



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 30, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:07 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present (arrived at 4:12 p.m.)
 JIM BLAKELEY, Absent
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present (arrived at 3:19 p.m.)
 PAUL ZINK, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
 BETTIE WIESS, City Planner, Present (from 3:21 p.m. until 3:48 p.m.)
 TONY BOUGHMAN, 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	<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/abr. If you have any questions or wish to review the plans, please contact Tony Boughman, 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 Friday, April 27, 2007 at 2:45 p.m., a Revised 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/abr.
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 April 23, 2007, with corrections.

Action: Manson-Hing/Mudge, 6/0/0. Motion carried. (Aurell and Blakeley absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry with the exception of the landscaping for Item H, reviewed by Randy Mudge.

Action: Zink/Mudge, 6/0/0. Motion carried. (Aurell and Blakeley absent)

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

1. Mr. Boughman made the following announcements:

- a) Board member Aurell will arrive late.
- b) Board member Blakeley will be absent.
- c) Board member Sherry will arrive late.

2. Chair Wienke announced that the Upper State Study will be heard by City Council on Tuesday, May 8, 2007.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

1. DISCUSSION ITEM:

Presentation and Discussion of the Proposed Two-Year Financial Plan for Fiscal Years 2008 - 2009 and the Recommended Operating and Capital Budget for Fiscal Year 2008

City Staff: Bettie Weiss, City Planner.

(3:21)

Presentation: Bettie Weiss, City Planner, provided a presentation of the proposed Financial Plan, and handouts were provided prior to the meeting. Michelle DeCant, Management Analyst, and Paul Casey, Community Development Director, were also present.

Board member Comments:

- 1) Suggested that design professionals be recruited to provide training to staff and individuals who prepare application drawings. It was suggested that training be televised or made available online.
- 2) There is a need for planner retention in order to keep valuable knowledge.

Ms. Wiess responded that staff is working on taping training meetings to create a training library. The organization is a learning organization in which employees are challenged and supported but there are opportunities and offers elsewhere.

No action required.

***** THE BOARD RECESSED FROM 3:48 P.M. UNTIL 3:50 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**2. 500 FOWLER RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003

Application Number: MST2007-00002

Owner: Santa Barbara Airport

Architect: Fred Sweeney

Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 67,000 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires approval by the Planning Commission.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A COASTAL DEVELOPMENT PERMIT AND A DEVELOPMENT PLAN.)

(3:50)

Present: Fred Sweeney, Architect; Lori Owens, Project Planner; Pamela Burton, Landscape Architect.

Public comment opened at 4:23 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members are in favor of photovoltaics on the roof? 6/1/0.

Straw vote: How many Board members think the round element is moving right direction: 5/2/0.

Straw vote: How many Board Members think all windows and doors should be steel? 7/0/0.

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

- 1) The Board is satisfied with the simplified design.
- 2) The landscaping is moving in the right direction, with the possible addition of more landscape on the north end of the building. More landscaping at the rental car parking area continues to be requested.
- 3) One Board member still feels the building is too large.
- 4) The Board is unanimously in favor of the “green roof” idea as shown on plans, and looks for more definitive design solutions and user friendliness. Provide wayfinding for the public to the “green roof.”
- 5) A majority of the Board is in favor of photovoltaic panels on the south-facing roof area.
- 6) Most Board members are in favor of varied exterior evening lighting. At least one Board member is against such lighting.
- 7) The form and entry location of the ticketing rotunda is moving in the right direction. The Board looks for continued detailing and refinement. Restudy the columns and the flat arch above the entry to be more of an iconic entry and more in keeping with the other entry forms around the building with similar use of stone work, metal work and the metal marquee.
- 8) The Board is in favor of the new design of the airside stairs. Some board members look for continued study of the massing, columns, and the roof form. Some Board members prefer a split roof pitch design..
- 9) Overall, the Board is in favor of the courtyard between the old and new terminal buildings and look for continued development of that area as a public plaza. One Board member is concerned with the placement of trees in the area and suggests moving the trees closer to the building to create more plaza space.
- 10) The Board is in favor of the authentic appearance of the eave ends and rafter tails as designed, and suggests simplifying as much as possible. Examples of similar styles include the Santa Barbara Bank and Trust and the Santa Barbara Courthouse which are similar in size and scale.
- 11) The Board is in favor of using steel windows and doors throughout, except for possibly using wood for the smaller windows and doors.
- 12) Overall, the Board is looking for continued development of the architectural language including eave and parapet conditions, and for public areas at ground level, such as doors, windows and stairs.

- 13) One Board member suggested possibly reversing the baggage and ticketing areas.
- 14) On the north elevation, lower level, consider adding perforations or screen elements.

Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 528 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-201-029
Application Number: MST2006-00748
Owner: A Walk In the Park, LLC
Applicant: Jim Doub
Architect: Richard Redmond

(Proposal to demolish an existing 3,500 square foot retail/commercial building and construct a new approximately 20,000 square foot mixed-use building on a 65,065 square foot parcel. The proposed four-story building would consist of approximately 5,000 square feet of first floor retail/commercial space and seven residential condominiums on the upper floors totaling approximately 15,000 square feet. The proposal includes rooftop decks for each residential unit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A TENTATIVE SUBDIVISION MAP AND A DEVELOPMENT PLAN.)

(5:11)

Present: Richard Redmond, Architect; Jim Doub, Applicant.

Public comment opened at 5:13 p.m. Kellum De Forest, and Robert Maxim expressed concern with building height and setbacks:

Larry Eberstain submitted written comments.

Public comment closed at 5:21 p.m.

Straw Votes: How many Board members prefer more corner emphasis? 5/1

Straw Vote: How many Board members prefer omitting the wrought iron fence? 6/0

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

- 1) Generally the Board is pleased with the four-story structure as presented and likes the overall approach of the design using a Meridian Studios style approach to the massing, with 45 degree angles, on the setback third level, and the large window typology.
- 2) The Board is in favor of keeping the existing trees on Cota Street.
- 3) The building corner at Anacapa and Cota Streets needs more emphasis. Study the use of commercial space doorways, and other types of articulation on the second level.
- 4) The Board is not in favor of the high wrought iron fence on Cota Street.

- 5) The south elevation lacks detail and design. The south elevation is important and should have cohesiveness in its architecture to the rest of the building. One suggestion is to set back and off-set some facades on the south elevation.
- 6) The east elevation should respond more to the neighboring courtyard.
- 7) At the northeast corner, set back the parking off the sidewalk and street substantially to reduce the number of cars parking in that area.
- 8) The Anacapa Street second level balcony is a nice design feature. Some Board members suggest using more two piece tile roofing in various locations.
- 9) Study the floor to floor heights for any possibility of lowering the height.
- 10) Provide considerable landscaping and skyline trees at the southeast corner of the property.

Action: Manson-Hing/Mosel, 6/0/0. Motion carried. (Sherry stepped down. Blakeley absent.)

***** THE BOARD RECESSED FROM 6:15 P.M. TO 6:32 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM

4. 1341 SKYLINE WAY

E-1 Zone

Assessor's Parcel Number: 041-155-019
 Application Number: MST2007-00061
 Owner: Alan P. and Tommye Rita Fryer Trustees
 Architect: Tony Xiques

(Proposed 1,280 square foot first and second-story additions to an existing 1,101 square foot two-story single-family residence in the Hillside Design District. The project includes demolition of the detached 392 square foot garage and construction of an attached 465 square foot garage.)

(Second Concept Review)

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

(6:32)

Present: Tony Xiques, Architect; Alan P. Fryer, Owner.

Public comment opened at 7:37 p.m. As no one wished to speak public comment was closed.

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 and return on Consent Calendar with the following comments:

- 1) Applicant may either have the design as presented on page 5 of the west elevation, or, move the gable elevation section back in plane with the wall below.
- 2) The Board appreciates the proposed window detail and door styles of the addition which will match the existing.

Action: Sherry/Manson-Hing, 7/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW - CONTINUED ITEM**5. 1123 SAN PASCUAL ST B**

R-3 Zone

Assessor's Parcel Number: 039-201-006
Application Number: MST2006-00093
Owner: Jorge and Lorena Escamilla

(Proposal for a new 400 square foot two-car carport and a 480 square foot storage building with half bathroom. The project is to be constructed at the rear of an 11,250 square foot lot currently developed with two two-bedroom units and a one-bedroom unit with a total of 2,392 square feet of habitable space. The property has three uncovered existing legal non-conforming parking spaces.)

(Second Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:51)

Present: Jorge Escamilla, Owner.

Public comment opened at 6:55 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) The project is ready for Preliminary Approval.
- 2) The post at the carports should be detailed in a way that makes the exterior dimension a minimum of 6 inches by 6 inches.

Action: Sherry/Manson-Hing, 6/1/0. Motion carried. (Mosel opposed. Blakeley absent.)

CONCEPT REVIEW - CONTINUED ITEM**6. 1102 ALAMEDA PADRE SERRA**

E-1 Zone

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

(Proposal for a 2,376 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.)

(Second Concept Review)

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

(7:05)

Present: Bruce Bartlett, Architect; Mark Shields, Architect.

Public comment opened at 7:18 p.m.

Chair Wienke read into the record a letter from Earl Morley: steep slope, story pole installation, setbacks, effects of construction.

Public comment closed at 7:20 p.m.

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

- 1) The change made by turning the proposed new residence at the garage section is an improvement.
- 2) The Board is pleased with the articulation and modulation.
- 3) The reduction to the size of the accessory structure on Alameda Padre Sierra is appreciated.
- 4) The requested modifications pose no negative aesthetic impact to the neighborhood. The front setback of the proposed garage is consistent with neighboring predominant setback.

Action: Manson-Hing/Zink, 7/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW - CONTINUED ITEM: PUBLIC HEARING

7. 726 FELLOWSHIP RD

E-1 Zone

Assessor's Parcel Number: 041-183-009
Application Number: MST2006-00401
Owner: Joseph N. Harvey
Architect: Glenn Rappaport

(Proposal to construct a 3,259 square foot two-story single-family residence with an attached 500 square foot garage, a 1,490 square foot basement and a 262 square foot detached artist studio on a 15,400 square foot lot located in the Hillside Design District. The proposal includes 496 cubic yards of grading outside of the main building footprint and demolition of the existing 1,709 square foot single-story residence, 435 square foot detached carport and 91 square foot washroom.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:30)

Present: Glen Rappaport, Architect; Joseph Harvey, Owner.

Public comment opened at 7:46 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the site planning diagram is valid given the current lot configuration and the existing flat pad. The siting of the structure takes advantage of the views and moves away from the street and southerly neighbor.
- 2) Continue studying the proposed basement garage condition to avoid exaggerating the apparent height of the front elevation as viewed from the street. Some board members suggest using landscaping on the upper and lower sides of the entry stairs to mitigate the view of the house from street. Some Board members suggest angling the garage toward the street might soften the appearance of the garage from the street. The applicant should revise the design to reduce the amount of exposed basement to the street.
- 3) One suggestion is to attach vines to the retaining walls and using natural stone materials instead of concrete block exposed aggregate material. Use landscaping and trees at front yard area along the stairs.
- 4) A majority of the Board are comfortable with the rustic materials except the concrete block. Some Board members are concerned that the frosted glass stairwell wall might overly glow (when illuminated), study using a different material.
- 5) The applicant should place trees in the central courtyard to modulate the amount of exposure of the rear portion of the building from the street.
- 6) One Board member does not feel the architectural style is compatible with the neighborhood.
- 7) Some Board members are still concerned with the butterfly roof making the building appear taller on the north side.

Action: Zink/Mudge, 6/1/0. Motion carried. Mosel opposed. (Blakeley absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1501 & 1503 CLIFTON ST.

R-2 Zone

Assessor's Parcel Number: 015-221-005
 Application Number: MST2007-00129
 Owner: Sharp Greg
 Architect: Lori Kari

(Proposal to convert the existing one-story 1,420 square foot duplex to a single-family residence with a 53 square foot addition and construct a 400 square foot detached two-car garage with 176 square foot accessory space. The proposal also includes demolition of the existing 500 square foot carport and the portable outbuilding. The project is located on a 9,610 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(8:21)

Present: Lori Kari, Architect.

Public comment opened at 8:29 p.m. As no one wished to speak, public comment was closed.

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, and continued indefinitely to the Consent Calendar with the following comment: The Board appreciates the diminutive design, the clad wood windows, the metal roof, and upgrade of existing of the existing structure.

Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 1141 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-242-001
Application Number: MST2007-00146
Owner: Diana Jessup Lee
Architect: Hugh Twibell

(Proposal to construct a 638 square foot one-story addition to an existing 2,194 square foot one-story single-family residence with an attached two-car garage and a detached one-car garage on a 16,917 square foot lot located in the Hillside Design District. The proposal includes the demolition of 241 square feet of the existing residence. Two modifications are requested to allow the addition to encroach into the two required front-yard setbacks.)

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

(8:29)

Present: Hugh Twibell, Architect.

Public comment opened at 8:31 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and continued to the Calendar Calendar with the following comment:

- 1) The requested modifications pose no negative aesthetic impact to the neighborhood.
- 2) Neighborhood Preservation Ordinance findings can be made at Consent Calendar.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 2522 FOOTHILL LN**

A-1 Zone

Assessor's Parcel Number: 021-090-031
Application Number: MST2007-00155
Owner: Michael Cutbirth
Designer: Sophie Calvin

(Proposal to construct a 1,087 square foot single-story addition with an exterior stairway to an existing 3,164 square foot two-story single-family residence with a detached 505 square foot two-car garage located on a 38,872 square foot lot located in the Hillside Design District.)

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

(8:37)

Present: Sophie Calvin, Designer; Monica Cutbirth, Owner.

Public comment opened at 8:43 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) The project is ready for Preliminary Approval.
- 2) Neighborhood Preservation Ordinance can be made on Consent Calendar.
- 3) The design is a diminutive addition to the existing and steps nicely with the house and side yard.
- 4) Study redesigning the window proportions and shapes for more congruity with existing.
- 5) Review the roof plan where the hip roof attaches to the existing stucco wall for devices that will keep water from penetrating.

Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (Blakeley absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1211 BATH ST**

R-4 Zone

Assessor's Parcel Number: 039-162-014
Application Number: MST2002-00336
Owner: Patricia Draghi
Architect: Peikert Group Architects

(Proposal to construct a 5,978 square foot, three-unit, two-story triplex with three attached two-car garages and a two-car carport on an 11,250 square foot lot with an existing 2,300 square foot, two-story triplex. The proposal includes the reconfiguration of a triplex to a duplex; and the demolition of a 713 square foot single-family residence, one-car garage, and 120 square foot storage shed at the rear of the lot. The project includes eight covered and one uncovered parking spaces.)

(Review After Final for "as-built" roof change for carport.)

Final Approval with conditions. Applicant to provide accurate drawings to depict proposed changes.

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
Business Name: Hand Car Wash

(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.)

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

REVIEW AFTER FINAL**C. 737 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-150-019
Application Number: MST2003-00636
Owner: Anapamu Properties, LLC
Architect: Brian Cearnal

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

(Review After Final for bus bench.)

Final Approval as submitted.

REFERRED BY FULL BOARD**D. 412 OLD COAST HWY**

R-3/SD-3 Zone

Assessor's Parcel Number: 017-343-002
Application Number: MST2004-00776
Owner: Mario Abonce
Architect: Jose Esparza

(Proposal to demolish an existing 252 square foot garage and construct a detached two story 1,119 square foot residential unit with a 50 square foot second-story deck, 43 square foot porch, and an attached 441 square foot two car garage and a 252 square foot one-car garage. There is an existing one story 1,413 square foot residential unit on a 6,413 square foot lot located in the non-appealable jurisdiction of the Coastal Zone.)

(Final Approval is requested.)

(PROJECT REQUIRES CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 037-06.)

Postponed indefinitely.

REFERRED BY FULL BOARD**E. 1022 CARPINTERIA ST**

R-2 Zone

Assessor's Parcel Number: 017-213-005
Application Number: MST2006-00216
Owner: Joseph G. and Mary F. Chumbrek Trustees
Applicant: Thomas Beaudette

(Proposal to convert an existing 477 square foot detached accessory structure to a second residential unit on a 11,250 square foot lot with an existing 1,409 square foot single-family residence. The proposal also includes a new detached 1,196 square foot two-story structure which consists of a two-car garage with a workshop on the first floor and a storage loft above and a new one-car carport. Also proposed is one uncovered parking space and 115 cubic yards of grading outside the main building footprint.)

(Final Approval is requested.)

Final Approval with the following condition: Body color of the barn to match Frazee "Cool Forest" 8095D or equal.

FINAL REVIEW**F. 1130 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-201-004
Application Number: MST2005-00376
Owner: Santa Barbara Bowl Foundation
Agent: Fermina Murray
Architect: Lori Kari

(Proposed change of use. The project requires Planning Commission approval of a Conditional Use Permit. Proposed future uses (Phase 1) include temporary storage and staging for Santa Barbara Bowl functions. Phase 2 may include relocation of the box office and construction of a grand pedestrian walkway. The existing house, two greenhouses, and one lath house have been demolished. The stone walls and stone steps will remain. This project includes placement of two portable 160 square foot metal storage containers, gravel-surface parking for 5 cars, installation of a fence and landscape screening. The project is located on a 29,644 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

(PROJECT REQUIRES CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 048-06.)

Final Approval as submitted.

REFERRED BY FULL BOARD**G. 404 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-340-014
Application Number: MST2006-00502
Owner: Rhodney J. and Cynthia L. Moxley Trustees
Architect: Hugh Twibell

(Proposal for 84 square feet of first floor additions 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 additions to the residence to encroach into the required open yard.)

(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.

FINAL REVIEW**H. 2027 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-322-002
Application Number: MST2006-00167
Owner: Ferer-Nissenson Family Living Trust
Architect: W. David Winitzky

(Proposal for additions to an existing 3,480 square foot single family residence consisting of a 445 square foot under-deck swimming pool cabana with a 153 square foot basement hall access. A new detached 500 square foot, two-car garage with a second story 500 square foot accessory space, and a new swimming pool and spa are also proposed. The project includes demolition of the existing under-deck swimming pool cabana, detached two-car garage, bath house, and removal of existing swimming pool and deck. Three modifications are requested for encroachment into the front yard setback on Green Lane: location of the garage and accessory structure in the front yard, construction of the swimming pool at less than 15 feet of the front property line, and a fence taller than 3.5 feet at the property line and alongside the driveway on Green Lane. 168 cubic yards of grading is proposed. The project is located on a 15,938 square foot through-lot with frontage on Santa Barbara Street and Green Lane.

Final Approval as submitted of the architecture. Continued one week for the Landscape Plan.

CONTINUED ITEM**I. 1133 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-282-006
Application Number: MST2007-00060
Owner: Alphonso V. Sanchez,
Architect: Eric Swenumson

(Proposal for 430 square feet of "as-built" additions to an existing 2,097 square foot single-family residence and attached 512 square foot two-car garage on a 12,710 square foot lot in the Hillside Design District. Modifications are requested for the project's encroachment into the front and interior setbacks.)

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

Continued indefinitely to Staff Hearing Officer and return on Consent Calendar with the following comments: 1) The "as-built" additions to the lower-level are appropriate. 2) Study integration of lower addition and existing upper-level balcony.

CONTINUED ITEM**J. 1018 ROBLE LN**

E-1 Zone

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.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted on the plans.

CONTINUED ITEM**K. 1013 SAN DIEGO RD**

E-1 Zone

Assessor's Parcel Number: 029-202-015
Application Number: MST2007-00148
Owner: Kurta Family Trust 12/12/00
Applicant: Peter Becker

(Proposal for alterations to a 4,282 square foot, legal nonconforming duplex in a single family residence zone. The alterations include extending the roof over deck 5 feet, interior remodel and replacing and adding various doors and windows.)

Final Approval as submitted.

CONTINUED ITEM**L. 2222 BATH ST**

C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2007-00069
Owner: City Commerce Bank
Agent: Patrick Marr

(Proposal to add 74 square feet to the rear of an existing 1512 square foot commercial building. Proposal also includes a new front porch, new ATM and access ramp and one new parking space and interior remodel.)

Final Approval as submitted.

NEW ITEM

M. 1502 SAN ANDRES ST

C-P Zone

Assessor's Parcel Number: 043-251-017

Application Number: MST2007-00166

Owner: Moralez Property Enterprises Incorporated

(Proposal to install a new ADA entrance door, add windows to replace the existing bay doors and reconfigure the existing parking area.)

Continued two weeks to Consent Calendar. Applicant is to provide accurate drawings that reflect the proposed scope of work.

**** MEETING ADJOURNED AT 8:47 P.M. ****