** R-2 Zone

Assessor's Parcel Number: 025-401-004  
Application Number: MST2005-00055  
Owner: Thomas W. Amos  
Architect: Thomas W. Amos

(Proposal to construct a 112 square foot one and two story addition to an existing single family dwelling.)

**(PROJECT REQUIRES A ZONING COMPLIANCE DECLARATION.)**

Final Approval as noted on the plans. The colors are to match the existing colors.

**NEW ITEM****I. 420 W MONTECITO ST** R-4 Zone

Assessor's Parcel Number: 037-231-029  
Application Number: MST2005-00057  
Owner: Blue Dolphin Inn  
Applicant: Susan Spieler

(Proposal to legalize an "as-built" paint color change on an existing bed and breakfast inn.)

Final Approval of the as-built exterior alteration as submitted. Dave Sullivan.

**NEW ITEM****J. 1027 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-341-019  
Application Number: MST2005-00059  
Owner: W & K Naumann Living Trust  
Applicant: Walter Naumann

(Replace existing concrete and gravel driveway with new concrete driveway.)

Final Approval of the project as submitted.

**NEW ITEM****K. 1635 EUCALYPTUS HILL CIRCLE COMMON AREA**

E-1/PUD Zone

Assessor's Parcel Number: 015-231-029  
Application Number: MST2005-00069  
Owner: Eucalyptus Hill Home Owners Association  
Contractor: Genesis Stoneworks  
Applicant: Judy Alexander

(Proposal to install interlocking pavers for 17 of the 27 units in a Planned Unit Residence to replace the asphalt driveways. The driveways are in the common area. The interior road will remain asphalt.)

Final Approval of the project with the following conditions and comments: 1) The Applicant shall maintain and/or replace the stone borders at the planters. 2) Any remaining driveways that were not altered can be replaced with the same interlocking pavers under this design review permit with administrative approval.

**\*\* MEETING ADJOURNED AT 8:32 P.M. \*\***