



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 20, 2006**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:04 P.M.**

**BOARD MEMBERS:**  
 BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 CHRISTOPHER MANSON-HING, Absent  
 GARY MOSEL, Present  
 RANDY MUDGE, Present, left at 5:13 p.m. and returned at 6:15 p.m.  
 LAURIE ROMANO, Present  
 DAWN SHERRY, Present  
 MARK WIENKE, Present  
**CITY COUNCIL LIAISON:** GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor, Present from 3:45-4:09 p.m.  
 KELLY BRODISON, Planning Technician, Present  
 KATHLEEN GOO, Commission Secretary

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

**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](http://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 March 16, 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](http://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 8:00 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 March 13, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 13 2006, with corrections.

Action: Mudge/Sherry, 6/0/1 (Board member LeCron abstained).

## C. Consent Calendar.

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

Action: Wienke/Mudge, 7/0/0.

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

1. Ms. Brodison announced the following change to the agenda.

Board member Manson-Hing will be absent from today's meeting.

2. The Board made the following announcements:

a) Board member Mosel will be absent for the next March 27, 2006, Board meeting.

b) Board member Le Cron will be absent from the next two Board meetings, March 27, 2006, and April 3, 2006.

c) Chair Bartlett will be stepping down from Items #2, 1102 East Canon Perdido Street, and Item #9, 1301 Las Alturas Street.

d) Chair Bartlett will also be absent from the next March 27, 2006, Board meeting, and therefore the Acting Chair will be either Board member Wienke or Manson-Hing.

e) Board member Sherry will be stepping down Item #4, 22 East Montecito Street.

## E. Subcommittee Reports.

Chair Bartlett reported that he attended the 30<sup>th</sup> and final Neighborhood Preservation Ordinance (NPO) Steering Committee *Ad hoc* Subcommittee again on Friday, March 17, 2006, which was the culmination of a year and a half effort to finalize the guidelines prior to going City Council. The final results are a three-year review period to test results, and the NPO Steering Committee is recommending ordinance standards for small lots under 7500 square feet with FAR limits, and guidelines for lots over 7500 square feet. One final meeting is scheduled for Wednesday, April 12, 2006, to review findings for modification and variance standards for unique projects over the set standards.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM****1. 400 BLK CORONEL ST**

Assessor's Parcel Number: 037-270-0RW

Application Number: MST2006-00135

Applicant: Heather Diez

Owner: City of Santa Barbara

Landscape Architect: Van Atta & Associates

(Proposal for public improvements in the 400 Block of Coronel Street including landscaping, construction of two one-way bike paths and a sidewalk.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)**

(3:35)

Heather Diaz, Applicant; Susan Van Atta, Landscape Architect; and Cornelius Murphy, Designer, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the project a definite enhancement to the neighborhood and improves certain parking and loitering concerns within the area. 2) The Board recommends a two-way bicycle lane with wider paving as a safer alternative to the proposed one-way paired bicycle lanes. 3) The separate pedestrian path is well located, and the design is enhanced with the proposed painting, although the Board will be seeking more information on the painted surface to ensure it is pedestrian safe. 4) The proposed landscape palette is acceptable, although the Board recommends additional trailing vines be used to camouflage the existing retaining wall condition. 5) The Board understands the drainage to the proposed drainage swale will be accomplished under sidewalk and through pipe drains. 6) Existing lighting will remain, and any additional augmented lighting shall be done per the new City lighting standards. The applicant shall provide the Board with cut sheets when the project returns. 7) The Board looks forward to resolution of the final paving surface issue, whether it is existing asphalt or new paving based on the economic and existing conditions.

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

**CONCEPT REVIEW - CONTINUED ITEM****2. 1102 E CANON PERDIDO ST**

R-2 Zone

Assessor's Parcel Number: 031-060-001  
Application Number: MST2005-00140  
Engineer: Penfield and Smith  
Owner: Gregory R. Tice & Deborah J. Revocab  
Architect: Thomas Hashbarger

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

**(Second Concept Review)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)**

(4:10)

Thomas Hashbarger, Architect, present.

Public comment opened at 4:17 p.m.

Emailed comments by Mr. Christopher Bell, neighbor, were read into the minutes by Board member LeCron. Mr. Bell expressed concern regarding compatibility issues, and opposed allowing three-story single-family residences in the area.

Ms. Carol Smanotto, neighbor, expressed concern regarding the project adversely affecting the neighborhood and creek.

Board member LeCron redirected the public's concerns regarding drainage, impacts, and other general condominium issues toward the Planning Commission, and that only aesthetics concerns should be addressed toward the ABR at this time.

Mr. Grady Williams, neighbor, expressed concern regarding the introduction of multi-family dwellings in the Riviera area setting a precedent and affecting the aesthetics in what is primarily a single-family residential neighborhood.

Mr. Mark Trueblood, neighbor next door to the project, expressed concern regarding traffic impacts entering and exiting the project, parking restrictions in the easement, and that the mass, scale, and bulk of the project will impact the aesthetic views of the ocean from his house and other homes in the area.

Public comment closed at 4:31 p.m.

- Motion:** Continued indefinitely to the Planning Commission with the following comments: (previous comments #1, #2, #3, & #4 carried forward\*) 1) The Board appreciates the quality of architecture and the presentation.\* 2) Most of the Board is in favor of the modern style of the architecture;\* however, one Board member feels that the architecture is not in keeping with the neighborhood. 3) The applicant is to provide photo documentation of how the view would be impacted from the uphill neighbor,\* and work with the uphill neighbor to provide the Board with panoramic view photos at eye level with story poles. 4) The applicant is to provide an accurate survey of the roof heights of the existing home to be demolished in terms of elevation and the finished floors of the immediate uphill neighbor.\* 5) Most of the Board feels the entries to the condominiums are well delineated because the project is designed as two separate single-family residences. 6) The enhanced paving and narrowing of the driveway works to help delineate those entries and clarify the entrances to the two structures. 7) The size, bulk, and scale is acceptable as the project offers smaller footprints than several of the adjacent residences. 8) Study the chimney element on Unit A to be better integrated with the architecture. 9) The plate heights on the finished floors should be called out on the sections. 10) The additional step planter utilized to further screen the basement area of Unit A is acceptable. 11) Further documentation and study is requested on all the impacted trees, especially on the oak tree on the downhill side of Unit B, and should include accurate delineations of the drip lines. 12) The Board suggests that Unit A be pushed further back from the property line toward Unit B in order to make room for an entry stoop for Unit A and provide an additional landscape buffer along the easement driveway. 13) Removal of the existing garage enhances the public area and views perception of the project.
- Action:** Sherry/Wienke, 5/1/0 (Manson Hing absent, Chair Bartlett stepped down, Mosel opposed).

### **FINAL REVIEW**

#### **3. 260 EUCALYPTUS HILL DR**

A-2 Zone

Assessor's Parcel Number: 015-050-012  
 Application Number: MST2005-00707  
 Owner: David and Marily Wenner  
 Designer: Sophie Calvin

(Proposal for minor alterations to doors and windows, as-built additions to the decks on the accessory structure, an as-built patio enclosure and as-built windows. The project also includes the conversion of an existing 1,370 square foot accessory structure and attached 2,465 square foot seven-car garage into a 3,010 square foot single-family residence with an attached 825 square foot four-car garage. There is an existing 5,166 square foot single-family residence located on a 3.5 acre lot in the Hillside Design District. The project requires Planning Commission approval of a Performance Standard Permit (PSP) for an additional dwelling unit and Neighborhood Preservation Ordinance (NPO) findings for more than 6,500 square feet of development.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 008-06.)**

(5:03)

Sophie Calvin, Designer, present.

- Motion:** Final Approval with the condition that the oak tree protection notes be added to the site plans.
- Action:** LeCron/Sherry, 7/0/0 (Manson Hing absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 22 E MONTECITO ST**

OC/HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-052-019  
Application Number: MST2006-00107  
Applicant: Bankers Mortgage Realty Company  
Applicant: David Tabor

(Proposal to construct a three-story, 25,822 square foot, 49 room hotel including a café, manager's unit, and 28 covered and 16 uncovered parking spaces. The project includes demolition of an existing 4,017 square foot building. The project site consists of two parcels. A modification is requested to provide 44 parking spaces rather than the required 50 spaces. Additional non-residential square footage is needed; therefore, a transfer of development rights will be pursued.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PLAN, AND A MODIFICATION.)**

(5:13)

David Tabor, Applicant; Dawn Sherry, Architect; and Justin Urban, representative for the applicant, present.

Public comment opened at 5:26 p.m.

Mark and Jill Davis, neighbors, expressed concern regarding off-street parking impacts upon the neighborhood and business district in the area and would prefer additional parking for this project. Other than parking and the large size of the project, Mr. Davis expressed general favor for the project.

Public comment closed at 5:32 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board finds the hotel concept and location on the site is advantageous with the hotel entry having good solar orientation facing southwest with minimal freeway noise. 2) The early mission revival style of the architecture is acceptable. 3) The tower element which helps to identify the entry location is acceptable, but the Board suggests it could be slighter taller so it isn't obscured by the building's mass as viewed from the freeway. 4) The Board is concerned with the north façade being directly on the property line, and would like to see further exploration to either pull the building back or relieve the building to help solve vehicular exit site lines from the parking garage and to provide opportunities for landscaping both at the building face and for potential street trees along Montecito Street. 5) One Board member would request the use of interior corridors to privatize the balcony experience as opposed to the exterior exit balconies. 6) The Board looks forward to increased landscape opportunities where possible to soften the façades, especially in close proximity to property lines or other buildings.

Action: Wienke/Romano, 5/0/0 (Manson Hing and Mudge absent, Sherry stepped down).

**CONCEPT REVIEW - CONTINUED ITEM****5. 420 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-191-007  
Application Number: MST2004-00007  
Owner: Stephen F. Leroy Trust  
Agent: Molly Murphy

(This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.)

**(Fifth Concept Review.)**

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

(5:54)

Stephen F. Leroy, Owner; and Laurie Hanson, Designer, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The project has definitely improved by solving the previous parking problems, resolved some existing non-conforming conditions on the rear setback, and now possesses the desired two separate driveway entrances to illuminate the expansive current condition of almost all paving. 2) The identifiable entries are a definite enhancement and obvious from the street, but there is an opportunity to enhance the porch elements, especially at Unit A and at the second floor entry porch above the garages at Unit B. 3) The proposed gable end treatments at the front elevation, with the added-on truss elements, are not successful as they over emphasize the building forms. Study individual roof elements over the second-floor windows with supporting brackets and posts that tie into the architecture below to add more charm. 4) The Board requires integration of high quality garage doors, preferably with some top fenestration. 5) There continues to be alignment issues with the driveways and curb cuts, and the applicant shall verify the existing curb cuts locations prior to going to the Planning Commission. 6) The Board requests additional landscaping, especially vine pockets and shrubbery placement adjacent to the entry areas and street façades.

Action: Mosel/Sherry, 6/0/1 (Manson Hing absent, Mudge abstained).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1501 SAN ANDRES ST**

C-P/R-2 Zone

Assessor's Parcel Number: 043-244-015  
Application Number: MST2005-00836  
Owner: Krieg Family Trust  
Applicant: Dino Putrino

(Proposal to install a Verizon Wireless communication facility consisting of six antennas enclosed by architectural screening measuring 8 feet tall by 4 feet wide on the roof of the existing building and construct a 408 square foot enclosure on the rear of the building to screen additional radio equipment.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND FINDINGS FOR MINIMAL VISUAL IMPACTS.)**

(6:26)

Leah Emerson, Agent for the Applicant, present.

Public comment opened at 6:34 p.m.

Ms. Amy Ramos, neighbor, made a request for the second additional story of the project be added toward the rear of the building, and expressed concern that the additional 408 square feet structure would impact the driveway and the area presently utilized for storage.

Public comment closed at 6:36 p.m.

Motion: Preliminary Approval and continued one week to the Consent Calendar with the following comments: 1) The proposed antennae enclosure location central to the building is the most advantageous and least obvious position. 2) The visual effect of the antennae enclosure should be minimized by reducing the decorative trim element and painting the antennae enclosure to match the building wall mass. 3) The equipment enclosure at rear of the building is well conceived since it hides the equipment from the market and the new equipment for the cell tower within the parapet area. 4) The ladder to upper roof shall be painted to match the structure. 5) The Board expects the new electrical service as indicated on Sheet A1.2 shall run under ground as opposed to the overhead notation on the site plan. 6) The Board reserves judgment on the proposed replacement of canopy roof at the roof well until the applicant can present photos for review of the existing condition that is being replicated.

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

\*\*\*\*\* **THE BOARD RECESSED FROM 6:49 P.M. UNTIL 7:18 P.M.** \*\*\*\*\*

(7:18)

Motion: To re-open Item #6, 1501 San Andres Street, and declare minimal visual impacts findings with the exception of the shed on the project, which the Board is reserving judgment until photos can be provided by the applicant for review.

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

**CONCEPT REVIEW - CONTINUED ITEM****7. 1201 BLANCHARD ST**

R-2 Zone

Assessor's Parcel Number: 031-322-018  
Application Number: MST2005-00659  
Owner: Odilia V. Sanchez  
Applicant: Jose Esparza

(Proposal to demolish an existing 326 square foot garage and construct a two-story 1,052 square foot structure which will include a 578 square foot accessory dwelling unit above a 413 square foot, two-car garage with 61 square feet of storage on a 5,172 square foot lot. The project includes the relocation of the existing curb cut and driveway. The existing 1,001 square foot, one-story, main residence will remain unaltered.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(7:19)

Jose Esparza, Agent for the Applicant, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) The applicant shall adjust the lower eyebrow roof on the garage to align with the roof at the first floor kitchen, and hip the roof return where it passes the face of the garage wall. 2) The Board understands that the retaining walls flanking the driveway shall be in stone or reused stone from the existing wall that is being removed. 3) The Board understands that the doors, windows, and detailing shall replicate those found on the existing house. 4) A color board shall be prepared and presented for review by the Board when the applicant returns.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 615 SUNRISE VISTA WAY**

E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023  
Application Number: MST2006-00105  
Owner: Jirari & Ellen Bachir Trustees  
Architect: Tony Xiques

(Proposal for a 1,158 square foot addition to an existing 3,153 square foot, single-family residence with attached two-car garage on an 8,276 square foot lot in the Hillside Design District. The project includes second-story additions of 829 square feet and a first-story addition and conversion to interior living space of 329 square feet resulting in a total of 4,311 square feet. A modification is requested to encroach into the 40 foot interior yard setback of the Planned Unit Development.)

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

(7:42)

Tony Xiques, Architect, present.

Public comment opened at 7:34 p.m.

Mr. Claude Raffin, neighbor, expressed concern regarding private property rights and the addition of second-story buildings in the neighborhood.

Public comment closed at 7:36 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The proposed additions to the front and rear of the project are acceptable and in keeping with the original design style, and the small amount of the encroachment into the 40-foot setback at the rear yard is minor and technical in nature and not visible from the public and therefore supportable by the Board. 2) The architecture is in keeping with the most of the detailing of the original structure; however, some Board members feel that the raised entry roof with the gable windows is too complicated because it competes with the other two gable forms on the front elevation. 3) The Board looks forward to high quality detailing of the window, railings, and newly relocated chimney. 4) The Board looks forward to clarifying some of the floor plan discrepancies between the first and second floor, especially in the lower bedroom area.

Action: Wienke/Sherry, 7/0/0 (Manson Hing absent).

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

### **9. 1301 LAS ALTURAS**

A-1 Zone

Assessor's Parcel Number: 019-113-043  
Application Number: MST2006-00112  
Owner: Laramie Greene Qualified Trust 12/3  
Applicant: Lloyd Malar  
Designer: Marc Shields

(Proposal to construct a new two-story, 4,663 square foot single-family residence with attached 504 square foot two-car garage, a detached 499 square foot accessory building, and a detached 246 square foot single-car garage. The project includes a new pool, spa, site walls, landscaping, and new driveway with entry gate. The existing 3,088 square foot single-family residence and attached two-car garage will be demolished and the existing looped driveway will be removed. The project is on a 2.26 acre lot in the Hillside Design District and includes 695 cubic yards of grading.)

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

(8:06)

Marc Shields, Designer, present.

Public comment opened at 8:19 p.m.

Ms. Beverly Johnson Trial, adjacent neighbor, expressed she generally liked the plans of the project and proposed landscaping be utilized for a sustainable landscaping, possibly a catch system for excess rain water for plants, use of drought resistant trees and shrubbery, edible landscaping, and the use of a grass-crete (porous material which can be used to instead of concrete for driveways to prevent and absorb useless runoff). She also proposed sufficient ground cover or bushes for protection of the native and local wildlife in the area, and expressed concern regarding the trees in the easterly area of the proposed detached studio and guest house of the project, which are the habitat for native owls in the area. She

also requested the applicant provide a simple elevation drawing showing the height of the existing house with the proposed house superimposed on it to demonstrate the differences in height; particularly the height measurement of the proposed house relative to the top of her fence.

Mr. Shields responded that she may have misread the plans and that they were not raising the height 3 feet, but only 18 inches.

Ms. Laurel Phillips, neighbor, expressed concern regarding landscaping, public views, and privacy impact issues specifically regarding the proposed detached guest studio and guest house aspect of the project. She also inquired if story poles would be mandatory for that specific aspect of the project.

Board member LeCron replied that they would probably not be mandatory for the project in general.

Mr. Shields suggested that the guest house ridge portion of the project in question could be measured and the results sent to her at her request.

Public comment closed at 8:27 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval, and NPO findings can be made at Consent. 2) The Board finds the development low key and compatible with the neighborhood in terms of the project's architectural style and materials. 3) The applicant shall show on the site section showing the building profiles including the neighbor to the south. 4) The Board would like to see landscaping buffers to address the concerns of adjacent neighbors. 5) The applicant shall provide a one-for-one tree replacement for any tree removals. 6) Exterior lighting shall be kept to a minimum per the City lighting standards. 7) The Board prefers the removal of the existing non-conforming shed on the southeast corner. 8) The applicant is encouraged to use permeable pavement or other method of minimizing runoff. 9) The applicant is encouraged to incorporate public comment recommendations regarding landscaping for wild life.

Action: Mudge/Sherry, 6/0/0 (Manson Hing absent, Chair Bartlett stepped down).

## **CONSENT CALENDAR**

### **REVIEW AFTER FINAL**

#### **A. 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 removal of exterior stairway and a 95 square foot second-story addition.)**

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

**FINAL REVIEW****B. 906 GARCIA RD**

R-3 Zone

Assessor's Parcel Number: 029-252-001  
Application Number: MST2004-00755  
Owner: James Brett Harrison  
Architect: Mark Wienke

(Proposal to demolish a detached 627 square foot garage and construct a 1,223 square foot addition to an existing one story 1,037 square foot single family residence with an attached 526 square foot two car garage. The project will result in a two story 2,260 square foot single family residence with an attached 526 square foot garage on a 5,871 square foot lot located in the Hillside Design District.)

**(Final Approval is requested.)**

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 Final Approval as submitted.

**FINAL REVIEW****C. 1613 CALLE CANON**

R-1 Zone

Assessor's Parcel Number: 041-072-004  
Application Number: MST2005-00813  
Owner: Suzanne Jill Levine, Living Trust  
Architect: Amy Taylor

(Proposal for a 142 square foot addition for a second stairwell to create interior access between the upper and lower floors of an existing 1,366 square foot dwelling with an attached 320 square foot carport. Proposal also includes a new 227 square foot second story deck at the front of the residence on a 4,935 square foot lot in the Hillside Design District.)

**(Final Approval is requested.)**

Final Approval as submitted.

**FINAL REVIEW****D. 2531 MESA SCHOOL LN**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-017  
Application Number: MST2005-00349  
Owner: Anna Karczag  
Applicant: Peter Hunt

(The project consists of a proposal to construct a 869 square foot, one- and two-story addition to an existing 1,520 square foot, single-story residence and the construction of an attached 410 square foot, two-car carport. on a 6,013 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.)

**(Final Review of details is requested)**

Final Approval as submitted.

**CONTINUED ITEM****E. 4200 CALLE REAL**

R-3 Zone

Assessor's Parcel Number: 059-240-020  
Application Number: MST2006-00125  
Owner: St. Vincent's School  
Architect: Cortan Construction

(Proposal to construct a 264 square foot trellis on the east side of the Saint Vincent's Pre-school.)

**(Final Review of roof materials is requested.)**

Continued one week.

**CONTINUED ITEM****F. 1045 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-202-035  
Application Number: MST2006-00130  
Owner: Paula Wismer

(Proposal for a new 600 square foot deck within the front yard on a lot with an existing 2,500 square foot one-story residence with an attached 316 square foot garage on a 1.3 acre lot in the Hillside Design District.)

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

Final Approval as noted 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 with the condition that the applicant is to provide an arborist report of existing tree or replace tree, if required.

**REFERRED BY FULL BOARD****G. MONTECITO ST FROM MILPAS TO SOLEDAD**

? Zone

Assessor's Parcel Number: 099-MS-C-0PW  
Application Number: MST2006-00115  
Owner: City of Santa Barbara  
Applicant: Santa Barbara Electrical Design

(Proposal to replace existing "Cobra Head" type street lighting with new city standard on three blocks of E. Montecito Street, from Milpas Street to Soledad Street.)

**(Final Approval is requested.)**

Final Approval as submitted.

**NEW ITEM****H. 1709 LAS TUNAS RD**

A-1 Zone

Assessor's Parcel Number: 019-101-004  
Application Number: MST2006-00132  
Owner: Chapple Living Trust 7/16/03  
Architect: Jose Esparza

(Proposal for a 137 square foot second floor master bathroom addition to a 2,681 square foot, two-story, single family residence. The existing bathroom will be converted to a dressing room and closet. The project is on a 43,560 square foot lot in the Hillside Design District.)

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

Final 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

**NEW ITEM****I. 288 SCHULTE LN**

A-1 Zone

Assessor's Parcel Number: 055-230-003  
Application Number: MST2006-00133  
Owner: Berta Schulte  
Designer: Tom Kress

(Proposal for one new, 18'-0" wide by 5'-0" tall wrought iron gate and 12'-0" of wrought iron fence at driveway of a single-family residence on a 2.36 acre parcel in the Hillside Design District. This project also includes reinstatement of approval of gate nearest the house which was approved under BLD2002-00868.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 015-92.)**

Final 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.

**NEW ITEM****J. 102 W MISSION ST**

C-2 Zone

Assessor's Parcel Number: 025-302-010  
Application Number: MST2006-00141  
Owner: Stephen E. Stevens  
Applicant: Group Management Co.

(Proposal to change the paint color of an existing commercial building with three tenants.)

**(ACTION MAY BE TAKEN IF SUFFICIENT IS PROVIDED.)**

Final Approval as submitted.

**NEW ITEM****K. 2126 ANACAPA ST**

E-1 Zone

Assessor's Parcel Number: 025-251-008

Application Number: MST2006-00136

Owner: Donna Baughman Blakemore, Living Trust

(Proposal to demolish a 220 square foot aluminum patio cover, and construct a new 442 square foot wood patio cover and a new 127 square foot patio cover for the garage and a new 25 liner foot 7' high block wall and a 5 liner foot 4' high wood fence and replacing two sliding glass doors and two windows and the front door in the same size openings. Also a proposed new skylight on the garage roof. The project is located in the El Pueblo Viejo Landmarks District II within 1000' of the Mission.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Final Approval as submitted.

**\*\* MEETING ADJOURNED AT 8:44 P.M. \*\***