



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 4, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present (arrived at 3:07) (stepped out from 4:58 to 5:48 p.m.)
 JAMES LECRON, Vice-Chair, Present (stepped out from 5:48 to 6:05 p.m.)
 JIM BLAKELEY, Present
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Absent
 DAWN SHERRY, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF:
 JAIME LIMÓN, Design Review Supervisor, Present (from 3:20 to 3:38 p.m.)
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

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

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov 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, November 30, 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.)

Norma Jungjohann, resident, expressed concern with the modification and changed plans for construction at 177 Cedar Lane creating a higher roof pitch, and is opposed to the size of the spark arrester on the chimney.

B. Approval of the minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 27, 2006, with corrections.

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

C. Consent Calendar :

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Jim LeCron.

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

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

1. Ms. Brodison made the following announcements:

- a) On Wednesday, December 13th a joint meeting of the ABR and HLC will take place for review of the Airline project.
- b) On Monday, December 11th at 2:00 p.m. there will be an organized site visit at 565 Yankee Farm Road.
- c) The City Council recently adopted a Tenant Displacement Assistance Ordinance that take effect Thursday, December 21, 2006. Any application submitted to the City that includes units to be demolished, eliminated, or changed in use will require notification to the tenants about their rights under this ordinance. One of the main provisions for tenants is displacement assistance equal to 4 times the monthly rent or \$5000 which ever is greater. Because this is a new ordinance, any project subject to the ordinance will include a note on the agenda until the community is more informed about the ordinance.

2 Member LeCron announced that December 11th will be his last ABR meeting.

3. Member Bartlett will step down from Item 3.

4. Member Sherry will step down from Item 7.

5. Member LeCron will step down from Item 8.

6. Member Mosel reported that he will complete his four month rotation on the Sign Committee later this month.

E. Subcommittee Reports:

Chair Bartlett reported that he and Members Mudge, and Wienke met with Mr. Limon, Ms. Weiss, and Ms. Baker last Wednesday, November 29th, to discuss recruitment and incentive options. Some of the suggestions being considered include: **1)** Two boards, one to review mixed-use, multi-family, and commercial projects, and a second board to review single-family residential projects. This suggestion could prevent possible conflicts of interest. A split board would allow participants to meet twice per month as opposed to meeting every week. **2)** Revising the residency requirements so that all board members are not required to live within city limits. **3)** Providing a minimal stipend for Board and Consent Calendar participation. **4)** Reducing the Board from 9 to 7 members. **5)** Hiring a licensed landscape architect to assist staff. **6)** Providing more staff training for complex projects. **7)** Scheduling complex items early on the agenda when planners and staff are available to provide assistance. **8)** Have an on-call Board member to review proposals with staff.

Mr. Limon requested feedback from the Board as to whether any of the suggestions should be eliminated. Ms. Baker will provide information to the Board and a discussion will take place at the next ABR meeting. Staff will begin preparing a report for City Council.

Airport Subcommittee: Member Wienke reported that he and Member Manson-Hing attended a recent Subcommittee meeting. No major changes were presented, simply a few design refinements. There is a public meeting tentatively scheduled on December Wednesday, 6, 2006.

Member Manson-Hing reported that research indicates that the historic structure was actually built differently from the original design.

F. Possible Ordinance Violations.

Member Manson-Hing requested an update of 333 La Marina. The description of the project does not appear accurate.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 25 DAVID LOVE PL**

Assessor's Parcel Number: 073-080-050
Application Number: MST2006-00656
Owner: City of Santa Barbara
Applicant: Leif Reynolds

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

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

(3:36)

Present: Leif Reynolds, Airport Project Engineer; Andrew Bermond, Project Planner; Ed Linveck, Laison Architect; Richard Six, Architect.

Public comment opened at 3:53 p.m.

Ken Alker, representative for the tenants at 33 David Love Place, expressed the desire to ensure that trees and/or a wall are installed between 25 & 33 David Love Place to serve as a privacy barrier.

Public comment closed at 3:57 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The landscaping and choice of materials are appropriate. 2) The low appearance of the building with heavy recess for shadow gives the building a nice appearance. 3) Study the maximum use of solar photo-voltaics over the parking, and in conjunction with all aspects of the project, including the terminal and long-term parking.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 2514 ORELLA ST

R-3 Zone

Assessor's Parcel Number: 025-022-024
Application Number: MST2006-00391
Owner: Wendy Welkom Trust
Architect: Ron Sorgman

(Proposal to remodel an existing one-story single-family dwelling to create two units and construct a new dwelling unit at the rear of the site above a new detached three-car garage. The completed project will result in three condo units in two structures on the 6,440 square foot site. An existing four-car garage would be demolished. The site is comprised of two lots and a lot merger is proposed. Four Modifications are requested: encroachment of parking within the required interior setback; provision of 5 parking spaces instead of the required 6 spaces; encroachment of the second-floor residence into the rear setback; and encroachment of the second-floor deck into the rear setback.)

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

(4:10)

Present: Ron Sorgman, Architect; Pat Elton, Owner's Representative; Pete Lawson, Planner, City of Santa Barbara.

Public comment opened at 4:23 p.m.

The Board acknowledged receipt of a letter from Nora Gallagher expressing her concern of the project.

Valerie LaBorde, resident, expressed concern with parking modifications, density and public safety.

Public comment closed at 4:28 p.m.

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

1) The Board appreciates the retention of the existing house on Orella Street, but finds the site plan organization of both the pedestrian and vehicular circulation to be confusing. Review the vehicular circulation with the Transportation Division and provide a letter responding to the Board's concerns about the three cars backing out into the public alley adjacent to the existing zero setback garage on the adjoining property. 2) The pedestrian circulation, especially from Orella Street, is disjointed from the rear unit and that the entry to Unit C at the rearmost building is not obvious to public. 3) The majority of the Board is uncomfortable with the proposed solid railing enclosure of the existing front porch along Orella Street. Study ways to keep the open charm giving attributes of the original porch in the new proposal. 4) The forms of architecture are generally in keeping with the original structure with the exception of the proposed flare under the cantilevered deck on the rearmost building. Study ways of supporting the cantilever, perhaps using brackets more traditional to the style. Maintain consistent overhang and eave dimensions consistent with the existing residence. 5) Increase landscape opportunities wherever possible. 6) There is some concern about the existing paving of the parkway on Orella Street. Study and provide parkway plantings that are more congruent with the street. 7) Provide more accurate composite elevation documentation showing both buildings relative to each other. 8) Provide more accuracy on all drawings and all elevations. 9) Address the assignment of the garages and carport stalls, as to which unit they are associated. 10) Show the alley width on the site drawings. When meeting with Transportation Division, demonstrate more appropriately sized cars in the diagram.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1102 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-242-006
 Application Number: MST2006-00664
 Owner: Anthony Turchi
 Architect: Bruce Bartlett
 Applicant: DesignArc

(Proposal for a 2,428 square foot three-story single-family residence and attached 400 square foot two-car garage, and the partial demolition of an existing 2,097 square foot residence to be remodeled into an accessory structure. The project, located on an 11,550 square foot lot in the Hillside Design District, includes 381 cubic yards total of cut and fill grading. Modifications are requested for the following: encroachment of the main building into the front-yard setback on Roble Lane; encroachment of the accessory structure into the front-yard setback on Alameda Padre Serra; encroachment of the main building into the side-yard setback; location of the proposed accessory building in The front-yard; and to provide non-conforming open-yard area.)

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

(4:58)

Present: Mark Shields, DesignArc; Danny Kato, Senior Planner, City of Santa Barbara.

Mr. Kato clarified that the rear deck extension would require a modification because it extends into the setback.

Public comment opened at 5:17 p.m.

Angelo Pulos, resident, suggested that the house be moved closer to Roble.

Earl Morley, resident, expressed concerns with setback encroachment and potential damage to a nearby 24-inch pine tree.

Public comment closed at 5:24 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and continued indefinitely to the Full Board with the following comments:

1) Consider a patio on the lower level off the master bedroom, in lieu of a deck with railing, of a material more in keeping with the natural landscape instead of plaster.

2) The majority of the Board supports the turnout on Alameda Padre Serra for safety, but without a private access.

Action: Sherry/Wienke, 6/0/0. Motion carried. (Bartlett stepped down.) (Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1011 SAN ROQUE RD

A-1 Zone

Assessor's Parcel Number: 055-171-010

Application Number: MST2006-00676

Owner: David and Louise Borgatello Trustee

Architect: Jim Zimmerman

(Proposal for a 1,048 square foot second-story addition for an existing 4,530 square foot one-story single-family residence on a 2.1 acre lot in the Hillside Design District. The proposal includes an addition above the existing attached garage, a stair tower, a 257 square foot covered patio at the second-story, and a trellis over an existing patio.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 033-89.)

(5:48)

Present: Jim Zimmerman, Architect; David Borgatello, Owner.

Motion: **Preliminary Approval and continued indefinitely to the Consent Calendar 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) The proposed addition is well conceived. 2) With landscaping, the uphill neighbor will have minimal view of the roofline change. 3) The west facing glazing has been concealed by the covered balcony, addressing Item 13 of the Planning Commission Resolution No. 033-89. 4) Provide all four complete elevations showing the proposed addition and roofline. 5) Final approval may be made at Consent Calendar.

Action: Manson-Hing/Wienke, 7/0/0. Motion carried. (Mudge absent.)

***** THE BOARD RECESSED FROM 6:08 P.M. UNTIL 6:39 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM

5. **532 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-333-015

Application Number: MST2006-00078

Owner: Michael Pavioff

Applicant: Ben Liu

(Proposal to add a 612 square foot second-story to an existing 1,478 square foot single-story, single-family residence on an 8,734 square foot lot in the Hillside Design District.)

(Third Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:39)

Present: Ben Liu, Applicant.

Motion: **Preliminary Approval with the following conditions with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and continued indefinitely to the to the Consent Calendar with the following comments:**

1) Add horizontal wood siding to the new gables to match the existing gables. 2) Provide a color board when the project returns to Consent Calendar.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 2230 CLIFF DR**

E-3 Zone

Assessor's Parcel Number: 041-252-071
Application Number: MST2006-00303
Owner: Jory Teri and Seth Geiger
Applicant: Douglas Keep

(Proposal for a new two-story 2,444 square foot single-family residence and 558 square foot two-car garage on a 5,428 square foot lot. There is an existing non-conforming duplex spanning the property line between this parcel and the adjacent parcel. The proposal includes demolition of the half of the duplex on this parcel with the other half of the duplex to remain on the adjacent parcel. Also proposed is 128 cubic yards of cut and fill grading on the site and landscaping changes in the parkway on Fellowship Road. A modification is requested to provide the required open-yard area in the front-yard setback.)

(Fourth Concept Review.)

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

(6:49)

Present: Douglas Keep, Applicant.

Public comment opened at 6:57 p.m.

Robert Pretsch, resident, recommended moving the house closer to Cliff Drive.

Gary McGill, resident, expressed concern about loss of open space.

Chair Bartlett acknowledged receipt of a letter from David and Lisa Tait, expressing concern with the projects height and resulting loss of privacy.

Public comment closed at 7:04 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and continued indefinitely to the Full Board 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) The architecture is handsome, and the siting of the house makes the best use of the constrained site. 2) The Board does not support an encroachment into the 6 foot interior yard setback. 3) Even though there is a modification request, the open space provided by the front yards equals 60% of the lot area.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 1936 EL CAMINO DE LA LUZ**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-010
Application Number: MST2004-00727
Owner: Bruce Taylor
Applicant: Louis Robinson
Architect: James LeCron

(Proposal to convert an existing 594 square foot garage to habitable space, construct a detached 441 square foot two-car garage, and construct a 771 square foot two-story addition to an existing 1,447 single story single-family residence. The project will result in a two-story 2,812 square foot single-family residence with a detached 441 square foot two-car garage on a 14,503 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.)

(Fourth Concept Review.)

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

(7:18)

Present: James LeCron, Architect; Janice Taylor, Owner. Suzanne Johnston, Planning Technician, City of Santa Barbara.

Staff comment: Ms. Johnston reported that this project went before the Planning Commission on October 12, 2006 and was continued with direction to the Architectural Board of Review. There were three areas that were of concern to the Planning Commission which they would like the ABR to focus on in their comments: **1)** Previous ABR's comments seem to express that the hedge was used to mitigate the aggressive first floor plate height which was compounded by the raised foundation. **2)** The PC commented that it struggled with the former location of the garage in the middle of the remaining front yard and that it had a blank wall facing the street. At a minimum, the garage should be articulated. **3)** The Commission suggested the relocation of the garage in efforts to further minimize the proposed paving and create larger usable green space.

Public comment opened at 7:43 p.m.

Mark DiPledge, resident, express opposition to the height, and provided excerpts from the Santa Monica Way EIR.

Chair Bartlett read into the record a letter from Earl Sampson, resident, opposed to the height of the proposal.

Public comment closed at 7:49 p.m.

- Motion:** **Continued indefinitely to the Planning Commission with the following comments:**
1) The Board appreciates yet another reduction in the overall height of the structure. The large lot still presents a large setback to the public view corridor of the street. 2) The apparent height of the structure as viewed from the street is represented by the eave lines. The highest peak of the hip roof is well below the height limit. 3) Restudy the north elevation to diminish the apparent blank wall between the ground floor French doors and the upper level balcony. 4) The relocated garage and associated shorter driveway length are beneficial in reducing the amount of hardscape on the site. 5) Provide landscaping to replace the 8-foot hedge which is being moved from the street right-of-way, and delineates the landscape in the publicly viewed front-yard portion of the lot. 6) The large lot size affords a greater separation between this house and the neighbors.
- Action:** Wienke/Mosel, 5/1/0. LeCron stepped down. (Mudge absent.)

PRELIMINARY REVIEW

- 8. 1380 SHORELINE DR** E-3/SD-3 Zone
Assessor's Parcel Number: 045-193-018
Application Number: MST2004-00873
Owner: Mark and Jacquelyn Boyd
Architect: Dawn Sherry

(Proposal to construct approximately 992 square feet of first and second-story additions and a new attached 400 square foot garage to an existing 999 square foot single-family residence with an attached two-car garage on a 6,190 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The proposal includes removal of 97 square feet from the existing residence and garage and conversion of 341 square feet of garage to habitable space with a new window in the required front-yard setback and associated improvements.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-06)

(8:30)

Present: Dawn Sherry, Architect.

- Motion:** **Ready for Preliminary Approval, and continued indefinitely to the Consent Calendar with the following comments:**
1) Provide drawings and elevations showing the garage. 2) Provide charm elements giving elements were provided as requested by the Planning Commission. 3) The overhang of the garage should be reduced so that it does not encroach more than two feet into the setback. 4) Neighborhood Preservation Ordinance Compliance findings may be made when the project returns to Consent Calendar.
- Action:** Wienkie/LeCron, 6/0/0. Sherry stepped down. (Mudge absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1616 CALLE CORTE**

A-1 Zone

Assessor's Parcel Number: 041-110-010
Application Number: MST2006-00458
Owner: Kathleen A Mcguire, 2002 Living Trust
Architect: Richard Johnson

(Proposed alterations and minor additions to an existing 3,100 square foot duplex. This includes a new 300 square foot deck, and a 60 square foot addition. The siding will also be replaced and two screen trees are to be installed at the west elevation.)

(Review After Final to eliminate the addition to the deck and the residence and to include the replacement of four aluminum sliding doors.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 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 for revised lighting and photometric plan.)

Final Approval as noted of the Review After Final, with Challenger style light fixture, in dark bronze color.

CONTINUED ITEM**C. 1305 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-202-006
Application Number: MST2006-00538
Owner: Peggy Haskell, Haskell Family Trust 8/24/94
Architect: Dwight Gregory

(Proposal to add a new wooden deck, balcony, laundry room, and second-floor interior-floor area, remove existing windows and install sliding doors, and add a door on the north side of the lower level of a 2,366 square foot house on a 12,372 square foot lot in the Hillside Design District. The 476 square foot attached garage is to remain. Modifications are requested for encroachments into the front and interior-yard setbacks.)

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

Continued indefinitely to the Staff Hearing Officer with the comment that the project will have no adverse aesthetic impacts. The proposed decks at the front and side yards are compatible with the existing structure.

REFERRED BY FULL BOARD

D. 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 foot 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.)

(Revised Preliminary Approval is requested due to minor exterior changes.)

Revised Preliminary Approval. Final Approval may be made on Consent Calendar.

CONTINUED ITEM

E. 644 CALLE RINCONADA

E-3/SD-2 Zone

Assessor's Parcel Number: 053-063-010
Application Number: MST2006-00111
Owner: Kenneth & Jane Hahn, Family Trust

(Proposal to add a second-story to an existing 1,703 square foot one-story, single-family residence. The project includes demolition of 156 square feet on the first-floor, addition of 626 square feet of living space on the first and second-floors, and 270 square feet of garage space for a second-car. The resulting two-story single-family residence will total 2,443 square feet. A modification is requested for encroachment of the garage into the interior-yard setback.)

(Modification approved on September 27, 2006. Revised Preliminary Approval is requested.)

Revised Preliminary Approval. Final Approval may be made on Consent Calendar.

REFERRED BY FULL BOARD**F. 904 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-060-048
Application Number: MST2006-00652
Owner: Christine Garvey
Architect: Peter Becker

(Proposal to construct a new 598 square foot attached two-car garage, and to remodel interior living space. The project is located on a 6.6 acre parcel in the Hillside Design District. The existing 529 square foot detached two-car garage located in the setback will be demolished.)

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

Referred to the Historic Landmarks Commission by Staff.

REFERRED BY FULL BOARD**G. 416 S CANADA ST**

R-4 Zone

Assessor's Parcel Number: 017-334-008
Application Number: MST2005-00441
Owner: Antonio Sarabia & Yolanda Marin
Designer: Robert Stamps

(Proposal to construct a new, detached, two-story 1,736 square foot three-bedroom residence with an attached, 433 square foot, two-car garage on a 6,390 square foot lot with one existing 829 square foot residence. The existing one-car garage is to be demolished and two additional uncovered parking spaces are also proposed.)

(Preliminary Approval is requested.)

Continued two weeks at the applicant's request.

NEW ITEM**H. 915 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-070-029
Application Number: MST2006-00685
Owner: Cecile Lyons
Applicant: Robert Pester

(Proposal for a 426 square foot master-bedroom and kitchen addition to the rear of an existing 1,821 square foot one-story single-family residence with a 415 square foot attached garage on a 15,769 square foot lot in the Hillside Design District.)

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

Preliminary Approval 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. May return to the Consent Calendar for Final Approval.

NEW ITEM**I. 3825 STATE ST E-149** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2006-00691
Owner: Macerich La Cumbre, LLC
Designer: The Conceptual Motion Company
Business Name: Red Robin Restaurant

(Proposal for the interior demolition of an existing restaurant and for exterior alterations to include a new awning, new wall fountain, facade remodel and new arcade patio with outdoor restaurant seating at the existing Red Robin Restaurant at the La Cumbre Plaza. The new tenant will be the Marmalade Cafe. No new rooftop mechanical equipment is proposed.)

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

Preliminary Approval with the comment that the applicant is to study the ceiling of the loggia and decorative medallions.

NEW ITEM**J. 1235 E HALEY ST** R-2 Zone

Assessor's Parcel Number: 031-253-009
Application Number: MST2006-00453
Owner: Guillermo and Inez Serrano
Agent: Paul Zink

(Proposal to re-build an existing 230 square foot roof porch and framing above an existing 320 square foot garage and to remove the existing trellis on a 5,746 square foot lot developed with an existing 1,740 square foot house.)

(Modification approved on September 13, 2006.)

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

Final Approval as noted on the plans.

CONTINUED ITEM**K. 1363 SYCAMORE CANYON RD** E-1 Zone

Assessor's Parcel Number: 019-340-008
Application Number: MST2006-00610
Owner: Brian Sawicki
Architect: Paul Zink

(Proposal for 430 square foot one-story addition to an existing 1,122 square feet one-story residence on a 10,660 square foot lot located in the Hillside Design District. off-street Parking is provided in a one-car garage and an uncovered parking space.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval and 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**L. 1411 SAN ANDRES ST C-P/R-2 Zone**

Assessor's Parcel Number: 039-032-020
Application Number: MST2006-00670
Owner: Days E. Et Al Trustees (for) Days
Applicant: Bradley Miles

(This is an enforcement case #ENF2004-00259. Proposal is to remodel the existing bakery and add a 16' x 9' cooler in the rear of the shop with new 8' long x 6' high screen wall and to remodel the front facade including an exterior color change on a 12,670 square foot lot developed with three commercial shops including a cake shop, bakery and laundry facility.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans for the architecture. The parking lot landscaping is continued one week back to the Consent Calendar.

FINAL REVIEW**M. 812 LARGURA PL A-1 Zone**

Assessor's Parcel Number: 029-110-034
Application Number: MST2006-00645
Owner: Elizabeth Vos

(Proposal to permit the "as-built" deck, change the existing aluminum windows and doors to Milgard vinyl, change the body trim, exterior color change, and picket spacing on the upper rear balcony on a 1.08 acre lot in the Hillside Design District. The lot is currently developed with a 1,584 square foot single-family residence with a 400 square foot attached garage.)

(PROJECT REQUIRES 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.

**** MEETING ADJOURNED AT 8:46 P.M. ****