



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 29, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:19 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present (arrived at 4:13 p.m., left at 6:30 p.m.)
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Absent
 DAWN SHERRY, Present (arrived at 3:52 p.m.)
 PAUL ZINK, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
 TONY BOUGHMAN, Planning Technician, Present
 Heather Baker, Project Planner, Present (from 6:13 p.m. until 7:45 p.m.)
 GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (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/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 May 24, 2007 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/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 of the Architectural Board of Review meeting of May 21, 2007.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 21, 2007, with corrections.

Action: Manson-Hing/Blakeley, 5/0/0. (Aurell, Mudge, Sherry absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry and Christopher Manson-Hing, with the exception of the landscaping for Item O, reviewed by Randy Mudge.

Action: Manson-Hing/Mosel, 5/0/0. Motion carried. (Aurell, Mudge, Sherry absent.)

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

1. Mr. Boughman made the following announcements:

- a) The applicant for the project at 1466 La Cima Road has requested a site visit.
- b) The semi-annual Advisory Group recruitment is in process. Applications are due Friday, June 1st by 5:00 p.m.
- c) Board member Mudge will be absent.
- d) Board member Sherry will be late.
- e) Board member Aurell will arrive late and leave early.

2. Board member Mosel made the following announcements:

- a. City Council denied the Traffic Calming Device appeal in favor of ABR's decision.
- b. Mr. Mosel will be absent from June 21, 2007 until approximately July 15, 2007.

E. Subcommittee Reports.

Member Zink reported that the Sign Committee reviewed a changeable Cal-Trans sign to be located on the 101 Highway.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 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.)

(Second Concept Review.)

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

(3:42)

Present: Richard Redmond, Architect.

Public comment opened at 3:50 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:

- 1) Return on Consent Calendar for review of a Landscape Plan.
- 2) The Board appreciates the new front corner entry.
- 3) Carried forward comment #1 and #2 and #10 from the minutes of *April 30, 2007:
 - *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.
 - *10. Provide considerable landscaping and skyline trees at the southeast corner of the property.
- 4) The new revised south elevation is nicely articulated.
- 5) The overall height reduction is appreciated.
- 6) The Board appreciates the increased building setback on Cota Street.
- 7) The Board is appreciative of the mixed parapet styles.
- 8) Verify that rooftop condenser units will be screened from the public and adjacent units.
- 9) Study the southwest corner of the building at Anacapa Street for other solutions to further articulate that corner.
- 10) Examine with the Fire Department the stairway at the east elevation property line for opportunities to reduce the scale and mass.
- 11) One Board member is concerned with the large 45 degree atrium/skylight window and requests that applicant provide a detailed section.

- 12) Some Board members are concerned with the fourth story bedroom of Unit 1, and how it relates to the stairs.

Action: Sherry/Mosel, 6/0/1. Motion carried. (Aurell abstained. Mudge absent.)

PRELIMINARY REVIEW

2. 1936 EL CAMINO DE LA LUZ

E-3/SD-3 Zone

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

(Proposal for a 976 square foot, first-floor addition, a 667 square foot, second-floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence on a raised foundation, and the construction of an attached 474 square foot two-car garage. The project additions include the legalization of the as-built construction including the conversion of the 399 square foot, garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. These items were approved under a previous permit, which expired before final inspections were completed. The project will result in a two-story 2,722 square foot, two-story, single-family residence with a 474 square foot, two-car garage on a 14,503 square foot lot.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:15)

Present: James LeCron, Architect; Louis Robinson, Applicant.

Motion: 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 and continued indefinitely to the Consent Calendar with the following conditions:

- 1) The project is to return on Consent Calendar for further review of the architecture and landscape.
- 2) Provide landscaping to replace the 8-foot hedge which is being removed from the street right-of-way, and delineate the landscape in the publicly viewed front-yard portion of the lot.
- 3) Applicant is to study the glazing of the living room windows for revision of the existing windows to be compatible with the proposed windows of the project.
- 4) The pilaster corners at the upper balcony shall be slightly higher than the 36 inch high adjacent wrought iron railing.
- 5) The applicant is to comply with Planning Commission Resolution number 019-07.

Action: Sherry/Mosel, 5/0/2. Motion carried. (Aurell and Zink abstained.)

PRELIMINARY REVIEW**3. 822 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-006
Application Number: MST2005-00506
Architect: Kirk Gradin
Owner: CCCP, LLC

(The project involves the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. Parking would be provided with four attached two-car garages.)

(4:33)

Present: Kirk Gradin, Architect.

Public comment opened at 4:40 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the Architecture, and continued indefinitely to the Consent Calendar with the following comments:

- 1) The Board appreciates the design, site planning and thickened walls as shown on the plans.
- 2) The Board expects to see windows and doors recessed from the exterior wall plane and high quality materials such as wood carriage doors.
- 3) Provide a finished color palette, tile work, and eave details.
- 4) Preliminary Approval of the landscaping may be made at Consent Calendar.

Action: Manson-Hing/Sherry, 5/0/2. Motion carried. (Aurell and Zink abstained. Mudge absent.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1133 HARBOR HILLS LN**

E-1 Zone

Assessor's Parcel Number: 035-314-013
Application Number: MST2006-00756
Owner: Afra Guity and Pira Shafe Guity
Designer: Jason McCann
Architect: Shubin and Donaldson

(Proposal for remodeling and a 1,200 square foot addition to an existing two-story 2,707 square foot residence on a 17,116 square foot lot in the Hillside Design District. Existing parking is provided in a 460 square foot two-car garage and an attached 189 square foot one-car carport at the lower level. These areas will be converted to habitable space as a part of the 1,200 square foot addition - After remodeling, there would be a new 432 square foot attached two-car garage at the upper level. A modification is requested for a 30 square foot encroachment of the proposed garage into the interior yard setback and for relocation of the front door which is currently located within the front yard setback.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:00)

Present: Jason McCann, Designer; Allen McCloud, Architect.

Motion: **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 and return to the Full Board with the following conditions:**

- 1) Revise the under-story encroachment at the garage level to match the street level revision required and made for modification approval. that was modified and approved to match the area on the garage level (sheet A.3.11)
- 2) Study using permeable paving as suggested by the Single Family Design Guidelines.
- 3) At the rear elevation, recess the under-story wood planks from the stucco plane by at least 6 inches (sheet A.4.10).
- 4) The Board appreciates the renovation and reuse of the house.
- 5) The colors as indicated by the presented samples are approved. Provide color specifications of the samples on the drawings.

Action: Sherry/Blakeley, 5/0/2. Motion carried. (Mudge absent. Aurell and Zink abstained.)

*******THE BOARD RECESSED FROM 5:25 P.M. UNTIL 5:55 P.M.*******

CONCEPT REVIEW - NEW ITEM

5. 3820 STATE ST

R-O/SD-2 Zone

Assessor's Parcel Number: 057-240-052

Application Number: MST2007-00259

Owner: Peaceful View Properties, LLC

Architect: Dave Jones

Business Name: Select Personnel

(Proposal to install carport structures over 40 existing parking spaces. The proposal includes a photovoltaic system on the structures and the possible removal of some trees.)

(5:55)

Present: Dave Jones, Architect; John Rinaldi, Applicant; and Heather Baker, Project Planner.

Public comment opened at 6:00 p.m. As no one wished to speak, public comment was closed.

Ms. Baker, Project Planner, clarified that the board is encouraged to comment on photovoltaic installation as long as comments to not cause a decrease in efficiency of over 20% or increase cost by \$2,000.

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

- 1) The applicant is to meet with the Staff Solar Planner to investigate additional solar opportunities.
- 2) Provide a carport design resembling the existing building.
- 3) Return with a proposed tree replacement plan for review. Document proposed changes to that landscape pallet. Provide a tree replacement plan.
- 4) The Board appreciates the proposed photovoltaics.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 365 EL CIELITO RD**

A-1 Zone

Assessor's Parcel Number: 021-082-005
Application Number: MST2007-00216
Owner: Michael G. and Helen M. Chadwick
Architect: Vadim Hsu

(Proposal for remodeling and a 1,369 square foot two-story addition to an existing 4,370 square foot one-story single-family residence. The addition would attach the existing detached two-story 1,722 square foot three-car garage/accessory space to the residence. The project is located on a 2.26 acre lot in the Hillside Design District. The proposal has a floor-to-lot-area ratio of 0.08.)

(COMMENTS ONLY; PROJECT REQUIRES SINGLE FAMILY DESIGN BOARD APPROVAL.)

(6:13)

Present: Vadim Hsu, Architect; Michael Chadwick, Owner.

Heather Baker, Project Planner, as part of NPO/SFDG implementation efforts, provided suggestions regarding potentially relevant Single Family Design Guidelines to consider for the project and suggested a site visit for projects that are over the maximum floor area ratio guidelines might be appropriate.

Public comment opened at 6:41 p.m.

Gail Johnson Beust: in support.

Public comment closed at 6:42 p.m.

Motion: Continued indefinitely to the Single Family Design Board with the following comments:

- 1) The project is ready for Preliminary Approval.
- 2) The project is well articulated and nicely designed.
- 3) Restudy the cantilevered stone wall mass and use of exposed steel for compatibility of materials and support massing.
- 4) Restudy the west elevation rumpus room where it abuts the "art hallway" for connectivity between the roof forms.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 3455 MARINA DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-022-004
Application Number: MST2007-00221
Owner: Silva Family Trust

(Proposal for a new one-story 6,443 square foot single-family residence including two attached garages on a 58,370 square foot vacant lot. The project includes a swimming pool, patio, walls, and landscaping. The proposal has a floor-to-lot-area ratio of 0.11. Planning Commission approval of a Coastal Development Permit is requested.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, ENVIRONMENTAL ASSESSMENT, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(7:03)

Present: Mike Silva, Owner; Brian Pollard, Architect.

Ms. Baker presented suggestions for potentially relevant Single Family Design Guidelines for this project. Ms. Baker added that project is 1200 square feet over the maximum FAR guidelines for its lot size, and stated the SFDG and recommended that ABR carefully consider the NPO Finding regarding preservation of public views for this project.

Public comment opened at 7:31 p.m. The following individuals spoke with concerns about the project:

Ronald Green: size, bulk, and scale, loss of views, compatibility.

Kitch Wilsa: height, loss of public views, compatibility.

Art Schwartz: height, compatibility.

Lisa Moore: size and height, excess grading, story poles, compatibility.

Susan Zalon: size, loss of public views.

Chair Wienke read three letters concerning the project: Lisa Moore, Kitch and Eva Wilson, Patricia Foley.

Public comment closed at 7:52 p.m.

Motion: Continued indefinitely to the Single Family Design Board with the following comments:

- 1) The Board is happy to see that the exterior elevation appears diminutive. Study lowering the finished floor further, a minimum of one foot.
- 2) A majority of the Board prefers reducing the fill grading.
- 3) Relocate the dog run to prevent from disturbing neighbors, consistent with Good Neighbor Guidelines.
- 4) Study lessening the landscape height between property lines and the main structure to allow public ocean views from Marina Drive.
- 5) Story poles should be installed, and show floor heights and ridge lines.
- 6) The Board suggested breaking up the roof ridge.
- 7) Provide a drainage solution that directs runoff away from the house.
- 8) Study reducing some roof pitches and breaking up the long central ridgeline to mitigate the height.

- 9) Confirm the feasibility of installing photovoltaics on a flat roof area.
- 10) Provide a street elevation silhouette showing the proposed project and the neighboring residence.
- 11) Staff is directed to investigate and ensure that the fence wall at the neighboring property was built in accordance with previous ABR comments.

Action: Mosel/Sherry, 6/0/0. Motion carried. (Aurell and Mudge absent.)

CONCEPT REVIEW - NEW ITEM

8. 3890 LA CUMBRE PLAZA LN

C-2/SD-2 Zone

(6:30)

Assessor's Parcel Number: 051-010-016
Application Number: MST2007-00228
Owner: Kayser Edwin E. Trustee
Applicant: Michael Holliday
Architect: Michael Holliday

(Proposal for complete exterior renovation of an existing 11,950 square foot commercial building on a 13,320 square foot site. The parking will be slightly reconfigured to accommodate a new more functional layout but parking count will remain the same. A new front and rear entry are proposed as well as a renovated exterior patio areas and a new trash dumpster enclosure.)

(Action may be taken if sufficient information is provided.)

(8:23)

Present: Michael Holiday, Architect; Lane Goodkind, Landscape Architect.

Public comment opened at 8:35 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board conceptually approves the site planning.
- 2) Applicant to study using a garden fence element at the corner outdoor seating location.
- 3) Study using a copper gutter and downspouts at the west elevation.
- 4) The Board is happy with the proposed size, bulk, scale, and articulation of elements on all three facades.
- 5) The Board looks forward to the "green roof" and photovoltaics.
- 6) Provide studies and renderings of the tower dome area. Study further detailing of the entry element with relation to compatibility to the other design elements.
- 7) The board appreciates having as much landscaping as possible, continue in that direction.
- 8) Detail the eaves of the structure.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Permit Processing
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(Review After Final for Fellowship Courtyard revised layout, rooftop equipment (mechanical well), exterior plaster control joints and balcony support bracket detail.)

Postponed one week at the applicant's request,

REVIEW AFTER FINAL**B. 931 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-330-021
Application Number: MST2006-00187
Owner: Oscar R. Ball
Agent: Steve Morando

(Proposal to permit a 3.5' high as-built block retaining wall, a new 3.5' high concrete stucco retaining wall, replace the roof, windows and doors and an interior remodel for an existing 2,389 square foot single-family residence on a 20,493 square foot lot in the Hillside Design District. Approximately seven cubic yards is proposed.)

(Review After Final to widen driveway, remove and replace retaining wall, replace windows and doors, and remodel interior.)

Postponed one week at applicant's request.

REVIEW AFTER FINAL**C. 2530 MESA SCHOOL LN**

E-3/SD-3 Zone

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

(Proposal to move an existing garage 6'-6" to the west to allow for new 10' ingress/egress easement to serve a new parcel of a 2 lot subdivision which created a 12,050 square foot lot and a 7,950 square foot lot. A modification was approved for street frontage at Planning Commission. Design Review is a Conditions of Approval by City Council.)

(Review After Final for revised floor plan and window and door placement for the SFR on parcel 2.)

Final Approval as submitted.

REVIEW AFTER FINAL**D. 817 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-231-021
Application Number: MST2006-00194
Owner: Frederick M. and Jane Paulson Trustees
Architect: Peter Becker

(Proposal for 32 square feet of "as-built" first-floor additions and 165 square feet of "as-built" second-additions, demolition of 635 square feet at the first-floor family room which includes converting it to an open terrace, and demolishing 35 square feet on the second-floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

(Review After Final to 1. extend stair hall. 2. add outdoor fireplace. 3. add fireplace in family room & revise windows. 4. revise roofline on accessory building to keep existing. 5. revise pergola at entry. 6. add entry gates 7. revise various doors and windows as clouded on plans.)

Final Approval as noted on the plans. Provide a 2 inch recess at window adjacent to the stairs on the North elevation. Fireplace dimensions are approved.

FINAL REVIEW**E. 1429 SAN MIGUEL AVE** E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-029
Application Number: MST2007-00045
Owner: Christine H. McTague
Applicant: Thomas Ochsner

(Proposal to construct a second-floor 405 square foot accessory space over an existing detached two-car garage on a 10,455 square foot lot with an existing 2,190 square foot single-family residence.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval with conditions: 1) Windows to match existing main residence windows; 2) Exterior lighting to match existing, with downward cast illumination, per City standards.

FINAL REVIEW**F. 500 FOWLER** A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2005-00394
Owner: City of Santa Barbara
Agent: Jeff McKee
Landscape Architect: David Black

(Proposal to construct a World War II Aviator Memorial Area. The project consists of a 7 foot 4 inch tall monument, enhanced paving, hardscape, a viewing area and landscaping changes on the Santa Barbara Airport property to the east of the long-term parking area located in the appealable jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 023-06.)

Final Approval as submitted.

FINAL REVIEW**G. 3408 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 053-322-009
Application Number: MST2004-00704
Owner: Deborah D. Hart
Applicant: David Tabor

(Proposal to convert an existing two-story, mixed-use building consisting of 3,522 square feet (net) of office space on the first-floor and 3,727 square feet- four (4) two-bedroom apartments on the second-floor, into five condominium units.)

Final Approval as submitted.

CONTINUED ITEM**H. 3815 STATE ST G-39**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00245
Owner: Patricia S. Nettleship Trustee
Applicant: The Conceptual Motion Company
Architect: RSP Architects
Business Name: Solstice

(Proposal for Solstice sunglass boutique tenant improvements at existing tenant space G-139, La Cumbre Plaza. Maintain existing gross/net square footage and all existing elements of building envelope. Applicant will bring samples to meeting.)

(Second Concept Review.)

Postponed at the applicant's request.

CONTINUED ITEM**I. 2 SKYLINE CIR**

E-1 Zone

Assessor's Parcel Number: 041-174-001
Application Number: MST2007-00203
Owner: Malgorzata Janczewska-Laszuk
Applicant: Homes By Holmes
Contractor: Homes By Holmes

(Proposal new secondary unit and for basement remodel to habitable space (as-built) of 476 square feet. New doors and windows. Grading for new patio, retaining wall and fence.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval as submitted, and continued to the Consent Calendar.

NEW ITEM**J. 1103 B SENDA VERDE**

E-3 Zone

Assessor's Parcel Number: 049-040-054
Application Number: MST2007-00223
Owner: American Baptist Homes of the West
Architect: Craig Burdick

(Proposal for an 85 square foot addition and a 120 square foot interior remodel for a two-bedroom, two bathroom residential unit.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

NEW ITEM**K. 51 CASS PL** A-F/SD-3 Zone

Assessor's Parcel Number: 073-303-0BL
Application Number: MST2007-00260
Owner: City of Santa Barbara

(Proposal to replace existing roll up doors, addition of roll-up door.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

NEW ITEM**L. 615 SUNRISE VISTA WAY** E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023
Application Number: MST2007-00261
Owner: Bachir and Ellen Jirari Trustees

(Proposal to reduce scale and scope of addition project previously approved under MST2006-00261. Scope of work now consists of interior remodel and revised floor plan, additions of 237 square feet.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval. Applicant to study the integration of attic ventilation into the roof.

FINAL REVIEW**M. 231 S ALISOS ST** R-3 Zone

Assessor's Parcel Number: 017-252-025
Application Number: MST2006-00415
Owner: Iluminada L. Torina
Architect: Dawn Sherry

(Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.)

Final Approval as noted on the plans: 1) include 4 pear trees on the site plan; 2) front of exterior light fixture to have a semi-screened glazing; 3) patio glazing glass shall not be acrylic.

NEW ITEM**N. 1222 MIRAMONTE DR**

E-1 Zone

Assessor's Parcel Number: 035-360-043
Application Number: MST2007-00268
Owner: Stamatina N. Pearson
Agent: Carol Carpenter

(Proposal for paint and window changes for a single-family residence located in the Hillside Design District. The project is part of the Housing Rehab Loan Program.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week at the applicant's request. Applicant is to study addition of wood trim of two front-facing lower-level windows. Study use of narrower profile windows.

REVIEW AFTER FINAL**O. 822 N VOLUNTARIO ST**

Assessor's Parcel Number: 031-060-042
Application Number: MST2005-00140
Engineer: Penfield and Smith
Owner: Gregory R. and Deborah J. Tice
Architect: Thomas Hashbarger
Agent: Jessica Grant

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

(Final Review of landscaping, Review After Final for change to windows and planter boxes.)

Continued one week to the Full Board for the architecture, and continued one week to Consent Calendar for the landscaping. Provide more callouts and a low water use compliance form on the Landscape Plan.

**** MEETING ADJOURNED AT 8:57 P.M. ****