



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Monday, June 26, 2006**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:04 P.M.**  
**BOARD MEMBERS:**

BRUCE BARTLETT, Chair Present (left at 6:58 p.m.)  
 JAMES LECRON, Vice-Chair Present  
 CHRISTOPHER MANSON-HING Present  
 GARY MOSEL Present  
 RANDY MUDGE Present  
 LAURIE ROMANO Absent  
 DAWN SHERRY Present (stepped out from 3:40 p.m., until 5:00 p.m.)  
 MARK WIENKE Present

**CITY COUNCIL LIAISON:** GRANT HOUSE

**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor (Present from 3:20 p.m., until 3:55 p.m.)  
 KELLY BRODISON, Planning Technician  
 GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

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

**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 June 22, 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. Motion: Approval of the minutes of the Architectural Board of Review meeting of June 19, 2006, with corrections.

Action: Manson-Hing/Sherry, 6/0/0. LeCron abstained.

## C. Consent Calendar of June 26, 2006

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: Wienke/Manson-Hing, 7/0/0.

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

1. Ms. Brodison announced that Item 5, 2047 Cielito Lane, is continued indefinitely at the applicant's request.
2. Mr. Limón reported that Item 9, 220 E. Junipero Street, will only receive comments this evening. It was discovered that the project requires Zoning Modification Approval.
3. Ms. Brodison reported that Board Member Romano will not be in attendance this evening.
4. Board Member Manson-Hing reported that he will leave at approximately 7:30 p.m.
5. Board Member Sherry reported that she will leave the meeting from approximately 3:40 to 5:30 p.m.
6. Chair Bartlett reported that he will step down on Item number 8, and Item number 9.

## E. Subcommittee Reports.

No Subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM. PUBLIC HEARING****1. 1298 LAS POSITAS RD**

A-1 Zone

Assessor's Parcel Number: 047-010-034  
Application Number: MST2006-00310  
Owner: City of Santa Barbara  
Architect: Kevin Connors  
Contractor: Lash Construction

(Proposal to place and store approximately 30,000 cubic yards of soil in the lower plateau of Elings Park. The soil, removed from the Cottage Hospital Storm Drain Project, the Westside Storm Drain Project, and the Arroyo Burro Creek Restoration Project, would be stockpiled on the site for 1-2 years, and then to be used for future on-site development.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**(3:31)**

Present: Trish Elledge, Agent; Kevin Connors, Project Engineer; Mike Warren, Managing Director, Elings Park.

Public comment opened at 3:45 p.m. and, as no one wished to speak, closed at 3:45 p.m.

Motion: Final approval with the following condition: A hydro seed mix shall be included in the final plans and a mechanism should be included on the plans to clean the roads should dirt erode off site.

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

**FINAL REVIEW****2. 403 E MONTECITO ST**

M-1 Zone

Assessor's Parcel Number: 031-343-010  
Application Number: MST2005-00547  
Owner: Richard Spann  
Applicant: Nextel Communications  
Architect: Eric Fulsang

(Proposal to install six antennas for an unmanned wireless telecommunications site within building with an addition of a faux chimney to house two of the six antennas.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NO ADVERSE VISUAL IMPACT FINDINGS.)**

**(4:10)**

Present: Mario Musso, Agent.

Motion: Final Approval and continued 2 weeks to Consent Calendar with the following comments: 1) Refine the detailing of the molding and trim at the faux fireplace to match

that of the existing exterior elevations. 2) Restudy the chimney vents to make them appear more like traditional chimney grillage. 3) The grillage color on the chimney is to be a Terracotta tone. 4) Extend the chimney skirt lower into the roof well so as not to be visible, particularly on the east elevation. 5) The Board can make the findings that there are No Adverse Visual Impacts.

Action: Weinke/LeCron, 5/1/0. Mudge opposed.

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

#### **3. 824 E. CANON PERDIDO**

C-2 Zone

Assessor's Parcel Number: 031-042-007  
 Application Number: MST2005-00504  
 Architect: Christine Pierron  
 Owner: Canon Perdido Cottages

(Proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (863 square feet each) with 774 square feet of garage space and one detached two-bedroom unit (1,328 square feet) with an attached 462 square foot two-car garage. A total of 3,917 square feet of habitable space is proposed on the 8,053 square foot vacant lot. Modifications are required to allow encroachments into the required front and rear yard setbacks and to provide fewer parking spaces than required.)

**(Third Concept Review.)**

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

**(4:40)**

Present: Christine Pierron, Architect; Josh Monroy, Landscape Architect, Earthform Landscape Architects.

Motion: Continued Indefinitely to Staff Hearing Officer, with the following comments: The Board: 1) Carried forward as written, from the minutes of January 3, 2006, the following Comments: 1. The site planning and architecture are well conceived and blend nicely with the Haley-Milpas Design Guidelines; 2. The Board finds the architecture to be refreshing and whimsical; 3. The Board finds that the site is unique with its own identity; 4. The Board finds the architectural style to be simple in nature and fun in detail; 5. The Board appreciates the solar panels on the flat roofs; 9. The proposed landscape and the reuse of the existing plant specimens are a benefit to the neighborhood; and 10. The plant palette as presented is acceptable. 2) The Board reworded Comment #6 to state: The Board supports the front yard modification request for the porch and for the encroachment of the deck at the rear unit and finds that the proposed encroachments are minor in nature and in keeping with the neighborhood. 3) The Board carried forward Comment #7: The Board feels that the central driveway paseo is quite successful and likes the random patterns of the mixed paving; and added: The Board encourages the applicant to extend the enhanced paving sidewalk along the east side of drive to connect to street, and to retain the adjacent landscaping. Consider linking the enhanced pavement across to west side of the driveway adjacent to the public sidewalk and driveway

entrance. 4) Reworded Comment #8 to read: The Board does support a common driveway entry posts at or below the 42-inch height. 5) Added Comment #11: The building height as proposed is acceptable. 6) Added Comment # 12: The Board considers the loss of the deck at front unit unfortunate due to a minor miss on sound report 6) Added Comment #13: The Board does support proposed drainage swales at the east and south property lines. The swales are in the least usable yard areas and are not necessary for the drainage.

Action: LeCron/Manson-Hing 6/0/1. Sherry abstained.

#### **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.)

**(Fourth Concept Review.)**

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

**(5:10)**

Present: Kirk Gradin, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer, and ready for Preliminary approval and return to consent with the following comments: 1) The Board finds that the height as currently depicted is acceptable in relation to the adjacent apartment building to the west. 2) The redesign of the rear unit is beneficial and reduces the requirement for modifications. 3) Increase landscape areas adjacent to garages and entries. The Board looks for restudy upon return to the Consent Calendar. 4) The landscape plan with proposed reuse of plant material is a valid approach. 5) There is concern for the central gravel portion of the drive. Study adding enhanced paving to prevent gravel from tracking onto the public sidewalk. 6) The drainage swale along westerly property line is appropriate as presented. 7) Show clear definition of added wall and fence heights as they abut the property to the west. 8) The Board understands that the trash enclosure, as currently depicted at Unit D, will be moving inside the garage on subsequent plans.

Action: LeCron/Manson-Hing 6/0/1. Sherry abstained.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 2047 CIELITO LN**

A-1 Zone

Assessor's Parcel Number: 021-082-036  
Application Number: MST2006-00306  
Owner: Robert & Norah McMeeking  
Architect: Hugh Twibell

(Proposal for a 981 square foot three-story addition to an existing 2,837 square foot three-story single-family residence located on a 45,075 square foot lot in the Hillside Design District.)

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

**(5:53)**

This item is continued indefinitely at the applicant's request.

\*\*\*\*\* THE BOARD RECESSED FROM 5:35 P.M. UNTIL 5:55 P.M. \*\*\*\*\*

**CONCEPT REVIEW - CONTINUED ITEM****6. 1232 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 039-142-022  
Application Number: MST2006-00218  
Owner: Salvador & Maria E. Barragan  
Designer: Darlene Allen

(Proposal for a one-story 1,763 square foot three-bedroom single-family residence including an attached 433 square foot two-car garage to replace an existing 929 square foot single-story residence. The 10,750 square foot lot contains an existing one-story duplex, a three-car garage, and two uncovered parking spaces which will remain.)

**(Second Concept Review.)**

**(5:55)**

Present: Darlene Allen, Designer.

Motion: Continued indefinitely to the Full Board the following comments: 1) The Board carried forward as written Comment #8 from the meeting of May 15, 2006: Applicant to clearly demonstrate how the proposal achieves the required open yard and open space for each of the units.. 2) Appreciates the relocation of the garage to the rear of the front house. 3) Requests that the applicant study the width of the driveway, adequacy of the back-out and turn around. 4) Verify the adequacy of outdoor living spaces and the accuracy of the setbacks. The site plan shall comply with all required set backs. 5) The Board finds that the driveway should be widened to at least 10-feet, and place a ribbon strip of landscaping in the driveway. 6) The one-story scheme with a well defined entry is appreciated. 7) The applicant is encouraged to study the use of more traditional trim and architectural elements. 8) Suggests breaking the front façade into two symmetrical gable pieces and rotating the main roof ninety degrees so as to emulate the style of the original house. 9) A landscape plan for the entire property is requested.

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

**CONCEPT REVIEW - CONTINUED ITEM****7. 221 N NOPAL ST**

M-1 Zone

Assessor's Parcel Number: 017-041-004  
Application Number: MST2006-00015  
Owner: Archdiocese of Los Angeles  
Designer: Joseph Amestoy  
Agent: Gil Garcia  
Applicant: Our Lady of Guadalupe Church

(Proposal to construct a 2,569 square foot addition to an existing 4,152 square foot church. The proposal includes the demolition of 765 square feet of a classroom/meeting building and the conversion of a 1,449 square foot pavilion to a new carport and demolition a 328 square foot stage structure. The existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 3,279 square feet, and therefore requires Development Plan Approval.)

**(Second Concept Review.)**

**(6:30)**

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

Present: Gil Garcia, Agent; Joseph Amestoy, Designer.

Motion: The project is ready for Preliminary Approval and is Continued indefinitely to the Full Board with the following comments: 1) The Board finds that revisions to the proposed addition are in keeping with both the Historical Structures Report and original details of original architecture. 2) Requests that the new secondary entrance not be in competition with the primary street entrance. Utilize screen trees along the radius of the drive to partly camouflage the new addition. 3) The Board requests alternatives to the all potted new landscape concept. 4) The Board is receptive to raised planters to allow for additional planting area. The remainder of the landscaping, as proposed, is beneficial, especially the new landscaping along property lines, to mask adjacent structures. 5) It is understood that the access ramp as depicted on elevations will be updated when the project returns to the Board. 6) Staff is to determine whether the "as-built" portions of the project will need ABR review. If ABR review is required, applicant is to bring elevations depicting such.

Action: Manson-Hing/Wienke, 7/0/0.

**CONCEPT REVIEW - CONTINUED ITEM****8. 1617 ANACAPA ST**

R-3/R-O Zone

Assessor's Parcel Number: 027-182-009  
Application Number: MST2005-00409  
Owner: Marcela S. Caceres  
Architect: Kevin Dumain

(Proposal for expansion of an existing 1,334 square foot day care center at 1617 Anacapa St. to include the 1,245 square foot first floor of the adjoining property at 1621 Anacapa Street. Enrollment will increase from 27 children to approximately 60 children. The first floor apartment at 1621 will undergo a change of use, while the two second floor apartments will remain. Landscaping and playground facilities will be added. A Modification is requested to allow some of the required parking to be provided through an off-site parking agreement with the First Church of Christian Science. A Modification is requested to allow required parking for the apartments at 1621 Anacapa to be provided through an off-site parking agreement with the day care center at 1617 Anacapa. A Modification is requested to allow encroachment into the interior setbacks of both parcels along the common property line for the purpose of a shared playground.)

(Second Concept Review.)

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

**(6:58)**

Present: Kevin, Chuck, Architect; Eileen Monahank, Santa Barbara County First 5 Coordinator, Marcela Caceres, Owner; Charles McClure, Landscape Architect.

***\*\* Per direction from City Staff, due to a noticing error, Application Number: MST2005-00409 will return to the Full Board at a future publicly noticed meeting. The discussion of Monday, June 26, 2006 shall be considered unofficial and not a part of the official record.***

***\*\*Motion:*** Continued indefinitely to the Planning Commission with the following comments: The Board: 1) Carried forward from the minutes of January 30, 2006, as written Comment #'s 1, 4, 6, 9, 10, 11, and 12. Carried forward comment #2 and added: The Board appreciates the relocation of one of the proposed residential parking areas out of the front setback to allow for additional landscaping. Carried forward comment #3 and added: The Board looks to the Planning Commission for direction on this item; the Board suggests an added paving element to prevent landscaping from being destroyed. The Board does appreciate the added curb space by the reduction of one curb cut. Comment #5 was revised to read: The Board appreciates the enhanced landscaping and mitigation measures to the side yard landscaping. The Board looks to the Planning Commission to determine whether a Sound Study is required. Reworded Comment #7 as written; replaced with: Board appreciates the elimination of the canvas awnings and replacement with trellis sunshade elements. Reworded Comment #8 and added: The brick chimney should be restored to expose the existing brick finish. 9) Board looks forward to retaining the parkway trees.

***\*\*Action:*** Wienke/Manson-Hing, 6/0/0. Chair Bartlett stepped down from this item.

**PRELIMINARY REVIEW****9. 220 E JUNIPERO ST**

E-1 Zone

Assessor's Parcel Number: 025-132-003  
Application Number: MST2004-00581  
Agent: David Stone  
Owner: John Luca  
Applicant: Mario Da Cunha

(This is a revised project description since the last ABR Concept Review on January 10, 2005. The project includes a revised design for a two-story, three bedroom, single-family residence of 1,971 square feet with an attached 441 square foot garage on a 6,544 square foot lot in the 1000' of El Pueblo Viejo Landmark District Part II.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 044-05.)**

**(7:41)**

Present: David Stone, Agent; Mario Da Cunha, Applicant. Irma Unzueta, Case Planner, was available to answer questions from the Board.

Public comment opened at 8:00 p.m.

Tony Fisher, resident, requested clarification of the modification. Mr. Fisher expressed concern about the lack of open space which will result if the proposed modifications are approved.

Lisa Burns, neighbor, expressed concern about the removal of a lot line tree, and potential neighbor conflicts.

Don Olson, neighbor, expressed concern about aesthetic issues and neighborhood compatibility.

Public comment closed at 8:13 p.m.

***\*\* Per direction from City Staff, due to a noticing error, Application Number: MST2005-00581 will return to the Full Board at a future publicly noticed meeting. The discussion of Monday, June 26, 2006 shall be considered unofficial and not a part of the official record.***

***\*\*Motion:*** *Continued indefinitely to Staff Hearing Officer with the following comments: The Board 1) Finds that the majority of the Board is in favor of the project, and would support the requested modification to allow the use of the front yard setback to count as of the open space based on the pattern in the neighborhood of setbacks and front yard use, and based on the fact that the added landscape would be an aesthetic benefit, and because this house would be set back further than any other house on the street. 2) Supports the shared auto court and the single driveway concepts. 3) The houses are attractively designed and significantly broken up in size, bulk, and scale, and the second-story portions are significantly set back. 4) Board continues to have concerns regarding the encroachment into the oak trees and would like to see the encroachment minimized. 5) Would like to see the entryway eliminated from the lot at 222 Junipero Street. 6) One Board Member was not in support of the requested modification of the project due to the lack of open yard area at the rear of the lots.*

***\*\*Action:*** *Wienke/Sherry, 5/1/0. Randy opposed. Chair Bartlett stepped down from this item.*

## **CONSENT CALENDAR**

### **REVIEW AFTER FINAL**

#### **A. 2025 PLAZA BONITA**

E-1/R-2 Zone

Assessor's Parcel Number: 025-281-034  
Application Number: MST2006-00044  
Owner: Patricia Walker  
Applicant: Gretchen Zee

(This is a revised project description to include the expansion of the rear deck by 905 square feet. The original proposal was to remodel existing kitchen and accessory rooms into 373 square feet of new kitchen, replace existing windows with new windows, add a new fireplace and pair of French doors, change pitch of existing shed roof, add 33 square feet for a utility room and extend the existing brick patio by 210 square feet all on an 18,313 square foot lot in the Hillside Design District.)

**(Review After Final for 905 sq. ft of new raised patio with new wrought iron railing, new French door to replace existing window and to remove existing master bedroom door to the existing patio.)**

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

### **FINAL REVIEW**

#### **B. 3405 MADRONA DR**

E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-322-006  
Application Number: MST2005-00599  
Owner: Kimberley Heaton & Brian McCarthy  
Architect: Rex Ruskauff

(Proposal to construct a first and second-story addition totaling 1,341 square feet to an existing 1,429 square foot one-story residence on a 7,000 square foot lot. A Modification is requested to allow the garage to encroach into the required front yard setback.)

**(Modification approved October 5, 2005. Final Approval is requested.)**

Continued one week to Consent Calendar at the applicant's request.

**FINAL REVIEW****C. 208 N. CALLE CESAR CHAVEZ**

M-1 Zone

Assessor's Parcel Number: 017-030-004  
Application Number: MST2004-00451  
Owner: Ken James  
Applicant: Don Swann

(To reinstate previous approval to construct a 324 square foot addition to an existing 2,418 square foot office, legalize an as-built 2,074 square foot canopy structure, an as-built bath plant mix tank, and an as-built 80 square foot material & equipment storage structure at a commercial facility on a 30,122 square foot lot. This project requires Development Plan Approval.)

**(Proposal to reinstate the expired ABR approval and Review After Final for a new parapet at shade structures along property line.)**

Final Approval as submitted of the Review After Final.

**FINAL REVIEW****D. 656 AURORA AVE**

E-1 Zone

Assessor's Parcel Number: 035-101-015  
Application Number: MST2006-00296  
Owner: Reid Family 2002 Trust  
Architect: Leonard Paquette  
Contractor: Lewis Alexander Construction  
Contractor: David Lewis

(Proposal for a 396 square foot addition at rear of an existing 1,950 square foot single-family residence with an attached 416 square foot two-car garage on a 10,300 square foot lot in the Hillside Design District.)

**(Final Approval is requested.)**

Final Approval as submitted.

**FINAL REVIEW****E. 15 E. ISLAY ST**

R-1 Zone

Assessor's Parcel Number: 027-032-015  
Application Number: MST2005-00346  
Owner: Lloyd G. Tupper Trust 8/11/98  
Architect: Peter Hunt

(Proposed conversion to condominiums of five existing single-family residences on a 13,853 square foot lot. There are four two-bedroom units and one one-bedroom unit on the property with five uncovered parking spaces. No changes are proposed for the conversion. Alterations and upgrades were completed under previous permits.)

**(Project requires compliance with Planning Commission Resolution #018-06. Final Approval is requested.)**

Final Approval as noted on the plans.

**FINAL REVIEW****F. 117 HARBOR WAY A**

HC/SD-3 Zone

Assessor's Parcel Number: 045-250-011  
Application Number: MST2006-00332  
Owner: City of Santa Barbara  
Applicant: Brian Colgate  
Architect: Pacific Architects  
Contractor: Channel Islands Construction, Inc.

(Proposal to convert the existing building from a Bait & Tackle Shop to a Fish Market, add a screened platform for refrigeration equipment on the roof, and add a water line from the existing stub and remove existing line.)

**(Final Approval is requested.)**

Final Approval as submitted Contingent upon Coastal Approval.

**FINAL REVIEW****G. 32 E. PADRE ST**

E-1 Zone

Assessor's Parcel Number: 025-312-045  
Application Number: MST2005-00366  
Owner: Christi N. Boesch  
Architect: Thompson Naylor Architects

(Proposal to construct a 636 square foot addition under the existing two-car garage, to construct an attached 230 square foot one-story addition to the rear of the existing residence, and to construct two new decks at 172 square feet. This project is in the Mission Area Design District.)

**(Final Approval is requested.)**

Final Approval as noted on the plans.

**CONTINUED ITEM****H. 70 SKYLINE CIR**

E-1 Zone

Assessor's Parcel Number: 041-151-004  
Application Number: MST2006-00028  
Owner: Robert D. Henretig  
Architect: Dennis Thompson

(Proposal for additions to an existing 1,789 square foot, two-story, single-family residence on a 6,978 square foot lot in the Hillside Design District. The project includes construction of a new 344 square foot one-car garage with a covered 272 square foot deck on top, a new 48 square foot master bathroom, interior remodeling, and remodeling of an existing front porch. The proposal includes demolition of the existing 423 square foot one-car carport and deck on top. This will result in a 2,601 square foot residence with a two-car garage. Two Modifications are requested, one for the master bathroom to encroach into the rear yard setback, and one for window changes and the enlargement of the front porch in the front yard setback.)

**(Modification approved May 24, 2006. Preliminary Approval is requested.)**

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

Preliminary Approval as noted on the plans 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

**CONTINUED ITEM**

**I. 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 a 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.)

**(Modification approved May 24, 2006. Preliminary Approval is requested.)**

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

Preliminary Approval, as noted on the plans, 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. 2530 MESA SCHOOL LN**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-292-039  
Application Number: MST2004-00618  
Owner: Kirker, Vanessa  
Applicant: Bill Poehler  
Owner: Harry Wright

(Proposal to move an existing garage 6'-6" to the west to allow for new 10' ingress/egress easement to serve a new parcel of a two-lot subdivision which created a 12,050 square foot lot and an 7,950 square foot lot. A Modification was approved for street frontage at Planning Commission. Design Review is a Conditions of Approval by City Council.)

**(Project requires compliance with Planning Commission Resolution No. 046-05.)**

Final Approval as submitted with the comment that colors are to match existing and if the colors change, the project will return to Consent Calendar.

**NEW ITEM****K. 231 N. MILPAS ST** C-2 Zone

Assessor's Parcel Number: 017-042-018  
Application Number: MST2006-00390  
Owner: Thrifty Oil Company  
Contractor: Fairweather Roofing, Inc.

(Proposal to remove the existing white BUR roofing on the canopy only and replace with a Certainteed, Presidential Shake roof in the Woodtone color.)

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

Continued Indefinitely due to applicant's absence.

**NEW ITEM****L. 110 S. HOPE AVE H-27** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
Application Number: MST2006-00389  
Owner: Macerich La Cumbre, LLC  
Applicant: Jake Webster

(Proposal for a new Janie and Jack storefront in La Cumbre Plaza at an existing 1,145 square foot commercial space.)

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

Two week continuance to Consent Calendar with the comments that the applicant is to provide better photo documentation to show existing elevation of storefront, all adjacent store fronts and opposite site store fronts. Applicant is to provide information on adjacent lease space proposed store front. There is some concern regarding the boldness of the proposed colors.

**NEW ITEM****M. 1604 MIRA VISTA AVE** E-1 Zone

Assessor's Parcel Number: 019-090-011  
Application Number: MST2006-00377  
Owner: Allbritton California Property Rev  
Contractor: Common Ground

(Proposal for two "partially as-built" retaining walls. Scope of work is to complete the walls and add drought-tolerant planting.)

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

Final Approval as noted 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****N. 6100 HOLLISTER AVE**

Assessor's Parcel Number: 073-080-065  
Application Number: MST2005-00480  
Owner: Karen Ramsdell, Airport Director/City of Santa Barbara  
Business Name: Citrix Centre  
Applicant: Andrew Bermant  
Agent: Susan McLaughlin  
Agent: Laurel Fisher Perez

(Proposal to develop a mixed-use industrial and commercial development, totaling 180,000 square feet located in Sub-Area #2 and Sub-Area #3 of the Santa Barbara Airport Area Specific Plan.)

**(Final Approval of site grading, landscaping and public improvements is requested.)**

Final as Submitted, with the following comments: 1) Add enhanced paving at the main entry crosswalk. 2) Realign crosswalk to go behind the bus stop. 3) Provide a planter between the curb and crosswalk.

**\*\* MEETING ADJOURNED AT 8:49 P.M. \*\***