



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 23, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 JIM BLAKELEY, Present
 CHRISTOPHER MANSON-HING, Present (arrived at 4:34 p.m., left at 8:47 p.m.)
 GARY MOSEL, Present
 RANDY MUDGE, Present (left at 7:32 p.m.)
 DAWN SHERRY, Present (arrived at 4:33 p.m.)
 MARK WIENKE, Present
CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present (from 3:18 p.m. to 4:20 p.m., and 4:32 p.m. to 4:54 p.m.)
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

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, October 19, 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.)

No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 16, 2006, with corrections.

Action: LeCron/Wienke, 6/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. All items on the Consent Calendar were reviewed by Jim LeCron.

Action: Wienke/Mosel, 6/0/0.

Member LeCron stated that Item N, 3825 State Street, Suite E-47A, was referred to Full Board due to the applicant's request for use of "corporate colors" that are out of character for Santa Barbara.

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

Ms. Brodison made the following announcements:

- 1) Members Sherry and Manson-Hing will arrive late to the meeting.
- 2) On Monday, October 30, 2006, the ABR and the City's Urban Historian, Jake Jacobus, will conduct a discussion to review the proposed Lower Riviera Special District Design Guidelines.

E. Subcommittee Reports.

Member Wienke reported that City Council received the Airport presentation last week. Council approved the location for the new building. Some strong comments were made by Dos Williams and Brian Barnwell suggesting that the building be properly sited, and it should be sustainable (solar panels, etc.) into the next century.

Member Manson-Hing was appointed as the ABR representative to the Visual Arts in Public Places Committee (VAPP). The VAPP committee meets the 4th Thursday of the month at 3:30 in the David Gebhard Public Meeting Room.

F. Possible Ordinance Violations.

No violations reported.

DISCUSSION ITEM – PUBLIC HEARING**1. Solar Design Guidelines and Recognition Programs Draft Proposal.**

- (3:15)** Main Documents: Solar Energy System Design Guidelines and Recognition Program Draft
Passive Solar Design Guidelines and Recognition Program Draft
- Location: Citywide
- Applicability: The Draft Solar Energy System Guidelines would generally be voluntary, but may be applied by ABR or HLC in review of some projects. The Passive Solar Design Guidelines and both award programs are completely voluntary.
- Staff: Heather Baker, Project Planner, City of Santa Barbara

(The Draft Solar Energy System Guideline's main purpose is to educate and encourage the public to consider highly efficient solar installations which appear well integrated with their surroundings. The document also specifies which high performing aesthetically well-integrated solar energy systems are eligible for City Council recognition awards. The Solar Energy System Design Guidelines can provide direction for review of the few projects which are subject to ABR and HLC review due to potentially significant historical or visual impacts. During this discussion, the ABR can also provide comments to Council regarding concepts for potential future City solar system installation requirements for some project types.)

(RECOMMENDATION FOR CITY COUNCIL ADOPTION OF THE GUIDELINES AND RECOGNITION PROGRAMS INCORPORATING ABR COMMENTS IS REQUESTED.)

(3:27)

Present: Heather Baker, Project Planner, provided an overview of staff's proposed Solar Energy System Design Guidelines and Recognition Program. The proposed guidelines and award program were created by City staff and initially reviewed through a "Million Solar Roofs Partnership" small working group consisting of City staff, Community Environment Council (CEC) staff and some local solar contractors. Ms. Baker requested that any additional written comments be submitted by November 1st for inclusion into the presentation for City Council.

Public comment opened at 3:45 p.m.

Tim Hunt, Community Environment Council, in support.

Gabe Davis, Solar Contractor, in support.

A letter from, John Kelly, resident, in support, was read into the record by Chair Bartlett.

Public comment closed at 4:52 p.m.

- Motion:** **Continued indefinitely to the City Council with the following comments:**
1) The Board recommends City Council adoption of the Solar Energy Design Guidelines and the voluntary Passive Solar Energy Design Guidelines and Solar Recognition Program. 2) The Board does not feel there should be mandatory requirements for solar panel installations on projects, instead, emphasize incentives. 3) The Board encourages allowance of solar energy systems installations on legal non-conforming structures without modification requirements.
- Action:** LeCron/Wienke, 6/0/0. Motion carried. (Manson-Hing, Sherry absent.)

CONCEPT REVIEW - CONTINUED ITEM

2. **611 W DE LA GUERRA ST** R-3 Zone
Assessor's Parcel Number: 037-061-006
Application Number: MST2005-00540
Owner: David Henry Camarillo
Architect: Ron Sorgman

(Proposal for first and second-story additions and an attached garage for an existing 1,572 square foot one-story single-family residence. The proposal includes an 82 square foot addition to the first floor, a new 403 square foot second floor, 346 square feet of roof terraces, an attached 393 square foot two-car garage, and demolition of the existing detached garage. The project would result in a 2,058 square foot, two-story single-family dwelling and an attached 393 square foot two-car garage on the 5,000 square foot lot. A modification is required to encroach into the interior yard setback.)

(Third Concept Review. Modification approved September 21, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:23)

Present: Ron Sorgman, Architect.

- Motion:** **Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code with the following conditions:**
1) Continued one week to the Consent Calendar, with the applicant to: **a.** Revise the porch railing and half-wall to match the existing condition. **b.** Revise the drawings to show wider window trim on all elevations. **c.** Provide a color board at Consent.
- Action:** Mudge/Wienke, 6/0/0. Motion carried. (Manson-Hing, Sherry absent.)

PRELIMINARY REVIEW**3. 333 S CANADA ST A**

R-3 Zone

Assessor's Parcel Number: 017-300-021
Application Number: MST2005-00682
Owner: Shannon Family Living Trust
Architect: Joseph Moticha

(Proposal to construct a new three-story duplex consisting of a 674 square foot two-car garage with a 1,143 square foot duplex above and 156 square feet of balcony on a 5,000 square foot lot. The lot is currently developed with an existing 772 square foot, two-story residence with a 772 square foot three-car garage which is proposed to remain unaltered. The site previously had a two-story duplex which was demolished under BLD2005-01336.)

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

(4:33)

Present: Joseph Moticha, Architect.

Motion: Preliminary Approval with the following conditions:

1) The project revisions are an improvement. **2)** The Board is in favor of eliminating the eyebrow under the third level deck on the front elevation. **3)** Thicken the left side, north elevation wall to engage the cantilevered deck, as viewed from the street. **4)** Restudy the triple gabled elevation with the goal of reducing to two-gabled ends, thereby simplifying the north elevation. **5)** Provide high quality painted wood carriage style garage doors.

Action: Wienke/Sherry, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1307 INDIO MUERTO ST**

R-3 Zone

Assessor's Parcel Number: 017-233-012
Application Number: MST2006-00598
Owner: Reyes Court, LLC
Architect: Peter Hunt
Owner: Casas De Canada, LLC

(Proposal to construct three attached two-story residential condominiums totaling 3,100 square feet including attached garages. The proposal includes demolition of the two existing single residential units on the 6,050 square foot lot.)

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

(4:54)

Present: Peter Hunt, Architect; Peter Lawson, Project Planner, City of Santa Barbara.

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

1) The overall site planning is appropriate. 2) The shared easement with the adjacent lot allowing for a more paseo-like experience between the two projects is supportable. 3) There is concern with the amount of raised grade condition due to the base flood elevation. Consult with the Engineering Division regarding the possibility of keeping the garages below the base flood elevation, with the goal to provide more variety within the height of the building masses and forms. 4) Provide a tree preservation and/or mitigation plan with future submittals. 5) Most of the Board is in favor of the chevron parapets on the low street facing walls, and prefers the parapet for the high roofs to be more plain. 6) Provide more obvious entries to the two forward units, rather than the side yard approaches. 7) The Board finds that the 1930's style of architecture is charming.

Action: LeCron/Sherry, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 229 S CANADA ST**

R-3 Zone

Assessor's Parcel Number: 017-233-013
 Application Number: MST2006-00589
 Owner: Casas De Canada, LLC
 Architect: Peter Hunt
 Owner: Reyes Court, LLC

(Proposal to construct three attached two-story residential condominiums totaling 3,150 square feet including attached garages. The proposal includes demolition of the two existing single residential units on the 6,600 square foot lot.)

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

(4:54) Item #5, 229 Canada St., was heard in conjunction with Item #4, 1307 Indio Muerto St.

Present: Peter Hunt, Architect.

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

1) The Board finds that the architecture style is reminiscent of the 1930's, and is appropriate to the neighborhood. 2) The combined height of the raised grade and the tall parapets causes the proposal to appear too commercial and boxy. The applicant is encouraged to look for ways to possibly lower the garages below the base flood elevation. 3) Study the entry to Unit A to have more street presence, rather than being tucked behind the garage elements. 4) The Board likes the appearance of the site wall adjacent to the public sidewalk as it provides a foreground/plinth, to the project, however:
a. Study access issues from the multiple driveways, given the wall's location; **b.** Resolve the engineering aspects of the steep driveways and proximities to the adjacent walls.
 5) Regarding the landscape: **a.** Provide mitigation and preservation plans; **b.** The Board understands that due to the amount of fill many of the trees will be removed or replaced; **c.** The landscape component of the project will be necessary to buffer the mass of wall planes, and to provide layering between the public right-of-way and building facades.
 6) The Board appreciates that the taller portions of the building are further back than the

minimum setback requirement; however: **a.** Study adding more variety to the parapet heights. **b.** Consider eliminating the parapet molding in favor of a plainer detail. **7)** Study adding more charm giving elements to the front entry expressions of Units B and C as they face the street. **8)** Enhance the unit entries to make them more easily obvious from the public right-of-way. **9)** One Board member expressed concern with the multiple driveways and garages facing the street. **10)** The Board appreciates the private courtyard spaces and the easement between the two lots that creates a pleasant paseo.

Action: Manson-Hing/Blakely, 8/0/0. Motion carried.

***** **THE BOARD RECESSED FROM 6:15 P.M. UNTIL 6:36 P.M.** *****

PRELIMINARY REVIEW

6. 6100 HOLLISTER AVE

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

(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 Review for Buildings C and D only is requested.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 029-99.)

(6:36)

Present: Susan McLaughlin, Agent; Brian Poliquin, Architect; Andrew Bermant, Applicant.

Motion: Preliminary Approval and continued indefinitely to the Full Board with the following comments:

As to the westerly retail structure: **1)** The majority of the Board is comfortable with the revised layout and articulation of the proposed retail complex to the west, and is pleased with the massing of the end elements. **2)** There is concern with the shallow undulation along the linear south façade and north elevation, therefore: **a.** Study adding more real depth on the recesses and simplify the façades, especially flanking what appears to be the main entry. **b.** Restudy the recesses to make them appear more genuine in depth. **3)** Provide a built-out plaster wainscot in some areas, although not continuous around the entire structure, in lieu of the painted wainscot. **4)** The majority of the Board is uncomfortable with the off-set window heads, especially on the south elevation, and prefers emulating the window fenestration of the restaurant complex. **5)** The Board prefers that the windows, especially on the south elevation, not continue to the floor,

given that there is no paseo, and given that this area of the building will be abutting the retention basin. **6)** The Board understands the central towers will be moved to the north to abut the northern building. **7)** Refine the trellis elements, possibly with additional trellis members to provide appropriate shade on the south and west ends. **8)** Provide high quality detailing, and color and material boards. **9)** The site work should match the revised landscape plan immediately adjacent to the buildings. **10)** Most of the Board finds that the depicted future signage locations are appropriate.

As to the easterly restaurant structures: **11)** The splitting of the restaurant building into two structures with a central paseo is successful, however: **a.** The paseo should be developed to be more active as a vital use area between the two structures. **b.** Encourage the pedestrian connection from the streets into the central paseo to enliven the space. **12)** The restaurant window recess and articulation is successful with the sporadic awnings. **13)** Some Board members are concerned that the roof element of the center tower is a disjointed from other tower elements. **14)** Study the use of a built out plaster wainscot in lieu of the painted wainscott.

Action: Wienke/LeCron, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM

7. 817 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 031-042-022
 Application Number: MST2005-00667
 Owner: Manfred Schoepp
 Architect: Jan Hochhauser
 Owner: John Blankenship, Casitas De Milpas, LLC
 Agent: Heather MacFarlane

(Proposal for a two-story, mixed-use project consisting of five new condominium units totaling 7,728 square feet, one new 843 square foot commercial space and fourteen parking spaces on a 13,677 square foot lot. The existing 1,364 square foot one-story residence, 1,370 square foot garage and 599 square foot shed to be demolished.)

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

(7:13)

Present: Jan Blakenship, Architect/Owner; Charlton Stockwell, Designer.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**
1) The Board carried forward the following comments from the minutes of **October 17, 2005***: ***1** The Board is pleased with the overall site plan design, utilizing the central courtyard paseo for pedestrians and automobiles; ***2** The Board is pleased with the introduction of commercial use along Milpas Street; ***4** The size, bulk and scale is compatible with the neighborhood, as it is a central site on Milpas Street, and is set back deep from the street. ***5** The Board finds the deco motif is appropriate, **(and added)** especially in this neighborhood, and encourages the applicant to refine the detailing as the facades are simplistic in this style. **2)** The Board appreciates the hierarchy created in the

central paseo with the first courtyard oriented more for commercial use and subsequent courtyards transitioning to a condominium pedestrian paseo. **3)** The Board is concerned with the amount of roof covering at the upper level decks and requests the applicant restudy and coordinate with the proposed project to south. **4)** Some Board members are concerned with the detailing of the recessed arch on the parking side on the south portion of the building. Look for other ways to detail the recess, whether with grill work, glass, or other material. **5)** The Board is comfortable with the figurines as entry elements to the central paseo. **6)** The Board finds that the use of flat roofs for solar equipment is a good use of that area. **7)** Provide landscape plans and color material boards. **8)** Articulated and enhanced paving in the paseos is appreciated by the Board.

Action: Blakeley/Wienke, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 204 LA MARINA DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-221-009

Application Number: MST2006-00604

Owner: Douglas Moore

Architect: Thompson Naylor Architects

(Proposal to construct a new 2,022 square foot two-story single-family residence and attached 400 square foot two-car garage on a 5,700 net square foot lot. The proposal includes demolition of the existing 767 square foot one-story single-family residence and attached 220 square foot one-car garage. Modifications are requested for encroachments into two front setbacks and to provide less than the required open yard area. Planning Commission approval of a Coastal Development Permit is requested.)

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

(7:55)

Present: Suzette Naylor, Architect; Douglas Moore, Owner.

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

1) The proposed project is appropriate for the neighborhood. **2)** The Board understands the severe constraints posed by the triangular site, given the two front-yard setbacks. Site constraints preclude the ability to meet the open yard requirements but that orientation of the house allows for appropriate use of the yard. **3)** The proposed front-yard encroachment on Del Mar Avenue will be less of an encroachment than the existing condition, and the proposed relocation of the yard fencing will be less of an impact on Del Mar. **4)** The front-yard encroachment on La Marina Drive is solely for the aesthetic enhancement of the porch, which adds a charming giving element to the street, and is an enhancement over the current condition. **5)** The Board appreciates the intent to add solar panels on the roof, but prefers a location which is less visible. **6)** There is concern with the solar access along the north property line to the adjacent neighbor, and requests the applicant to work with staff to verify compliance. **7)** Some Board members are concerned with the articulation of the stairwell and sitting room windows as presented on

the south-east elevation. Study the window placement to better coincide with the internal floor plan arrangement. **8)** The raised decks are located in such a manner that they will not pose privacy concerns for adjacent neighbors. **9)** The chimney element would be better in brick or stone-type material. **10)** Study the break pitch details of the northeast elevation roof, as it does not appear to read on the opposite side of the structure. **11)** The Board appreciates the quality of detailing depicted; however, provide: **a.** Plans detailing authentic carriage-style doors; **b.** Shingle treatment on the second floor with siding at the base of the building, and **c.** Further articulation of the site planning details. **13)** Preliminary Approval may be made at Consent Calendar.

Action: Blakeley/Wienke, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING

9. 1703 SANTA BARBARA ST

R-2 Zone

Assessor's Parcel Number: 027-111-008
 Application Number: MST2006-00454
 Owner: Santa Barbara-Valerio LLC
 Agent: Brian Nelson

(Proposal to convert an existing 2,658 square foot two-story duplex to a single-family residence. The project includes exterior remodeling, a 358 square foot two-story addition, interior alterations, an elevator, and site and landscape improvements on the 6,116 square foot lot. The existing attached two-car garage will be retained. Modifications are requested for work to encroach into three setbacks and into the required open yard area.)

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

(8:20)

Present: Brian Nelson, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
1) The Board appreciates the upgrade of the existing structure in terms of: **a.** the thick walls; **b.** recessed windows; **c.** the elimination of the encroachments into the existing setback on the corner lot. **2)** The Board finds the composition of the two-story addition into the existing yard space and the new roof over the garage are not in harmony with the original architectural form of the structure; therefore, the Board requests that the applicant restudy the additions to be more simplistic in style to emulate the existing architecture. **3)** The Board finds the modification requests associated with this proposal are mostly technical in nature with little visual impact. **4)** The Board supports the enhancements occurring within the setback zones. **5)** There is concern with the style of some of the architectural elements, such as: **a.** Study the wrought iron belly bands which are not in keeping with the simplistic structure. **b.** Study stone work more in keeping with the existing site wall adjacent to the sidewalk; **c.** Consider using a light weight flat roof tile, if supportable by the structure. **d.** Restudy the arched entry at the proposed courtyard gate adjacent to the garage. **6)** Although the proposed addition reduces the on-grade open yard space, the large second floor deck offers similar private use space for the structure.

Action: Blakeley/Mosel, 7/0/0. Motion carried (Mudge absent.)

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**10. 3341 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-103-001
 Application Number: MST2006-00612
 Owner: Chad and Norean Drier, Trustees
 Architect: Bill Wolf

(Proposal for a 1,939 square foot one-story addition to an existing 3,489 square foot one-story single-family residence with a 655 square foot attached garage on a 1.55 acre lot in the Hillside Design District. The proposal includes new entry gates, the replacement of an existing pool with a new patio, and a new relocated pool and patio.)

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

(8:49)

Present: Bill Wolf, Architect; Bob Wilson, Property Resident.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code with the following comments:
 1) Final Approval may be made at Consent Calendar. 2) Provide enhancements to the architecture. 3) Provide high quality detailing.

Action: LeCron/Wienke, 6/0/0. Motion carried. (Mudge, Manson-Hing absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 615 DEL MONTE AVE**

R-3 Zone

Assessor's Parcel Number: 037-022-008
 Application Number: MST2004-00064
 Owner: Rigo Vela
 Architect: Jose Esparza
 Applicant: Rigo Vela

(This is a revised project to demolish 1,090 square foot existing residence and carport. The proposal involves a new two-story 2,048 square foot duplex with two attached two-car garages on a 5,080 square foot lot.)

(Review After Final for the addition of a garden wall in the front-yard with four new plaster columns and changes to windows and front door.)

Final Approval of the Review After Final.

REVIEW AFTER FINAL**B. 538 MIRA MONTE DR**

E-1 Zone

Assessor's Parcel Number: 035-260-023
Application Number: MST2004-00301
Owner: Brian McInerney
Architect: Jesus Cortez

(Proposal to convert a 110 square foot area on an existing balcony to habitable space and extend the existing deck. Also proposed is to abate violations in ZIR98-00145 for the conversion of one of the two required parking spaces within the garage to a workshop and construct a new 190 square foot carport with a roof deck. The property is located in the Hillside Design District.)

(Review After Final to change the steel cable railing to glass on the north and east elevations.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely.

REVIEW AFTER FINAL**C. 3535 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-053-001
Application Number: MST2006-00275
Owner: Ontare Land Partners, LP
Architect: Lenvik & Minor

(Proposal for a 180 square foot equipment enclosure to the rear of an existing 1,250 square foot commercial building. Also proposed are two trellises and an entry awning, new exterior paint.)

(Review After Final to increase the footprint of the equipment enclosure by 2' to the south, relocate the trash enclosure, provide employee bike parking, remove trellises to the rear and side of the wash bay, re-orient the ADA parking, remove of two trees and replace the existing pole light fixtures with new.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 016-91.)

Final Approval as noted on the plans, with the comment that the applicant is to provide a photometric study.

REVIEW AFTER FINAL**D. 1520 W VALERIO ST**

R-1 Zone

Assessor's Parcel Number: 041-032-020
Application Number: MST2004-00291
Owner: Matt and Amy Zuchowicz
Architect: Joaquin Ornelas, Jr.

(Proposal for a 267 square foot first-story addition and an 819 square foot second-story addition to an existing 900 square foot one-story residence located on a 5,000 square foot lot in the Hillside Design District. The project would result in a 2,212 square foot two-story residence with a 490 square foot garage. A modification is required for a reduction of the open-yard area.)

(Review After Final to change the stucco at the lower floor to siding, added a stone veneer to an existing block retaining wall and remove an over-height fence.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**E. 121 VISTA DEL MAR DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 047-051-008
Application Number: MST2004-00105
Owner: Timothy Park
Architect: Duffy Smith

(Proposal for a 190 square foot addition configured as a bathroom and laundry room and alterations to the family room and breakfast room of an existing single-family house in the Hillside Design District. The existing house is 1,530 net square feet. This house is located in the Appealable Jurisdiction of the Coastal Zone and will require a Coastal Development Permit.)

(Review After Final to eliminate the masonry finish from chimney and to change the bay window roof from shingle to copper.)

Final Approval as noted on the plans for the window and roof, with the comment that changes to the chimney are not approved at this time.

REVIEW AFTER FINAL**F. 3603 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-101-005
Application Number: MST2004-00880
Owner: William and Shari Guilfoyle
Architect: Bryan Pollard
Landscape Architect: Sam Maphis
Engineer: Mike Gones

(This is a revised project. The purpose of this hearing is to review the amount of grading associated with the project. Revised Final approval proposes 349 cubic yards of cut, 150 cubic yards of fill and 1,605 cubic yards of re-compaction outside the main building footprint for a swimming pool and spa. The project which received approval on May 23, 2005 is a proposal to add an additional 417 square feet to the existing terrace and convert an existing under-story to an exercise room. The existing 5,480 square foot residence is located on a one acre lot located in the Hillside Design District. Proposal also includes the replacement of a window & door, landscaping improvements to provide usable yard areas by terracing the existing slope with retaining walls.)

(Review After Final for the addition of a new outdoor fireplace and patio area.)

Final Approval of the Review After Final.

FINAL REVIEW**G. 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.)

(PROJECT REQUIRES 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.

REFERRED BY FULL BOARD**H. 628 PICO AVE**

R-3 Zone

Assessor's Parcel Number: 031-103-006
Application Number: MST2006-00148
Owner: Rafael and Maria Lopez
Applicant: Frank Medina
Architect: Greg Christman

(This is a revised project description: Proposal for a second single-family residence on the rear of a 6,750 square foot lot with an existing one-story 1,056 square foot single-family residence. Proposed is a two-story 1,405 square foot single-family residence and an attached 457 square foot two-car garage and detached 176 square foot one-car carport. The proposal includes demolition of the existing 209 square foot carport.)

(Final Approval is requested.)

Revised Preliminary Approval, with the comments that: 1) There is concern with the proposed removal of the wall and gate at the front of the site. Provide replacement landscaping in the front yard; 2) Provide additional enhanced paving to lead to the rear unit entry; 3) The applicant is to provide a Landscape Plan and a color/material board prior to Final Approval.

REFERRED BY FULL BOARD**I. 606 CALLE GRANADA**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-083-012
Application Number: MST2006-00430
Owner: Matthew and Wendy Labrie
Architect: Wayne Labrie

(Proposal for additions to an existing one-story 1,419 single-family residence consisting of a 335 square foot first-floor addition, an 879 square foot second-story addition, a 515 square foot attached two-car garage. The proposal includes a 486 square foot enlargement of the existing cellar and 85 cubic yards of grading. The existing 575 square foot detached garage and laundry room would be demolished. The resulting project would be a 2,387 square foot, two-story residence with attached two-car garage on the 8,419 square foot lot. Modifications are requested for an eight foot high wall at the front property line and for a new entry porch within the front-yard setback.)

(Modification approved on October 11, 2006. Final Approval is requested.)

(PROJECT REQUIRES 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.

CONTINUED ITEM**J. 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.)

(Review After Final to revise approved window configuration.)

Final Approval as submitted of the Review After Final.

CONTINUED ITEM**K. 1627 LOMA ST** R-2 Zone

Assessor's Parcel Number: 027-153-015
Application Number: MST2002-00629
Owner: Ross Cathie
Designer: Y.S. Kim

(The proposed project consists of the conversion of an existing one and two-story duplex into two condominium units, the construction of a 440 square foot two-car garage, the construction of a 130 square foot deck and the removal and reconstruction of a retaining wall. The project will require a modification to allow the proposed garage to encroach into the required side-yard setback.)

(Review After Final for change to stucco siding, new door enclosure under deck and change to roof detail.)

Administratively Approved by staff.

CONTINUED ITEM**L. 900 CALLE DE LOS AMIGOS D-101** E-3 Zone

Assessor's Parcel Number: 049-040-053
Application Number: MST2006-00493
Owner: American Baptist Homes of the West
Architect: Craig Burdick
Agent: Cameron Carey

(Proposal to add a 690 square foot wooden deck for employee use at the exterior of an existing building at the 65 acre Valle Verde Retirement Community.)

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

Final Approval as noted on the plans.

CONTINUED ITEM**M. 615 SUNRISE VISTA WAY**

E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023
Application Number: MST2006-00105
Owner: Bachir and Ellen Jirari, 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. Final Approval is requested.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 016-91.)

Final Approval as submitted, with the comment that the roof material was approved due to prior usage in the Planned Unit Development.

NEW ITEM**N. 3825 STATE ST E-47A**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2006-00620
Owner: Macerich La Cumbre, LLC
Applicant: The Conceptual Motion Company
Architect: Epoch Design Group Incorporated
Business Name: Lucy Activewear

(Proposal to combine two existing retail storefronts into one space, facade remodel to existing storefront and add a new HVAC unit to an existing building in the La Cumbre Plaza Shopping Center.)

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

Referred to the Full Board meeting of November 6, 2006.

NEW ITEM**O. 700 FELLOWSHIP RD** E-1 Zone

Assessor's Parcel Number: 041-203-010
 Application Number: MST2006-00621
 Owner: Kalia Rork
 Applicant: Skye McGinness

(Proposal to permit the following as-built improvements to a single-family residence on a 10,440 square foot lot in The Hillside Design District: door and window replacements, replacement of concrete landings and stairs, construction of wood fence and gates, stucco and paint on an existing retaining wall, and replacement of a concrete drainage swale with concrete stairs. Proposal would abate zoning violations in ZIR2002-00440.)

(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**P. 3126 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 053-332-019
 Application Number: MST2006-00625
 Owner: Reiko Takeuchi Uyesaka, Revocable Trust
 Business Name: Don's Cocktails

(Proposal to replace an existing wood fence with an ornamental wrought iron fence in the same location at the rear of Don's Cocktails.)

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

The project is ready for Final Approval may be given by staff pending zoning clearance and may return on Consent Calendar.

NEW ITEM**Q. 1051 SENDE VERDE B** E-3 Zone

Assessor's Parcel Number: 049-040-053
 Application Number: MST2006-00630
 Owner: American Baptist Homes of the West
 Architect: Craig Burdick

(Proposal to add 440 square feet to an existing 630 square feet one-bedroom unit at the Valle Verde Retirement Community. This proposal also includes 190 square feet of remodel to the kitchen and bathroom.)

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

Final Approval as submitted.

NEW ITEM**R. 1141 NIRVANA RD**

R-1 Zone

Assessor's Parcel Number: 043-060-012
Application Number: MST2006-00633
Owner: Ernest and Juanita Stebbins Trust
Architect: Leslie Davis
Contractor: David Lewis

(This is an enforcement case ENF2006-00667. Proposal to relocate an "as-built" existing above-ground spa, demolish a portion of an existing deck and wall and construct a new uncovered deck for the relocated spa on a 1.39 acre 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.

**** MEETING ADJOURNED AT 8:58 P.M. ****