



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 27, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:07 P.M.
BOARD MEMBERS:

- BRUCE BARTLETT, Chair, Present
- JAMES LECRON, Vice-Chair, Present, left at 8:22 p.m.
- CHRISTOPHER MANSON-HING, Present
- GARY MOSEL, Present
- RANDY MUDGE, Present
- LAURIE ROMANO, Present
- DAWN SHERRY, Present, left at 3:50 p.m., and returned at 6:21 p.m.
- MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor, Absent
 - KELLY BRODISON, Planning Technician, Present
 - KATHLEEN GOO, Commission 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 time of submittal & 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 & 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>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov 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 Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on February 23, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
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 February 21, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 21, 2006, with corrections.

Action: Wienke/Romano, 7/0/1 (LeCron abstained from Items #6-9.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Wienke.

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

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

1. There were no changes to the agenda:

2. Ms. Brodison made the following announcements:

- a) Case Planner, Suzanne Johnston, for the project located at 2531 Mesa School Lane, has advised that the story poles have been installed for the Planning Commission Hearing on Thursday, March 2, 2006, and requests that the Board visit the site before Friday, March 3, 2006.
- b) Board member Sherry will be leaving the meeting at 3:45 p.m., and at approximately 5:00 p.m.
- c) Board members Romano and Mudge will be stepping down from Item #2.

E. Subcommittee Reports.

Board member Manson-Hing reported that the Lower Mission Creek *Ad hoc* Subcommittee meeting has been postponed to a later date since the Army Corps of Engineers did not have any new progress to report.

F. Possible Ordinance Violations.

No reported violations.

DISCUSSION ITEM:**1. STREET LIGHTS GUIDELINES ADVISORY GROUP PRESENTATION AND RECOMMENDATIONS**

(3:15) John Ewasiuk, Principal Civil Engineer and Mike Grimes, Facilities Manager for the City of Santa Barbara; and Steve Hausz, Historic Landmarks Commission Liaison for the Streetlights Guidelines Advisory Group, present.

Discussion on this item resulted with a majority of the Board in favor of pedestrian scale lighting utilizing downward focused dome light elements and fluted concrete columns to provide adequate pedestrian lighting while keeping the desired ambiance.

PRELIMINARY REVIEW**2. 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: Brian Cearnal
Landscape Architect: Bob Cunningham/Arcadia Studio
Architect: Erich Burkhart

(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.)

(Final Approval is requested for the main building and nursing pavilion and Preliminary Approval is requested for entry elements, glass entry elements, main tower elements, helipad, entry trellis at the main building.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #020-05.)

(4:19)

Suzanne Elledge, Agent for Cottage Hospital; Joseph Mada, and Sina Yerushalmi, Architects; and Scott Allen, Project Manager for Cottage Hospital, present.

- Motion: Final Approval with the following comments:
- MAIN ENTRY TOWER:** 1) The Board would like to see decorative grills added to the elevator vents with integral bird screening recessed to the beveled sill trailing edge.
- HELIPAD STRUCTURE:** 2) The caulking at the joints shall be recessed to present a reveal-line at the joints as part of the joint details for the metal panels. 3) The horizontal elements at the stairs shall be detailed in a thinner dimension so the vertical appear to be wider than the horizontal guard rail stanchions. 4) Visibility of helipad is a concern, but the plans demonstrate minimal visibility.
- MAIN ENTRY/GLASS ELEMENTS (GLASSY GLUE):** 5) Refinements are acceptable as depicted. 6) The minimizing of the horizontal mullions with shadow line fins, and the emphasis of larger panes of glass at the main entry, are appreciated.
- PEDESTRIAN CANOPY (ENTRY TRELLIS):** 7) Overall design is acceptable; however, one type of glass (preferably the etched glass with the dotted pattern) shall be used. 8) Entry bollards of the canopy should be similar to those on the power plant, with the chained hooks moved down from the upper globe elements to the columns.
- MAIN NURSING PAVILIONS:** 9) The design is acceptable. 10) Booster tiles shall be added at the roof tile eaves with upper tiles shall be partially extended over the gutters. 11) The Board understands that the accent color has been eliminated along the base.
- LANDSCAPE PLAN:** 12) The landscape plan is ready for final approval. 13) The Board understands that the River of Life fiber optic lights are not available as high pressure sodium; therefore, the proposed fixtures are acceptable for the landscape plan.
- Action: LeCron/Wienke, 5/0/0, (Mudge and Romano stepped down, Sherry was absent).

CONCEPT REVIEW - CONTINUED ITEM

3. **1575 LA VISTA DEL OCEANO DR** E-1 Zone
- Assessor's Parcel Number: 035-170-023
 Application Number: MST2003-00652
 Owner: Gene Schecter
 Engineer: Penfield & Smith Engineers
 Agent: Bob Goda
 Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

(5:50)

Gene Schecter, Owner; David Geyer, Adjacent Owner, Brian Hofer, Architect, and Marisela G. Salinas, Associate Planner for the City of Santa Barbara, present.

Ms. Salinas read the Planning Commission's comments for this project from October 6, 2005, into the record as general information for the Board, which are on file for public viewing.

- Motion:** Continued indefinitely with the following comments: 1) The reduction of the house from a three-story residence to a two-story split level residence is appreciated by the Board. 2) There exists an opportunity for the applicant to create a split between the two wings of the residence and nestle the eastern wing closer into the natural grade. 3) The applicant shall not extend the easternmost retaining walls in the site work to read as part of the architecture. 4) Instead of the proposed tall vertical faces or cantilevers, the taller elements of the structure should "step back" to conform to the Hillside Design Guidelines. 5) Use of the same materials in the site walls and residence results in a larger and massive appearance in the architecture. Therefore, the site walls should be naturalized and minimized in height to not read as part of the architecture, especially in areas where solid guard rail conditions have been created. 6) Reduce the plate height on the garage wing, especially on the south elevation, and significantly step-down the east wing finished floors to help diminish the eave lines as viewed from the down slope. 7) The elimination of the street guest parking is appreciated by the Board. 8) The site design and integration of the site walls and other landscape features are appreciated, but should be more in conjunction with the approved landscape plan presented with the street improvements. 9) The proposed chimney element on the east elevation above the glass French door component is awkward and unacceptable, and needs restudy. 10) Site section diagrams showing the existing topography and how the residence relates to the hillside are requested when the applicant returns.
- Action:** LeCron/Wienke, 7/0/1, (Sherry abstained).

***** **THE BOARD RECESSED FROM 6:30 P.M. UNTIL 6:59 P.M.** *****

CONCEPT REVIEW - CONTINUED ITEM

4. 124 LOS AGUAJES AVE R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-007
 Application Number: MST2004-00725
 Owner: Mark Edwards
 Architect: Peter Ehlen
 Agent: Fermina Murray
 Agent: Compass Rose

(Proposal to demolish an existing 887 square foot single-family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)

(7:00)

Mark Edwards, Owner; Peter Ehlen, Architect; David Black, Landscape Architect; and Chelsey Swanson, Assistant Planner for the City of Santa Barbara, present.

Public Comment opened at 7:39 p.m.

Mr Untermann, neighbor, found the project to be a positive addition to the neighborhood and would set the trend in quality development for the area. The quality of the detail elements on parking and landscaping of the project are highly desirable for the neighborhood.

Public Comment closed at 7:42 p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: (Previous Comment #1 carried forward) 1) A majority of the Board is generally comfortable with the contemporary style of the proposal, and finds that the flat roofs and other details are compatible with the industrial nature of the neighborhood. 2) The majority of the Board finds the size, bulk, and scale of the project is acceptable, but would like to see the third floor setback increased as it addresses Los Aguajes Avenue since the current proposal is requesting a front yard modification. 3) Modifications on the first and second floor are supported by the Board since they are in alignment with the adjacent properties on either side of the property. 4) The layout of the parking is acceptable, since it does not include garage doors facing the street. 5) More pedestrian delineation in the paving is requested to make the entry ways for the three condominiums more obvious than the current proposal. 6) The stone base on the ground floor of the building is acceptable and adds to the quality of materials for the contemporary style building. 7) The landscape plan is appropriate for the beach area of the project with the proposed palm trees appropriate for the three story buildings. 8) Support from the Board for the interior yard modifications, as delineated by Staff, is mixed. 9) Some support of the encroachments could be obtained from the Board if directed toward allowable uses such as decks or fireplaces. The proposed encroachments are minimal and represent only window ledges or upper level protrusions supported from the ground. 10) Glass hand rails with the sandblasted or etched outer facings are accepted by the Board since they are non-glare/not reflective and in keeping with the style of the architecture.

Action: Wienke/Romano, 7/1/0 (Mosel opposed).

CONCEPT REVIEW - CONTINUED ITEM

5. 1776 EUCALYPTUS HILL RD

A-2 Zone

Assessor's Parcel Number: 015-161-054
Application Number: MST2002-00614
Owner: Rick Jeffery
Agent: Carol Gross

(Proposal for two-lot subdivision of a 4.12 acre lot with an existing single-family residence in the Hillside Design District.)

(Review of Landscape Plan)

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

(7:50)

Rick Jeffery, Owner; and Carol Gross, Agent and Landscape Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) (Previous Comment #5 carried forward, with further elaboration) The Board appreciates the applicant's elimination of the visual scarring caused by the existing access road. 2) The proposed interim landscape plan returns the hillside to a more natural condition despite being temporary until a future house is approved or built on a newly proposed lot. 3) Restudy the plant palette for more compatible plants with the existing vegetation. 4) The proposed east side improvements on Eucalyptus Hill Road, and the proposed driveway realignment for 1776 Eucalyptus Hill Road, are both beneficial improvements to a currently awkward and dangerous curve, and should improve walkability and maneuverability in that vicinity.

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

CONCEPT REVIEW - CONTINUED ITEM

6. 819 N SALSIPUEDES ST

R-3 Zone

Assessor's Parcel Number: 031-031-008

Application Number: MST2006-00013

Owner: Webster Elai Ne

Architect: Ron Sorgman

(Proposal to construct two new single family residences on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification is requested to allow the reduction of one required parking space and the encroachment of a parking space in the interior yard setback.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:16)

Ron Sorgmann, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The two-stall carport is supported by the Board, but parking for three cars on the site would be preferable. 2) Opening of the porch on the rear unit is acceptable. 3) Applicant to return with landscape plan including access to the rear unit. 4) Applicant to ensure that the distance from the carport to the structure is appropriate for zoning. 5) The ribbon driveway is viewed as an enhancement.

Action: Mudge/Mosel, 7/0/0 (LeCron absent).

CONCEPT REVIEW - CONTINUED ITEM**7. 202 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-272-001
 Application Number: MST2005-00796
 Owner: 202 E Haley, LLC
 Architect: Dwight Gregory

(Proposal to demolish three commercial buildings consisting of 2,276 square feet, and construct a new 4,802 square foot, two-story commercial building with 11 parking spaces on a 12,000 square foot lot. Proposal will require Development Plan Approval by the Architectural Board of Review for commercial additions of between 1,000 and 3,000 square feet.)

(Second Concept Review.)

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

(8:33)

Dwight Gregory, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The project is ready for Preliminary Approval. 2) The refinements of the project are appreciated by the Board. 3) The pedestrian-friendly changes to the elevations are a great benefit to neighborhood. 4) The applicant should pursue additional parkway plantings throughout, especially in areas with red painted curbing, and similar to the adjacent commercial property on Santa Barbara Street. 5) Further study and refinement is requested on the proposed chamfer at the corner of Santa Barbara and Haley Streets to incorporate an additional pedestrian door in the chamfer, and to also incorporate hardscape instead of the planter at the corner as depicted on the plans. 6) Further articulation of the parapet wall on the north elevation is needed on the level area between the right side office component and the left side undulating industrial parapet. 7) Detailing on the industrial garage door openings is appreciated, and the Board looks forward to further detailing on the remaining gutters, down spouts, north elevation niche, and other elements. 8) A landscape plan is requested when the applicant returns.

Action: Manson-Hing/Mudge, 7/0/0 (LeCron absent).

PRELIMINARY REVIEW**8. 709 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-063-009
 Application Number: MST2004-00526
 Owner: Bernardo Barragan, Jr., Trustee
 Designer: Cliff Hickman

(Proposal to demolish an existing 1,009 square foot single family residence and construct a two-story 3,529 square foot three unit condominium project with five attached garage spaces on a 6,250 square foot lot. A zoning modification is requested for the trash enclosure to encroach into the required rear and interior yard setbacks.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND A MODIFICATION.)

(8:54)

Bernardo Barragan, Jr., Owner/Trustee for the Bonazzola Family Trust; Cliff Hickman, Designer; and Lansing Duncan, Designer, present.

Motion: Preliminary Approval and return to the Consent Calendar with the following comments:
1) The project is nicely articulated and the re-use of the existing stone is appreciated.
2) (Previous Comment #5 carried forward with further elaboration) Restudy the roof line at the porch in its intersection with the deck on the second floor to bring the juncture of the hip to the juncture of the proposed deck corner. 3) Confirm the minimum deck required for the second unit. 4) Further refinement of the window pop-outs as articulated on the left and right side of the building to add more mass under the sill of the window. 5) Further study of the chimney elements with an added decorative termination cap is requested to hide the flue termination. 6) Restudy the window placement on the garages under the proposed chimney elements so that they are more grounded and not supported above windows. 7) Introduce a carriage style garage door on Wentworth Avenue with glass panes across the top door section. 8) Consider different tree placement to offer more privacy, especially on the right side elevations. 9) Continue the pedestrian sidewalk connection from the two upstairs units to the public sidewalk on Wentworth Avenue with at least a 3-foot width.

Action: Wienke/Mosel, 7/0/0 (LeCron absent).

PRELIMINARY REVIEW

9. 3053 SAMARKAND DR

E-3/SD-2 Zone

Assessor's Parcel Number: 051-161-004

Application Number: MST2005-00755

Owner: Hochman Family Survivors Trust 9/22

Designer: Loren Sullivan

(Proposal to demolish an existing 1,446 square foot residence with an attached 209 square foot garage and construct a new 2,736 square foot two-story residence with an attached 442 square foot garage. A modification is required for locating the open yard in the front yard on Las Positas Street.)

(Modification approved on December 14, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(9:27)

Loren Sullivan, Designer, present.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the condition that the following details shall return at the Consent Calendar for Final Approval with the following comments: 1) Further quality detailing on the front stucco columns' base and capital is required. 2) The applicant shall use fine quality recessed windows throughout the project.

Action: Wienke/Romano, 6/0/0 (LeCron and Manson-Hing absent).

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 15 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 037-173-041
Application Number: MST2005-00776
Owner: Faulding Hotel Inc
Architect: Tom Moore

(Proposal to add trash enclosure, wheelchair accessible ramp and two exterior light fixtures to the existing Faulding Hotel.)

(Review After Final for proposed light fixture.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 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: Brian Cearnal
Landscape Architect: Bob Cunningham/Arcadia Studio
Architect: Erich Burkhart

(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 for use of solar voltaic system, location of transformer ten-feet from the property line, revise the pitch break roof of the Administration Building to be a traditional pitch break without a drop condition at the eave, the integration of the proposed phasing for landscaping adjacent to the parking structure, window sash color, shingle material and shade structure.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #020-05.)

Final Approval as submitted of the Review After Final, and contingent upon Substantial Conformance Determination for use of a photo voltaic system.

REVIEW AFTER FINAL**C. 225 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-181-029
Application Number: MST2004-00126
Owner: Dr. Gregory Keller
Architect: HFP Architects

(Proposal to construct a 1,855 square foot second-floor addition to an existing 6,986 square foot one and partial two-story medical office building. The proposal includes a remodel of the first floor. The proposal includes the reconfiguration of the parking lot to add seven additional uncovered spaces for a total of 31 spaces. The project requires Development Plan Approval by the Architectural Board of Review for small additions between 1,000 and 3,000 square feet.)

(Review After Final for elimination of external elevator tower in breezeway, add small fenced in roof garden, revisions to stairs and balconies.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**D. 1327 LOS ALAMOS PL**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-195-020
Application Number: MST2002-00293
Owner: William Sunkel, Trustee
Architect: Bill Wolf
Applicant: William Sunkel

(Proposal to construct a 504 square foot, first-floor addition and an 800 square foot, second-story addition to an existing 1,029 square foot, one-story, single-family residence with an attached two-car garage on a 7,054 square foot lot. The proposal includes an 88 square foot, second-story deck.)

(Review After Final for a third one-year time extension. The previous time extension will expire 3/10/06.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**E. 1417 CRESTLINE DR**

E-1 Zone

Assessor's Parcel Number: 049-241-001
Application Number: MST2005-00231
Owner: Franklin I & Sandra B Branders
Architect: Craig Burdick

(Proposal to construct a 225 square foot addition to an existing one story 2,410 square foot residence located on a 17,460 square foot lot in the Hillside Design District. Proposal will also include a 1,840 square foot interior remodel to the master bedroom, master bathroom, living space and library.)

(Review After Final for revised retaining wall.)

Final Approval as noted on the plans.

FINAL REVIEW**F. 914 MEDIO RD**

E-1 Zone

Assessor's Parcel Number: 029-262-003
Application Number: MST2005-00510
Owner: Thomas D Bates
Architect: Ken Kruger

(Proposal to add a French door on the second floor, change an existing window on the first floor in the front yard setback. A modification is required for increased door openings in the required setback. The proposal includes the replacement of all single pane windows with dual pane windows. The existing staircase and deck will be removed.)

(Modification was granted September 7, 2005. Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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

REFERRED BY FULL BOARD**G. 1029 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-241-024
Application Number: MST2006-00003
Owner: Rory Mcmenamin
Architect: Tomas Osinski

(Proposal for a 38 square foot enclosure of the entry, new stairs and trellis, new 300 square foot deck, replace existing doors and windows, replace siding and new stone veneer on chimney for a 2,394 square foot residence with a 378 square foot attached garage on a 16,273 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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

NEW ITEM**H. 217 STEARNS WHARF E**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022
Application Number: MST2006-00094
Owner: City of Santa Barbara
Applicant: Bob Zimmer

(Replace existing stairs, with a landing (42" x 41") midway up. Stairs will not go more than 7.5" past existing bollards. All materials to match existing.)

(COMMENTS ONLY; PROJECT REQUIRES COASTAL EXCLUSION APPROVAL.)

Final Approval as noted on the plans.

NEW ITEM**I. 2800 STATE ST** R-4/SD-2 Zone

Assessor's Parcel Number: 051-132-010

Application Number: MST2006-00106

Owner: Teng & Sons LLC

(Repaint existing hotel from green and white to Body Canoe with Quite Shore trim with Red Pine accent.)

Final Approval as noted on the plans.

NEW ITEM**J. 131 BURTON CIR** R-4/SD-3 Zone

Assessor's Parcel Number: 033-073-006

Application Number: MST2006-00108

Owner: Burton Mason, Ltd

Applicant: Peter Koelsch

(Proposal to replace windows and doors, add wood deck and concrete patio to 1 unit in a 5 unit apartment building.)

Final Approval as noted on the plans.

**** MEETING ADJOURNED AT 9:38 P.M. ****