



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 13, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:10 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 4:30p.m.
 JAMES LECRON, Absent
 CHRISTOPHER MANSON-HING, Absent
 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
 DEBBIE BUSH, Recording Secretary, Present

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

** 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 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 June 9, 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 June 6, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 6, 2005, with corrections.

Action: Eichelberger/Bartlett, 5/0/0. LeCron, Manson-Hing, Christoff, absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of landscaping Items reviewed by Derrik Eichelberger and Randy Mudge.

Action: Eichelberger/Wienke, 5/0/0. LeCron, Manson-Hing, Christoff, 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.
2. Mr. Limon also announced that the Mayor of Santa Barbara is scheduled to speak at the ABR meeting on June 20, 2005, regarding the Funk Zone.
3. Mr. Limon stated that James LeCron and Christopher Manson-Hing would be absent at tonight's meeting.
4. Derrik Eichelberger stated that he would be leaving tonight's meeting at 4:30p.m.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the final Neighborhood Preservation Ordinance Sterring Committee meeting.

F. Possible Ordinance Violations.

No reported violations.

THE BOARD RECESSED FROM 3:18P.M. UNTIL 3:37P.M.**CONCEPT REVIEW - NEW ITEM****1. VOLUNTARIO ST AND PUNTA GORDA ST**

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2005-00025
Applicant: Hal Hill, Project Manager II
Owner: City of Santa Barbara

(Proposal to construct approximately 1000 linear feet of sidewalk, curb and gutter, additional paving to connect the existing roadway paving to the new curb, landscaping, and street lighting on Voluntario St. and Gorda St.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

3:37

Harold Hill, Project Manager, II, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board understands that the applicant has met with the City Arborist for review of the proposed street trees. 2) Introduce new trees with grates at the corner of Punta Gorda Street and Voluntario Street.

Action: Bartlett/Wienke, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**2. 1114 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025
Application Number: MST2004-00534
Owner: Wendy Snyder
Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and a 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will result in a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION FOR A TENTATIVE SUBDIVISION MAP.)

3:53

David Ferrin, Architect, present.

- Motion: Continued indefinitely with the following comments: As to Unit A: 1) The Board appreciates the size reduction of the unit. 2) The Board finds Unit A to be problematic in its design, in spite of it being a small unit. It is suggested to eliminate the upper deck trellis structure, strengthen some of the verticality of the front wall, eliminate the parapet wing wall of the deck, and study the fenestration to help break up the boxiness of the unit. As to Unit B: 3) The Board supports the size, bulk and scale, but looks for improvements of the articulation of the thin walls of the garage. 4) Eliminate the roof over the north facing deck. 5) Some Board members are concerned with the two inch plaster reveals. They are appropriate for decorative elements but not for mitigation of massing concerns. As to Unit C: 6) Most of the Board finds the size, bulk and scale acceptable. 7) The Board does not support the deck at the northeast corner. 8) The Board sees opportunity for canopy trees to mitigate the size of the structure. As to all units: 9) The Board sees opportunity to finesse some articulation of the massing to help reduce the size by flaring and buttressing the wing walls of garages. 10) The Board looks forward to refinement in the detailing, particularly in the fenestration. As to the site plan: 11) Reduce the hardscape and maximize the landscape. 12) The Board does not support the sidewalk on the south side of Unit B. 13) Study opportunities in the motor court to increase the landscape.
- Action: Wienke/Bartlett, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 910 CAMINO VIEJO RD

A-2 Zone

Assessor's Parcel Number: 015-060-046
Application Number: MST2005-00344
Owner: CV Investments, LLC.
Architect: Banyan Architects

(Proposal to construct a new 4,800 square foot two-story single family residence and an attached 800 square foot garage on a 46,640 square foot vacant lot located in the Hillside Design District. The project includes 1,200 cubic yards of cut and 1,200 cubic yards of fill outside the main building footprint. A modification is required for the garage to exceed the allowable square footage. Planning Commission approval is required for grading in excess of 500 cubic yards.)

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

4:27

Kirk Gradin, Architect, present.

Public comment opened at 4:41p.m.

Rex Lotery, neighbor stated that the project is not in the best interest for the neighborhood.

Motion: Continued indefinitely with the following comments: 1) The Board supports the meandering driveway and the associated grading. 2) The Board finds the amount of flat lot construction and the associated site walls are problematic. 3) The Board finds that the architecture is acceptable and adheres to the Hillside Design Guidelines. 4) The location of the pool is exacerbating the site condition and creating too aggressive of a site design. It is suggested to: a) move the house to the west to reduce the amount of grading. b) use more terraced wall techniques. c) relocate the pool. d) raise the pool level. The goal is to reduce the continuous flat site and to reduce the amount of retaining wall and grading, particularly the 2:1 engineered slopes. 5) The Board is concerned with the height of the six foot retaining wall at the rear of the property. 6) The Board recommends a detention basin for site drainage.

Action: Bartlett/Mudge, 4/0/0.

CONCEPT REVIEW - NEW ITEM

4. 2210 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-343-010

Application Number: MST2005-00324

Owner: Bruce Venturelli

Architect: Paul Zink

(Proposal for a 443 square foot second-story addition to an existing 1,788 square foot dwelling with a detached 460 square foot garage with a 92 square foot workshop. The property is in the appealable jurisdiction of the Coastal Zone and will require a Coastal Development Permit at Planning Commission.)

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

5:06

Paul Zink, Architect; and Bruce Venturelli, Owner, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the second story addition is compatible with the existing architecture and the design is nicely conceived. 2) The proposed three story loft is a small footprint that adds interest to the architecture. 3) The Board understands that the surrounding neighbors and the public will be noticed for the Planning Commission Hearing to discuss view issues. 4) One Board member finds that the additional deck adds to the size, bulk and scale and could be reduced to improve the design.

Action: Wienke/Bartlett, 4/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 619 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-102-009
Application Number: MST2004-00736
Owner: Ramon and Martha Munoz
Architect: Jose Esparza

(Proposal to construct a two-story 1,226 square foot additional residential unit with an attached 445 square foot two-car garage and demolish an existing 446 square foot detached accessory structure on a 6,250 square foot lot. The lot is currently developed with an existing 870 square foot, single-story, residential unit and a 291 square foot detached garage on the property which are proposed to remain.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

5:23

Jose Esparza, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the site layout needs to be reorganized to reduce the hardscape and increase the landscape. 2) The Board could support a modification to push the garage back to the alley, or at least to the 10-foot setback. 3) Eliminate the driveway as a source for parking and use the space savings for landscape. 4) Study loading at least three of the cars off of the rear public alley. 5) The Board finds that with the amount of work proposed, the existing two car garage scaled building and it's encroachment into the side yard is no longer supportable. 6) The Board finds the architecture as proposed to be foreign to neighborhood and would like to see a restudy of the roof forms to match the existing bungalow style house. 7) The Board reserves comment on the architecture given the amount of site redesign, however, the Board is concerned with the boxy nature of the structure. 8) If a driveway approach is maintained from Wentworth Street, the Board would like to see a ribbon driveway, maximized landscaping and a reduction of the hardscape. 9) The Board appreciates the retention of the one story front unit. 10) The Board does not support the proposed open car parking space location. 11) The applicant is to return with photo documentation of the alley.

Action: Bartlett/Wienke, 4/0/0.

CONCEPT REVIEW - NEW ITEM**6. 404 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-340-014
Application Number: MST2005-00355
Owner: Rhodey J. and Cynthia L. Moxley, Trustees
Architect: Hugh Twibell

(Residential addition of 203 square feet to first floor, a new entry porch, two new uncovered guest parking spaces, and new site stairs. A previous project was reviewed and approved under MST2003-00889.)

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

5:41

Hugh Twibell, Architect, present.

Motion: Continued indefinitely to Consent Calendar and referred to the Modification Hearing Officer with the following comments: 1) The requested modification does not have any negative aesthetic impact. 2) Improvements to the house offset the modification. 3) The Neighborhood Preservation Ordinance findings can be made at Consent Calendar if the following conditions are met: a) Provide a design of the deck where the deck significantly extends over the dropping landscape elevation. b) Provide a significant amount of landscape to screen the guest parking and the retaining walls. c) Introduce stone to dress up the portions of the retaining walls. d) Provide the cross section of the guest parking. e) Provide details of the wall materials and terminations. f) The Board would like the guest parking area reduced to minimize the hardscape. 4) Provide details for the wall at the rear yard enclosure. 5) Minimize the variety of materials.

Action: Bartlett/Wienke, 4/0/0.

THE BOARD RECESSED FROM 5:54P.M. UNTIL 6:25P.M.

CONCEPT REVIEW - NEW ITEM

7. 1406 SANTA ROSA AVE E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-010
 Application Number: MST2005-00320
 Owner: Kate Falberg
 Architect: Andy Roteman

(Proposal to enclose a 122 s.f. first floor porch; enclose a 114 s.f. second floor covered balcony to an existing 2,682 square foot residence located in the non-appealable jurisdiction of the coastal zone. The proposal includes changes to the first floor half-bath to a three-quarter bath; relocate the laundry room; add a fireplace on the first floor; and reconfigure the second floor master bedroom, bath, and closet.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 043-99.)

6:25

Motion: Continued indefinitely due to the applicant's absence.

Action: Bartlett/Mudge, 4/0/0.

CONCEPT REVIEW - CONTINUED ITEM

8. 3202 CAMPANIL DR A-1/SD-3 Zone

Assessor's Parcel Number: 047-110-006
 Application Number: MST2004-00841
 Owner: Anthony Sances, Jr. and Mary Sances
 Architect: William Cooper

(Proposal to remodel and add 165 square feet to an existing kitchen, add 600 square feet to an existing deck, add a trellis of 225 square feet, and add an 880 square foot storage area under the kitchen & deck area. Proposal will require 125 total cubic yards of cut & fill under the footprint of the existing residence. The project will result in a three-story 6,045 square foot single family residence on a 3.26 acre lot located in Hillside Design District and Coastal Zone.)

(Preliminary Review is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 052-00 AND 034-05.)

6:28

William Cooper, Architect, present.

Public comment opened at 6:30p.m.

Mr. Sydney read a letter submitted by Mr. Bollag which stated that he would like the rules of the City to be applied fairly and equitably to all residents as it pertains to issues of the lighting for the project.

Public comment closed at 6:34p.m.

Motion: Continued indefinitely with the following comments: 1) The Board would like to see an onsite photometric study. 2) The Board would like a detailed diagram showing all outdoor light fixtures on the site. 3) The cut sheet for the down lights does not meet the Hillside Design Guidelines.

Action: Mudge/Bartlett, 4/0/0.

PRELIMINARY REVIEW

9. 316 W MONTECITO ST

C-2 Zone

Assessor's Parcel Number: 037-232-006

Application Number: MST2004-00746

Owner: Sona Star, Inc.

Applicant: Santa Barbara Cottage Hospital

Agent: Isaac Romero

Architect: Phillips, Metsch, Sweeney & Moore

(Proposal for a Conditional Use Permit for a chemical dependency facility. The proposal includes exterior alterations consisting of restriping of the parking lot, new window screens, new security gate and exterior color change to building.)

(Preliminary Review is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-05.)

3:30

Referred to the Consent Calendar.

Motion: Preliminary Approval and continued one week to the Consent Calendar with the following comments: 1) The entry gates are to remain open during business hours. 2) The trash area shall be located to the west end of the building, behind the existing wood gate. 3) The existing building's exterior lighting shall remain. As to the landscape plan: 4) Add a Jacaranda tree on the south side of the driveway. 5) Provide an irrigation plan. 6) Screen the backflow prevention device with landscape. Reviewed by Bruce Bartlett.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 637 E MICHELTORENA ST** R-2 Zone

Assessor's Parcel Number: 029-041-005
Application Number: MST2001-00791
Owner: Charles and Sylvia Butler
Architect: Garcia Architects

(The project involves a proposal to construct two detached residential condominium units on a 16,932 sq. ft. lot. Unit A would be a two-story, four-bedroom unit of 3,126 sq. ft. Unit B would be a three-story, three-bedroom unit of 2,968 sq. ft. Each unit would include a two-car garage. The proposal includes the demolition of an existing two-story duplex. The El Encanto Debris Basin is located on a portion of the parcel. The property owner will grant an easement to the County Flood Control District. Debris Basin improvements, currently being proposed by the County Flood Control District and the City Public Works Department, are not a part of this application.)

(Review After Final changes including the changes to the concrete block walls for building A and Building B which include changes to the north and south elevations of both buildings.)

Final Approval of the Review After Final changes.

FINAL REVIEW**B. 116 E JUNIPERO ST** E-1 Zone

Assessor's Parcel Number: 025-131-002
Application Number: MST2002-00592
Owner: Christine Dunstan
Architect: Tom Smith

(Proposal to demolish an existing 433 square foot garage, and to construct a 536 square foot addition and an attached 516 square foot garage to an existing 2,068 square foot residence on a 21,489 square foot lot in the Mission Area Special Design District.)

(Review After Final changes to the style of the garage door, skylight changes, and gutter details.)

Final Approval of the Review After Final changes with the condition that the frame at the front skylight shall be bronze anodized.

REVIEW AFTER FINAL**C. 317 ALAMEDA PADRE SERRA** R-2 Zone

Assessor's Parcel Number: 031-392-020
Application Number: MST2003-00177
Owner: Philip and Jeannette Condon, Trustees
Architect: Bryan Murphy

(Proposal to construct a one story 165 square foot addition to an existing two story duplex located in the Hillside Design District.)

(Review After Final change to remove all existing aluminum windows and replace with vinyl replacement windows.)

Continued indefinitely with the comment that the vinyl windows are not acceptable.

REVIEW AFTER FINAL**D. 1348 SAGE HILL RD**

E-1 Zone

Assessor's Parcel Number: 041-184-002
Application Number: MST2003-00876
Owner: Paul and Linda Avolese
Architect: Dwight Gregory
Landscape Architect: David Niles

(Proposal for a 684 square foot one-story addition, a 43 square foot garage addition, and 200 square feet remodel of an existing 1,528 square foot residence with an attached 462 square foot garage on a 0.31 acre lot located in the Hillside Design District. The proposal includes abandoning the existing driveway and construction of a new driveway.)

(Review After Final changes to the driveway.)

Final Approval of the Review After Final changes for the revised 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.

FINAL REVIEW**E. 1313 PITOS ST**

R-4 Zone

Assessor's Parcel Number: 017-342-013
Application Number: MST2004-00311
Owner: Alan and Maria Cunningham, Trustees
Applicant: Allen Cunningham
Architect: Jose Esparza

(Proposal to demolish an existing 689 square foot one-story single family residence with a detached 266 square foot one-car garage. Proposal includes the construction of a new 2,090 square foot 2-story duplex with a 3-bedroom apartment and a one bedroom apartment on a 5,000 square foot lot. The new duplex includes a 664 square foot 3-car garage and one uncovered parking space.)

(Final review of the project is requested.)

Final Approval of the project and indefinite continuance of the landscape plan with the following conditions: 1) The plaster finish shall match the building color and walls. 2) Consult with Public Works Department on the requirement to provide new sidewalk and street trees at the front of the property. 3) Applicant to provide increased landscaping or add a ribbon driveway. Landscape reviewed by Derrik Eichelberger.

REVIEW AFTER FINAL**F. 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.)

Final Approval of the landscaping as noted on the plans.

FINAL REVIEW**G. 716 JUANITA AVE**

E-1 Zone

Assessor's Parcel Number: 035-102-012
Application Number: MST2005-00015
Owner: Devon and Kelly Lazarus
Applicant: Joaquin Ornelas

(Proposal to construct a 139 square foot addition to an existing one-story 1,389 square foot single family residence and remodel the main entry, two bedrooms, dining room and master bathroom. Proposal will also include a new roof over the garage and a portion of the existing residence. The project will result in a 1,528 single family residence with an attached 415 square foot garage on an 11,767 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the new roof structure to encroach into the required front and interior yard setbacks.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval of the project and 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 continued one week to the Consent Calendar with the comment that the skylights at the back roof can be supported if the trim matches the roof color.

CONTINUED ITEM**H. 1604 LOMA ST**

E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014
Application Number: MST2005-00039
Owner: Dwight Henry Peterson
Architect: John Dewey

(Proposal to construct a 551 square foot, two-car garage and a 751 square foot two-story addition to the existing 2,094 square foot, two-story residence on a 10,671 square foot lot located in the Hillside Design District. The existing one-car garage will be converted to a storage area. The project will result in a 3,576 square foot residence with an attached two-car garage.)

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

Preliminary Approval and continued indefinitely to Consent Calendar 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. 325 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 031-371-006
Application Number: MST2005-00042
Owner: Ana D. Shi
Architect: Elisa Garcia

(Proposal to construct a 257 square foot addition to an existing 1248 square foot garage and hobby area. The proposal includes the conversion of the structure into 732 square foot residential unit, a 533 square foot two-car garage and a 213 square storage area. The property is currently developed with two existing residential units that are proposed to remain unaltered. Three uncovered parking spaces and one covered parking space are provided for the existing residences.)

(Final review of the project is requested.)

Final Approval of the project with the following conditions: 1) Update the color board. 2) The skylights shall have flat lenses. 3) Comply with all preliminary zoning plan check compliance. 4) Show proof of previous ground disturbance.

CONTINUED ITEM**J. 848 CALLE CORTITA**

E-1 Zone

Assessor's Parcel Number: 041-177-007
Application Number: MST2005-00100
Owner: Ann Altimirano
Architect: Banyan Architects

(Proposal to construct a 135 square foot first floor and 522 square foot second floor addition to an existing two-story 1,661 square foot residence and an attached 495 square foot two car garage. The project will result in a two-story 2,318 square foot residence on a 9,207 square foot lot located in the Hillside Design District. A Modification is required to permit as-built portions of the garage, upper level deck, and a lower level deck and spa which were constructed without permits)

(Preliminary review is requested. The Modification request was approved on June 1, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued two weeks due to the applicant's absence.

CONTINUED ITEM**K. 3900 BLK VIA LUCERO**

Assessor's Parcel Number: 015-233-0RW
Application Number: MST2005-00267
Owner: City of Santa Barbara
Agent: Alex Alonzo
Contractor: Donovan Electric

(Proposal for maintenance and repair of an existing sewer lift station. Proposal will include the installation of an emergency back-up generator between existing trash enclosures and the existing control panel. The existing control panel will be replaced.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAYBE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Final Approval with the following conditions: 1) The color of the fencing shall be driftwood gray.
2) Confirm with Public Works, Transportation Department that the location is acceptable.
3) Submit photographs of the fence.

NEW ITEM**L. 202 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-272-001
Application Number: MST2005-00335
Owner: 202 E Haley, LLC.
Architect: Dwight Gregory

(Proposal to remove doors and windows and relocate doors and window, revise landscaping and convert lube building to materials display room for window products.)

Continued one week with the following comments: 1) Restudy maximizing the landscape and possible improvements to the auto circulation. 2) Consult with Public Works Transportation Department on feasibility of parking spaces and curb cut removals.

NEW ITEM**M. 3768 STATE ST** C-P/SD-2 Zone

Assessor's Parcel Number: 053-300-034
Application Number: MST2005-00358
Owner: Gwen Griffin, Santa Barbara LLC.
Architect: Pdg Architects
Business Name: Washington Mutual

(Proposal to construct a new ATM next to an existing ATM, remove part of the planter and a new awning.)

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

Preliminary Approval and continued one week to the Consent Calendar with the following conditions:

- 1) The project is subject to Sign Committee approval on the panels or remove the signs.
- 2) Elongate the canopy and keep at the same height as the existing.
- 3) Eliminate the pole mounted envelope dispenser.
- 4) Return with awning sample color.

REFERRED BY FULL BOARD**N. 1402 GRAND AVE** E-1/A-1 Zone

Assessor's Parcel Number: 029-110-036
Application Number: MST2005-00359
Designer: Richele Mailand
Owner: Midwest Institution, LLC.

(Proposal to install 10 - 75 watt low level lights along the existing access road and electrical conduit for future electronic entry gates on a 5 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Reed S. Wilson, neighbor, stated that he is in support of the project.

Francesca Cava, neighbor, stated that she is in support of the project.

Final Approval of the lighting and 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 a one week continuance to the Full Board for review of the walls.

NEW ITEM**O. 1283 COAST VILLAGE CIR** C-1/SD-3 Zone

Assessor's Parcel Number: 009-293-006
Application Number: MST2005-00368
Owner: Orfalea Family Foundation
Agent: Derrik Eichelberger

(Proposal to revise parking lot to accommodate disabled parking stalls and add new landscaping.)

Final Approval of the project as submitted.

**** MEETING ADJOURNED AT 6:46 P.M.****