



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, January 17, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:03 P.M.

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 LAURIE ROMANO, Present, out at 3:25p.m., back at 4:44p.m.
 DAWN SHERRY, Present
 MARK WIENKE, Present, 3:18p.m.

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 5:30p.m., out at 7:00p.m.
 KELLY BRODISON, Planning Technician, Present
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (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 & 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</u> plans are required at the <u>time of submittal & each time plans are revised.</u></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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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 If you have any questions or wish to review the plans, please contact Kelly Brodison, 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 12, 2006 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 9, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 9, 2006, with corrections.

Action: LeCron/Manson-Hing, 7/0/1. Wienke abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Items and, reviewed by Randy Mudge.

Action: Mudge/Sherry, 8/0/0.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**E. Subcommittee Reports.**

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW**1. 1704 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00019
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren & Associates

(See MST2003-00227 for master case. Proposal to construct a 4,502 square foot single family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District.)

(Fourth Concept Review.)**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04)****(3:25)**

David Lane, Architect; Mark Lloyd, Agent; Brent Daniels, Agent; Derrik Eichelberger, Landscape Architect; present.

Motion: As to the Architecture: Final Approval with the following conditions: 1) Add the double starter course to the eaves. 2) Extend upper tile over the gutter. 3) Use gutter hanger brackets. 4) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: Wienke/LeCron, 8/0/0. Romano stepped down.

Motion: As to the Landscape: Preliminary Approval and indefinite continuance to the Consent Calendar with the condition to utilize the more colorful landscape close to the building walls, and not at the perimeter site walls and pool walls (?), and keep the colorful landscape away from the naturalized slopes.

Action: Wienke/Manson-Hing, 8/0/0. Romano stepped down.

Motion: As to the Fencing and Site Walls: Continued two weeks with the following comments: 1) Study ways to provide security for the pool area. 2) Provide elevations drawings for the proposed walls along the private drive, and as seen by the public. 3) The stone walls to be capless. 4) The color of the walls at the infinity edge pool are to be an earth tone color to blend with the landscaping. 5) As to required pool security fencing, study the idea of returning some of the walls to the adjacent architecture or to the adjacent lots.

Action: Wienke/LeCron, 8/0/0. Romano stepped down.

FINAL REVIEW**2. 1702 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00020
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren & Associates

(See MST2003-00227 for master case. Proposal to construct a 4,214 square foot single family residence at 1702 La Vista Del Oceano (Lot 4) with a 716 square foot two-car garage on a 45,143 square foot lot in the Hillside Design District.)

(Fourth Concept Review.)**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04)****(4:11)**

David Lane, Architect; Mark Lloyd, Agent; Brent Daniels, Agent; Derrik Eichelberger, Landscape Architect; present.

Motion: As to the Architecture: Final Approval with the following conditions: 1) Add the double roof tile starter course to the eave. 2) Extend upper tile over the gutter. 3) Use gutter hanger brackets. 4) Study the proportion of the proposed wood lintels and study increasing the depth on the larger openings. 5) The colors and light fixtures are acceptable as presented. 6) It is understood the proposed color for the tile roof will not be blended tile. 7) Refine the detail of the exterior guardrail terminations as depicted on the south elevation. 8) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: Manson-Hing/Sherry, 7/0/0. Romano stepped down.

Motion: As to the Landscape: Preliminary Approval and continued two weeks with the following conditions: 1) Add small canopy trees along the west building setback zone without blocking the neighbors view, as allowed by the Fire Department, yet to still provide screening for the new residence.

Action: Mudge/Wienke, 7/0/0. Romano stepped down.

Motion: As to the Fencing and Site Walls: Continued two weeks with the following comments: 1) Restudy the pool security issue relative to the cable rail fence. 2) Study the walls and the fence at the southeast edge of the property where it abuts lot 5 to minimize the height differential with the walls of lot 4.

Action: Mudge/Wienke, 7/0/0. Romano stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1115 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-014
Application Number: MST2005-00609
Owner: Jaime & Ro Melgoza
Architect: Tom Ochsner
Agent: Dave Sullivan

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

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

(4:44)

Justin Van Mullen, Architect, present.

Public comment opened at 4:54p.m.

Philip Walker, neighbor, asked what the size of the elevation and ridge peak would be. Mr. Walker expressed that his main concern was with the parking.

Public comment closed at 4:57p.m.

Straw vote: How many Board members would support the modification request? 5/3.

Motion: Continued indefinitely with the following comments: 1) The mass, bulk and scale is acceptable. 2) There is opportunity to add variety to three identical units, and have the front unit address the Quinientos Street with a porch element and front entry. 3) The three units would benefit in having a more detailed architectural style and by using additional types of materials. 4) The Board would like to see additional single story elements which would be more in keeping with the adjacent structures. 5) Vary the roof forms and eaves. 6) It is suggested to study variations in design and materials for the chimneys. 7) A majority of the Board supports the modification request for encroachment into the side yard as it. 9) Provide composite exterior elevations of all three buildings and a composite streetscape elevations including the adjacent neighbors. 10) Provide further photo documentation of the house next door, and from the second floor to ensure there are no privacy concerns for the neighbors. 11) The applicant is to correct the north arrow on the plans to reflect the accurate direction.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 822 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-006
Application Number: MST2005-00506
Architect: Kirk Gradin
Owner: CCCP, LLC

(Proposal to demolish the two existing residential units totaling 2,073 square feet and construct four new two-story, three-bedroom condominium units totaling 6,692 square feet on an 11,210 square foot lot. The proposal includes three attached 1,605 square foot units with a 491 square foot two-car garage each and one detached 1,453 square foot unit with a 460 square foot two-car garage. One modification is requested to allow the required private outdoor space for one unit to encroach into the front yard setback and a second modification is requested to allow the garage of the detached unit to encroach into the required interior yard setback.)

(Third Concept Review.)

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

(5:19)

Kirk Gradin, Architect, present.

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

Option A: The Board is not in support of the tandem garage parking as presented due to maneuverability concerns. The Board does not have any major objections to the aesthetics of this option. However, the tandem garage scheme does present a garage presence facing the street and visually fills the end of the paseo.

Option B: The aesthetics of this design as presented is preferred, as the building is more cohesive and the entry more visible and inviting from a site plan perspective. This option further opens views along the driveway paseo. If the applicant is directed by the Planning Commission to pursue Option B, the ABR would look for the architecture to be enhanced to lend individuality to the units by eliminating repetitive elements. The Board looks to the Planning Commission to make the decision between Option A and B based on the two proposed parking layouts.

With either option, the Board is in favor of the side yard modifications to the east to grant flexibility to the design given the three-foot wide unowned adjacent property which visually increases the apparent setback. The Board also supports the encroachment into the front and side yards for the trash enclosures. The trash enclosures between units A and B are acceptable and aesthetically blend nicely with the architecture.

Action: LeCron/Wienke. 7/0/1. Mosel abstained.

PRELIMINARY REVIEW**5. 110 E COTA ST**

C-M Zone

Assessor's Parcel Number: 031-201-030
Application Number: MST2003-00520
Owner: Assem Demachkie
Architect: Tom Meaney

(This is a revised project - project now consists of five residential condominiums units and three commercial condominium units. Proposal for a three-story, mixed-use building consisting of a parking garage with 12 spaces partially below grade, and 1,824 square feet of commercial and five residential condominium units above. A voluntary lot merger of the adjacent vacant lot (APN 031-201-030) is proposed as a part of this application.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 077-05.)**(6:04)**

Tom Meaney, Architect; Assem Demachkie, Owner; present.

Motion: Continued indefinitely and return for in-progress review with the following comments:
1) The mass, bulk and scale is acceptable. 2) The variety of the forms as presented are nice. The low elements, the high tower, the street elevations, the pedestrian experience to the central paseo are all benefits to the project. 3) The Cota Street elevation is quite charming, well articulated and blends well with the character of the neighborhood. 4) There is opportunity to add additional landscaping along the park to the east, and in the area between the paving and the driveway. 5) The east elevation facing the park does not have the same level of variety as the street façade. Study reducing the repetitious elements such as the continuous plate lines, the balconies and the roof lines. 6) Study or refine the articulation of the narrow access from the central paseo to the park. 7) Refine the tower elements especially the south facing elevation to be the same level of detail as the other buildings, perhaps by opening the decks or adding fenestrations, especially facing the south elevations. 8) The internal paseo and the use of the private use spaces with the fireplaces are successful. 9) Minimize the parapet wall and shed roof conditions on the south and west elevations. 10) Consider using stone on the ground floor terraces facing the park. It is suggested to finish the face of the balconies in stone to appear more unified.

Action: Wienke/Sherry, 7/0/1. Mosel opposed.

THE BOARD RECESSED FROM 6:52P.M. UNTIL - 7:15)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 642 SURF VIEW DR**

E-1 Zone

Assessor's Parcel Number: 035-093-008
Application Number: MST2005-00790
Owner: Jose Antonio Arroyo
Architect: Carol Gross
Contractor: Gino Vendrasco

(Proposal to add 183 cubic yards of fill dirt and construct 280 linear feet of new retaining walls to stabilize hillside landscaping on the eastern portion of an 11,858 square foot lot in the Hillside Design District. The proposed heights of the walls range from 1' - 8' above natural grade. Also proposed is an as-built retaining wall ranging from 3' to 9' above grade in the western part of the property. A modification is required for the as-built walls encroaching into the 30 foot front yard setback in the western part of the property.)

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

(7:15)

Carol Gross, Architect; Jim Buster, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:
1) The Board supports the modification request for the front yard encroachment as it is minor and technical in nature, the materials used for the walls are high quality materials, and the mature landscaping helps to screen the walls. 2) As to the proposed rear yard walls, most of the Board is uncomfortable with the proposed layout for the following reason: the walls sit above the existing grade, do not appear to offer stabilization. 3) The rear yard will appear steeper by adding the fill. 4) There is concern with slippage and/or erosion of the hillside. 5) A low sloped wall along the public side walk would help prevent slippage and erosion. 6) It is preferred to see the proposed retaining walls follow the contour lines in a more natural manner with the hillside. 7) Applicant should follow Hillside Design technique number four. 8) The Board looks for high quality materials to emulate the front yard condition. 9) Provide a revised landscape plan to conform to the revised wall layout.

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

PRELIMINARY REVIEW**7. 812 LARGURA PL**

A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2005-00692
Owner: Elizabeth Vos
Architect: Armando Arias
Contractor: Del Mar Construction

(This is new application. A previous application was denied under MST2004-00783 and the project scope has been reduced. Proposal to construct an 889 square foot addition on three levels to the rear of an existing 1,584 square foot two-story residence on a 46,809 square foot lot located in the Hillside Design District. The proposal includes the removal of a large deck at the south west corner of the house and the construction of 120 square feet of new decks.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**(7:43)**

Armando Arias, Architect; Elizabeth Vos, Owner; and Bethany Clough, Landscape Architect; present.

Public comment opened at 7:57p.m.

Tony Fischer, Attorney for Mr. and Mrs. Cahill believes that the document submitted as part of the prior project on the same site to be retained for this project. In addition, none of the elevations show what the fence will look like and does not provide any benefit to the property below for adequate screening.

Linda Cahill, neighbor, stated that she would like the Board members to conduct a site visit. Ms. Cahill believes the project takes away from their privacy and their views. Mrs. Cahill submitted numerous photographs of the proposal as viewed from her house.

Mr. Cahill read a letter which was submitted by Mary Deming Hobart which stated her concern with the size of the proposal and her concern in the event there was a fire, as the neighborhood is in a high fire zone.

Public comment closed at 8:23p.m.

Motion: Preliminary Approval of the architecture, landscape, the conceptual drainage plans and back to the Consent Calendar with the following conditions: 1) The new design is in keeping with Hillside Design Guidelines, both with its roof forms, cascading decks, and the stepped leveled floors. 2) The proposed design style is more in keeping with the original design of the house. 3) The revised design does not require a modification. 4) The applicant proposes to rectify the existing code violations. 5) The proposed 6-8 foot property line fence is not acceptable as a solution to the privacy concerns of the neighbors to the west. 6) The Board looks to the applicant to provide privacy by utilizing additional landscape. 7) Augment the landscape plan to include native plantings disturbed by construction in the rear yard area. 8) Reduce the amount of hardscape at the driveway and increase the amount of landscape. 9) Applicant is to camouflage the drainage lines or run subterranean. 10) Minimize the width of the sidewalk along the easterly line to allow room for the drainage swale. 11) Eliminate the proposed gates at the driveway entrance. 12) Enclose the under story of the west facing deck with a skirt, eliminate the cantilever of the lower level deck, and study ways to provide more privacy for the neighbors as viewed from the deck. 13) Increase the amount of the stone façade on the face of the lower basement. 14) The Conditions of Approval dated Jan 17, 2006 which address, air quality, noise, solid waste, drainage, and water quality are incorporated into this motion. 15) The Neighborhood Preservation Ordinance criteria have been met as Stated in Subsection 2268.060 of the City of Santa Barbara Municipal Code.

Action: Wienke/Manson-Hing, 7/1/0. LeCron opposed.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1810 LAS CANOAS RD**

A-1 Zone

Assessor's Parcel Number: 021-040-003
Application Number: MST2005-00806
Owner: Patrick H. & Nancy D. Davis
Architect: Tom Jacobs

(Proposal to permit an "as-built" 480 square foot, one-story straw-bale accessory building on a 6.6 acre lot located in the Hillside Design District. The lot is currently developed with a non-conforming 1775 square foot one-story residence, a 528 square foot two-car garage, a 1,195 square foot barn, and a 500 square foot detached guest house to remain unaltered. A modification is required for the accessory square footage in excess of 500 square feet. The total proposed accessory square footage on site is 2,175.)

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

(8:41)

Tom Jacobs, Architect; Patrick and Nancy Davis; Owners; present.

A letter was read into the record submitted from Gwen Phillips which stated that she "heartily" approves of the project.

Motion: Continued indefinitely to the Modification Hearing Officer with the comment that the modification request is supportable by the Board, as it is technical in nature with no aesthetic impact and the building is compatible with adjacent structures.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 832 ORANGE AVE**

R-3 Zone

Assessor's Parcel Number: 037-024-002
Application Number: MST2005-00657
Owner: Lorenzo & Maria Martinez
Applicant: Manuel Contreras

(Proposal to demolish one 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION.)

(8:51)

Motion: Continued indefinitely at the applicant's request.

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

CONCEPT REVIEW - CONTINUED ITEM**10. 416 S CANADA ST**

R-4 Zone

Assessor's Parcel Number: 017-334-008
Application Number: MST2005-00441
Owner: Antonio C. Sarabia & Yolanda Marin
Designer: Robert Stamps

(Proposal to construct a new, detached, two-story 1,736 square foot three bedroom residence with an attached, 433 square foot, two-car garage on a 6,390 square foot lot with one existing 829 square foot residence. The existing one-car garage is to be demolished and two additional uncovered parking spaces are also proposed.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(8:51)

Motion: Continued one week.
Action: LeCron/Mudge, 8/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Architect: Erich Burkhart
Architect: Brian Cearnal

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Review After Final of the Energy Center for relocation of the SCE transformer and installation of additional landscaping.)

Final Approval as submitted with the understanding that the transformer will be screened with additional landscaping along the west elevation at a future date.

REVIEW AFTER FINAL**B. 223 W PEDREGOSA ST**

R-4 Zone

Assessor's Parcel Number: 027-021-002
Application Number: MST2004-00152
Architect: Alex Pujo
Owner: David Boylan

(Proposal for three new two-story condominiums, each with an attached two-car garage. The proposal will amount to a total of 4,108 square feet for the three condominiums, which will be located on a 9,337 square foot lot. Project includes the demolition of the existing 1,068 single-family residence and an existing two-car garage.)

(Review After Final for changes to windows on the first floor, east elevation.)

Final Approval as submitted.

FINAL REVIEW**C. 415 E DE LA GUERRA ST**

C-2 Zone

Assessor's Parcel Number: 031-022-008
Application Number: MST2004-00243
Owner: Valentino & Edith Ziliotto, Trustees
Architect: Peikert Group Architects
Designer: Gina Giannetto

(Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing 4,350 square foot mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.)

(Modification approved on November 30, 2005. Final Approval is requested.)

Continued three weeks at the applicant's request.

FINAL REVIEW**D. 221 BARRANCA AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-063-013
Application Number: MST2005-00704
Owner: Ani J. Casillas
Architect: Zimmerman Architects

(Proposal to construct a 1,100 square foot addition to an existing 862 square foot, one-story residence with a 342 square foot, attached garage on a 6,298 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. The project will require a Coastal Exclusion.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted on the plans with all materials and colors to match the existing.

CONTINUED ITEM**E. 120 S HOPE E-144** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2005-00833
Owner: Macerich La Cumbre, LLC
Business Name: Coach
Agent: Glen Morris

(Proposal for a storefront remodel for Coach in the La Cumbre Plaza Shopping Center.)

Final Approval of the store front as noted on the plans and a one week continuance for review of the roof top equipment.

NEW ITEM**F. 2441 CALLE GALICIA** E-1 Zone

Assessor's Parcel Number: 041-412-006
Application Number: MST2004-00800
Owner: Center Pond Limited Partnership
Architect: Cornerstone Construction

(Proposal to remodel master bedroom and bath including a window replacement of a sliding door, one new window on the south wall, and to demolish an "as-built" patio cover for an existing 1,910 square foot single story residence located in the Hillside Design District.)

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

Final Approval as submitted.

NEW ITEM**G. 627 SURF VIEW DR** E-1 Zone

Assessor's Parcel Number: 035-111-002
Application Number: MST2006-00007
Owner: Pintard David C/Rebecca J
Architect: Poirier & David Architects

(Approval of as-built brick site retaining wall at rear of the parcel on a 10,285 square foot lot in the Hillside Design District. Grading included 15 cubic yards of cut and 15 cubic yards of fill. The parcel is currently developed with a one-story single family residence and attached garage.)

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

Final Approval as submitted.

**** MEETING ADJOURNED AT (8:53) P.M. ****