



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, September 11, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:05 P.M.
BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 JIM BLAKELEY, PRESENT (Arrived at 3:20 P.M.)
 CHRISTOPHER MANSON-HING, Absent
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 MARK WIENKE, Absent
 GRANT HOUSE

CITY COUNCIL LIAISON:
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 KELLY BRODISON, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (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 folded 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 Thursday, September 7, 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 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.)

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 5, 2006, with corrections.

Action: LeCron/Mosel, 5/0/0. Manson-Hing, Wienke, and Blakeley absent.

C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Jim LeCron with the exception of the landscaping for Items M, which were reviewed by Randy Mudge.

Action: Sherry/Mudge, 5/0/0.

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

1. Ms. Brodison reported that Board Members Wienke and Manson-Hing will not attend the meeting.
2. Member LeCron announced that he will step down from Item #4, 1906 Cliff Drive.
3. Member Bartlett announced that he will step down from item #2, 1480 Lou Dillon Lane.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - NEW ITEM**1. 116 E YANONALI ST**

OC/SD-3 Zone

Assessor's Parcel Number: 033-083-018
Application Number: MST2006-00361
Owner: 116 East Yanonali, LLC
Owner: DBN Yanonali, LLC
Architect: The Conceptual Motion Company

(Proposal to construct a three story mixed use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Modifications would be required to provide fewer than the required number of parking spaces and less than the required open yard area.)

(This item was continued from August 14, 2006.)

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

(3:16)

Present: Steve Yates, CEO, Conceptual Motion; Gerlurd Meyer, Architect, Conceptual Motion; Steve Gelson, DBN Yanonali, LLC, Owner. Peter Lawson, Case Planner, City of Santa Barbara.

Public comment opened at 3:41 p.m.

Nils Hammerbeck, in favor.

A letter from Joseph Garred expressing traffic concerns was read into the record.

A letter from Mark Kirkhart, stating parking, outdoor space, and privacy concerns was read into the record.

Public comment closed at 3:48 p.m.

Summary

Motion: Continued indefinitely to the Full Board with the following comments:

1) The Board finds the site planning approach of keeping the building mass along the Yanonali frontage to be consistent with previous building patterns of large industrial type structures on that street. 2) The applicant is to prepare a 3-dimensional massing study, nestling the proposal into the existing neighborhood context. 4) The Board would like the architecture to be more industrial in nature and less of an architectural statement, allowing flexibility for the occupants to add their own style. 5) Most of the Board supports the 90 degree parking on Gray Avenue, with the following changes: a. the applicant is to study ways to continue the aesthetic feel of the pedestrian paseo at the corner along the entire length of Gray Avenue; b. incorporate landscaping such that the 90° parking at the front is not precluded. 6) Although the open space can not be fully met at the ground level, there are sufficient private outdoor use areas throughout the project, such as the atrium and upper level decks. 7) Some Board members are

concerned about the lack of apparent grounding of the upper level concrete portion of the building, therefore: a. study ways to ground the structure at certain areas, and b. restudy the human aspect of the proposed entry gate of the central atrium. 8) Provide more human scale, especially at street level. The proposed 22 feet floor-to-floor height appears tall, and needs further articulation to have less retail appearance. 9) The applicant shall seek opportunities at street frontages to include landscaping outside the central of atrium. 10) The Board prefers the site plan diagram as presented, as opposed to the option containing parallel parking. 11) The Board is concerned with the human scale of many elements. Restudy the ground plane façade, and some of the larger upper level windows, especially on the north elevation.

Action: LeCron/Sherry, 6/0/0. Manson-Hing and Wienke absent.

CONCEPT REVIEW - CONTINUED ITEM

2. 1480 LOU DILLON LN

A-2 Zone

Assessor's Parcel Number: 015-202-040

Application Number: MST2006-00162

Owner: Albert W Fink

Architect: James Zimmerman

(This is a revised description: Proposal to construct a 2,532 square foot, two-story residence with an additional 728 square feet of cellar space. The proposal includes a 1300 square foot detached accessory structure connected to the main residence trellised walkway. The accessory structure consists of a 440 square foot, two-car garage and 272 square feet of storage space on the ground floor and a 500 square foot accessory living space above the garage. There will be 778 square feet of lanai, 757 square feet of second floor veranda and 203 square of first floor patio. The project also includes a sod green roof, a pool, a jacuzzi, a retaining wall, landscaping, 136 cubic yards of cut grading and 75 cubic yards of fill grading, and is located on a 2.26 acre lot in The Hillside Design District.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A PLANNING COMMISSION SUBSTANTIAL CONFORMANCE DETERMINATION.)

(4:41)

Present: James Zimmerman, Architect; Albert Fink, Owner; Mark Shulback, Contractor;

Public comment opened at 4:55 p.m.,

Bruce Bartlett, neighbor, concerned that although the project has improved some improvements are still needed relating to retaining wall heights, grading and landscape plan integration, and the second story deck.

Chris Morgan, opposed, expressed concern with hillside instability.

Jill Shalhoob, opposed, expressed concern with grading, and length of the proposed structure.

Public comment closed at 5:07 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

1) The Board appreciates the reduction of the overall mass and design to present a smaller project. 2) The Board appreciates the traditional Spanish architecture. 3) The applicant shall provide a landscape plan. The Board appreciates the joint design effort with neighbors to incorporate screening landscaping. 4) Conceal the pool equipment, preferably in the basement area. 5) Provide a Certified Arborist report for the existing Oak tree. 6) The Board would like the garage and accessory structure further reduced to a one story element, or simply reduced in size and pushed further back into the building envelope. 7) Study the open rail of the second floor to possibly be more traditional with Spanish architecture, such as an arched colonnade with a more solid railing. 8) Push back the second floor trellis, and eliminate as much as possible. 9) Relocate the outdoor living area further back on the hill and incorporate into the jacuzzi/pool area. 10) Provide site sections showing accurate depiction of the grading, and four site sections through the adjacent properties, and an outline profile of the downhill residences.

Action: Sherry/Mosel, 5/0/0. Bartlett stepped down. Manson-Hing and Wienke absent.

IN-PROGRESS REVIEW

3. 1340 CLIFTON ST

R-2 Zone

Assessor's Parcel Number: 017-154-018
 Application Number: MST2005-00500
 Designer: Eric Swenumson
 Owner: Richard Golden

(This is a revised project. Proposal to construct a 1,895 square foot three-story single-family residence to include a 610 square foot two-car garage and 94 square feet of covered deck area. The project is on the same 6,067 square foot lot as the existing 1,004 square foot two-story single-family residence with a first floor 440 square foot garage. Modifications are required to allow less than 1,250 square feet of open yard space and for encroachments into the front yard setback.)

(Fourth Concept Review.)

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

(5:35)

Present: Eric Swenumson, Designer; Richard Golden, Owner; Roxanne Milazzo, Associate Planner; Bettie Wiess, City Planner.

Public comment opened at 5:53 p.m.

Ann Harvey, resident, opposed, expressed foundation concerns.

Maria Zate, resident, provided area photos and stated concern with use of existing foundation.

Public comment closed at 5:59 p.m.

Ms. Wiess provided a brief history of the project, and provided clarification of the existing garage and foundation and the previously expired project.

Motion: Continued indefinitely to the Staff Hearing Officer, with the following comments:

1) Ready for Preliminary Approval on Consent. 2) Applicant shall make the window indents flush, as previous proposed. 3) The applicant shall return with elevations for a new entry porch on the existing house. 4) As to the retaining wall, the applicant is to: a. decrease the size of the retaining wall; b. add landscape to the retaining wall; c. face the retaining wall with rock. 5) The outdoor living space is acceptable as proposed.

Action: Mosel. Motion failed due to lack of a second.

New

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

1) Look for ways to substantially mitigate the building height at the southwest corner elevation by possibly bringing back the backup area. 2) Restudy the roof forms to eliminate the large roof forms and the lack of relief at the south elevation. 3) Soften the added wall between the structures with landscaping. 4) Remove the upper level loft window reveals. 5) Provide an elevation illustrating the relocation of the entry to residence A to Clifton Street. 6) Provide a more substantial column at the west elevation so the structure appears to have more substantial support. 7) The Board is comfortable with the location of the private open space and appreciates that a private usable living space is provided.

Action: Sherry/Mudge, 3/1/1. Blakeley abstained. Mosel opposed. Manson-Hing and Wienke absent. Motion passed.

******* THE BOARD RECESSED FROM 6:49 P.M. UNTIL 7:07 P.M. *******

PRELIMINARY REVIEW

4. 1906 CLIFF DR

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008

Application Number: MST2006-00146

Owner: Levon Investments Incorporated

Architect: Cearnal Andrulaitis

(Proposal to remodel front elevations of the retail business part of the Mesa Shopping Center.)

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

(7:07)

Present: Brian Cearnal, Architect; Bob Cunningham, Landscape Architect; Rob Cunningham, Associate.

Motion: Preliminary Approval, and return to the Consent Calendar for final approval with the following comments:

1) The Board appreciates the evolution of the proposed design style. The applicant is encouraged to: a. Keep more of the variety of the prior scheme, especially the characteristics of Rite-Aid and Albertsons in terms of the theme with the expressed full height columns, where appropriate. b. Provide enhancement of the entry driveways. c. Provide further integration of other features, such as site furniture, vending machines,

trash enclosures, shopping cart storage, etc. 2) The Board would like to see integration of signage within the architecture, and understands that the sign application has been submitted. 3) The Board finds the proposed landscape to be appropriate for the project.

Action: Mudge/Sherry, 5/0/0. LeCron stepped down. Manson-Hing and Wienke absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 2017 GARDEN ST

E-1 Zone

(6:00)

Assessor's Parcel Number: 025-323-007
 Application Number: MST2006-00463
 Owner: Richard and Maxwell Sanders
 Applicant: Brett Ettinger
 Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and additions to an existing 1,809 square foot single-story residence and attached 447 square foot attached two-car garage. The project will result in a 3,025 square foot two-story residence with attached 551 square foot two-car garage, a 458 square foot detached accessory structure, and a swimming pool and spa on the 15,684 square foot lot in The Mission Area Special Design District. Modifications are requested for additions to encroach into the interior yard setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(7:33)

Present: Brett Ettinger, Architect.

Public comment opened at 7:50 p.m.

Bronwen Lindsay Jones, resident, opposed.

Public comment closed at 7:53 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to the Consent Calendar for preliminary approval with the following comments:

1) The Board finds the simple forms and rich materials to be positive attributes. 2) The second floor addition, internal to the footprint and situated far away from neighbors, is appropriate. 3) The flat roof design also minimizes impact to neighbors. 4) Restudy the entry form and awning shapes. 5) The Board likes the window materials and finishes. 6) The Board finds that the modification requests are technical in nature, and follow the line of existing structure. 7) Include a planter on the left side of the driveway and motor-court. Integrate planting strips or permeability to the paving surface. 8) One Board member finds that the chosen style is not compatible with the neighborhood. 9) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns to Consent.

Action: LeCron/Sherry, 5/1/0. Mosel opposed. Manson-Hing and Wienke absent.

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

E-1 Zone

(6:20)

Assessor's Parcel Number: 019-340-014

Application Number: MST2006-00502

Owner: Rhodney J. and Cynthia L. Moxley Trustees

(Proposal for a front porch enclosure and a small addition to an existing 1,556 square foot single family residence with an attached 410 square foot two-car garage on a 12,676 square foot parcel in the Hillside Design District. The project will result in a 2,050 square foot residence, including garage. Also proposed is construction of two trellises. A modification is requested to allow the addition at the rear of the residence to encroach into the required open yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:13)

Present: Hugh Twibell, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
 1) The project is ready for Preliminary Approval and may return to the Consent Calendar.
 2) The modification request is technical in nature. 3) The project will have no negative aesthetic impacts. 4) Neighborhood Preservation Findings can be made at Consent Calendar.

Action: LeCron/Blakely, 6/0/0. Manson-Hing and Wienke absent.

CONCEPT REVIEW - CONTINUED ITEM**7. 1018 ROBLE LN**

E-1 Zone

(6:40)

Assessor's Parcel Number: 019-241-007

Application Number: MST2006-00347

Owner: Dan and Mary McCammon

Architect: Amy Von Protz

(Proposal to remodel existing patio enclosure and retaining walls, add a wooden pergola, and add decorative elements to the existing front entry. The existing 2,989 square foot, two-story, single-family residence is located on an 8,148 square foot lot in the Hillside Design District. Modifications are requested for the pergola and retaining wall remodel to be located in the front yard setback, and for overheight walls.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

(8:19)

Present: Amy Von Protz, Architect; Mary McCammon, Owner.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
 1) The project is ready for Preliminary Approval and may return to the Consent Calendar.
 2) The applicant is to provide corbels that: a. are equally spaced to support the upper deck; b. are in alignment with the vertical railing supports above; c. extend slightly beyond the area fascia board. 3) The vertical railing supports above should be no larger than 2-inches in cross sectional area. 4) The modifications are technical in nature and are an aesthetic enhancement.

Action: Sherry/LeCron, 6/0/0. Manson-Hing and Wienke absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1011 ARBOLADO RD

E-1 Zone

(7:00) Assessor's Parcel Number: 019-241-023
 Application Number: MST2006-00199
 Owner: Jackintell Living Trust 6/14/98
 Applicant: Pacific Coast Civil

(Proposal to construct a new driveway to the existing home at 1011 Arbolado Road. The proposal includes the construction of retaining walls with safety railing along both sides of the driveway, the removal of one oak tree within the road right of way, and approximately 55 cubic yards of cut and 55 cubic yards of fill grading on the 15,833 square foot lot in the Hillside Design District. A modification is requested for retaining walls and railings over the maximum allowed height.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:24)

Present: Rory McMinim, Applicant; Lynne Ming, Owner's Representative.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The project is ready for Preliminary Approval and may return to the Consent Calendar. 2) The proposed tubular steel railings shall be eliminated. 3) Grades will be adjusted to provide minimum wall heights. 4) Provide a Certified Arborist report outlining mitigation measures to preserve the Oak tree on the immediate downhill side of the property walkway at the public right of way. 5) It is understood that the retaining walls will be faced with Santa Barbara Sandstone veneer.

Action: LeCron/Mosel, 6/0/0. Manson-Hing and Wienke absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 226 E JUNIPERO ST**

E-1 Zone

(7:20)

Assessor's Parcel Number: 025-132-004

Application Number: MST2006-00503

Owner: Margaret D. Marble, Living Trust 7/2

(Proposal to permit an "as-built" fence along the front property line and an "as-built" retaining wall along the southerly property line of an 11,250 square foot parcel with an existing single family residence located in the Mission Area Special Design District. Two modifications are requested: 1) for walls over 42 inches in height within 10 feet of the front property line, and 2) for walls over 42 inches in height within 10 feet of the driveway within 20 feet of the front property line.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:41)

Present: Margaret Marble, Owner.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
1) The project is ready for Preliminary Approval and may return to the Consent Calendar.
2) The proposal is acceptable. 3) The modifications will have no adverse visual impact.
4) All exposed retaining wall faces, including those facing the neighbors, shall be stucco finished with color to match the existing columns.

Action: Mudge/LeCron, 5/0/1. Sherry abstained. Manson-Hing and Wienke absent.

REVIEW AFTER FINAL**A. 1216 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-214-018
Application Number: MST2004-00479
Owner: Coryat Family Living Trust
Architect: James Zimmerman

(The project consists of a proposal to construct a new 2,537 square foot, two-story, single-family residence with a 400 square foot two-car basement garage, 742 square feet of decks and a 1,525 square foot basement. The existing 2,264 square foot, two-story, single-family residence, attached carport and roof deck would be demolished. The parcel is located in the appealable jurisdiction of the Coastal Zone.)

(Review After Final to change roofing material from raised seam aluminum to raised seam copper.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 155 CEDAR LN**

E-1 Zone

Assessor's Parcel Number: 015-083-027
Application Number: MST2004-00502
Agent: Gary Myers
Owner: William Pritchett Trust
Applicant: William Pritchett
Architect: Jerald Bell
Applicant: Steve Hausz

(This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.)

(Review After Final for new entry gate and associated details.)

Final Approval as noted on 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.

REVIEW AFTER FINAL**C. 1131 PUNTA GORDA ST** R-3 Zone

Assessor's Parcel Number: 017-291-011
Application Number: MST2006-00244
Owner: Ernest and Lois M Preston, Trustees
Applicant: Jim Siffert

(Proposal for the rebuild of a 777 square foot non-conforming dwelling destroyed by fire that includes exterior changes to materials. There is an existing dwelling at the rear of the 7,850 square foot lot.)

(Review After Final to raise the wood siding at the base of the building to meet FEMA requirements.)

Continued one week.

CONTINUED ITEM**D. 412 W SOLA ST** R-4 Zone

Assessor's Parcel Number: 039-051-011
Application Number: MST2006-00497
Owner: Kate Russell
Architect: Bryan Pollard
Owner: David and Elizabeth Reed

(Proposal to remove the existing stairs and landing, enclose existing entryway, add new entry stair and landing, and new entry door in existing window opening. Also proposed is to add a 65 square foot deck all on an 8497 square foot lot.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final 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**E. 909 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 039-312-007
Application Number: MST2006-00517
Owner: Alan Moss Trustee (For) Moss Edward
Architect: Chris Dentzel

(Remove two 16 foot overhead doors and install one 8 foot overhead door and one 16 foot store front window unit for an existing commercial building on an 8,075 square foot lot.)

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

Final Approval as noted on the plans.

NEW ITEM**F. 3339 CLIFF DR** A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-015
 Application Number: MST2006-00518
 Owner: Santa Barbara Zip, LLC
 Architect: Dawn Sherry
 Contractor: Jeff Arlington Construction

(Proposal for minor alterations consisting of the removal of a portion of the exterior south elevation wall to enlarge the existing door opening and replace existing aluminum sliding doors with new wood folding doors on an existing single family residence located on a 1.3 acre lot in the Coastal Zone.)

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

Final 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**G. 1305 DOVER HILL RD** E-1 Zone

Assessor's Parcel Number: 019-202-006
 Application Number: MST2006-00520
 Owner: Peggy Haskell, Family Trust 8/24/94
 Applicant: Douglas Schyler

(Proposal to repair and replace and existing balcony and railing and to change the material from redwood to trex for an existing 3,059 square foot residence on a 12,372 square foot lot in the Hillside Design District.)

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

Final Approval 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. 3643 STATE ST** C-P/SD-2 Zone

Assessor's Parcel Number: 051-051-001
 Application Number: MST2006-00523
 Owner: Tinwood Incorporated
 Applicant: Ted Chou
 Business Name: Hacienda Motel

(Proposal to install 28 exterior wall mounted air conditioning units to individual rooms for an existing 35 room hotel on a 28,085 square foot lot.)

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

Final Approval as noted, with the comment that the grill is to be painted to match the sleeve and body.

NEW ITEM**I. 2125 ANACAPA ST** E-1 Zone

Assessor's Parcel Number: 025-242-006
Application Number: MST2006-00524
Owner: Bruce Michael Ohannessian
Architect: Loren Solin

(Proposal to remove an existing 442 square foot wood deck and construct a new 552 square foot covered terrace and a new 249 square foot carport with storage cabinets. The proposal also includes the extension of the driveway to reach the new carport and repaving the existing driveway on a 9,397 square foot lot in the Mission Area Special Design District.)

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

Ready for Final Approval pending Environmental Assessment.

NEW ITEM**J. 2418 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-082-008
Application Number: MST2006-00532
Owner: James F. Lichtman, Jr.
Architect: Barbara Lowenthal

(Proposal for exterior color change to an existing single-family residence on a 22,081 square foot lot in the Mission Area Special Design District.)

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

Final Approval 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.

CONTINUED ITEM**K. 1555 MARQUARD TERR** R-1 Zone

Assessor's Parcel Number: 041-032-003
Application Number: MST2004-00503
Owner: Arthur Biancone
Applicant: Tom Dain

(Proposal to convert a 148 square foot carport to a two-car garage by adding 292 square feet. Proposal also includes a 189 square foot second story addition and a 127 square foot stairwell addition to an existing 1,680 square foot single-family residence. The additions will result in a 2,436 square foot single-family residence on a 6,000 square foot lot in the Hillside Design District.)

(Review After Final for revisions to window sashes, as-built deck inserts, addition of stairs next to the entry bridge, chimney cap, light fixture, and changes to landscape and hardscape in front yard.)

Continued one week.

REVIEW AFTER FINAL**L. 1727 CALLE BOCA DEL CANON R-1 Zone**

Assessor's Parcel Number: 041-052-065
Application Number: MST2001-00106
Architect: Sam Hurst
Owner: Davis C. Hayden and Anne Marie Fauvelle

(Proposal to construct a new 941 square foot, two-story residence with an attached 242 square foot, one-car garage and a detached one-car carport on a 6,640 square foot vacant lot in the Hillside Design District.)

(Review After Final for changes to site plan, retaining walls and windows.)

Final Approval 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**M. 826 BATH ST R-3/R-4 Zone**

Assessor's Parcel Number: 037-041-022
Application Number: MST2004-00747
Agent: Justin Van Mullem
Owner: Kevin Fewell

(Proposal to demolish an existing 1,508 square foot two-story duplex, convert an existing 1,280 square foot single family residence to a two-story three unit condominium triplex resulting in a 1,618 square foot three-bedroom unit, and two one-bedroom units (690 square feet and 650 square feet). A two-story duplex containing a three-bedroom unit with 1,308 square feet and two-bedroom unit with 1,175 square feet is also proposed. A total of eight parking spaces are proposed within three two-car garages and two one-car garages, and a Modification to allow less than the required nine spaces is requested. The project will require grading of 300 cubic yards of cut and 300 cubic yards of fill.)

(Final Approval of the Architecture and Landscape Plan is requested.)

Final Approval as noted on the plans of the Architecture, and Final Approval as submitted of the Landscape Plan.

****MEETING ADJOURNED AT 9:09 P.M. ****