



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 09, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:07 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair, Present (arrived at 3:12 p.m.)
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present
 JIM BLAKELEY, Absent
 GARY MOSEL, Absent
 RANDY MUDGE, Present
 DAWN SHERRY, Present (left at 6:38 p.m.)
 PAUL ZINK, Absent

CITY COUNCIL LIAISON: GRANT HOUSE, Absent
PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 TONY BOUGHMAN, Planning Technician, Present
 MICHELLE BEDARD, 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 <u>folded plans</u> 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 Thursday, July 05, 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.)

B. Approval of the minutes of the Architectural Board of Review.

1. Applicant's request to amend the minutes of April 9, 2007, Item 1, Val Verde.
Continued to July 24, 2007.
2. Approval of the Minutes of the Architectural Board of Review meeting of July 2, 2007:
(Public Comment)
Kelly Kisch, AB Design: Requested to add the comment "Ready for Preliminary Approval" to the minutes for Item #2, 190 Cedar Lane, heard July 2, 2007.

It was the consensus of the Board to table the minutes until later in the meeting.

- (7:37) Motion: To approve the minutes of July 2, 2007, except for Item #2, 190 Cedar Lane, which will be reviewed at the meeting of July 9, 2007.
Action: Manson-Hing/Aurell. Motion carried.
- Motion: To reopen approval of the minutes.
Action: Manson-Hing/Aurell. Motion carried.
- Motion: To approve the minutes of the Architectural Board of Review meeting of July 02, 2007, as amended, with the caveat that staff is to confirm whether the motion for Item #2 was carried with the comment "Ready for Preliminary Approval."
Action: Manson-Hing/Mudge, 3/0/1. Motion carried. (Aurell abstained. Blakeley, Mosel, Sherry, Zink, absent.)
(Staff later confirmed that the stated motion did not contain the comment "Ready for Preliminary Approval.")

C. Consent Calendar.

- Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry with the exception of the landscaping for Item I reviewed by Christopher Manson-Hing.
Action: Wienke/Mudge, 5/0/0. Motion carried. (Blakeley, Mosel, Zink absent.)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Bettie Wiese, City Planner, announced that a joint workshop of CC, PC, ABR, and HLC, to discuss issues of community design and redevelopment will take place at the Cabrillo Arts Center on Wednesday, July 18th, at 8:30 a.m. Related documents will be available on the City's website.
- E. Subcommittee Reports.
- No subcommittee reports.
- F. Possible Ordinance Violations.
- No reported violations.

******* THE BOARD RECESSED FROM 3:34 P.M. UNTIL 3:38 P.M. *******

PRELIMINARY REVIEW

1. **601 E MICHELTORENA ST** C-O Zone
- Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. **THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.**)

(Preliminary Review of the architecture. Preliminary Approval is requested for the site plan.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006. THE PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

(3:38)

Present: Brian Cearnal, Architect; Ken Marshall, Agent; Irma Unzueta, Project Planner, City Staff.

Public comment opened at 4:11 p.m.

Jim Westby, President, St. Francis Friends and Neighbors: error in minutes; lack of review by Chair and Vice-Chair; check with City Attorney about separate review of site plan from architecture.

Jan Winford: title of Via Riviera may have bearing on property use; affect on neighborhood due to conditional use permit.

Kellam De Forest: concern about error in minutes granting Preliminary Approval; project should have full landscape plan before receiving approval; requested a model of the project for visual clarity.

Public comment closed at 4:22 p.m.

Mr. Cearnal stated that a Planning Commission approved landscaping plan is in the file.

On July 24, 2007, the City Attorney's office issued a memo stating: "A review of the meeting minutes shows that the approval only concerned the site plan and did not include the architecture or landscaping. In this case, granting preliminary approval to only the site plan, separate from the related architecture, appears to be inappropriate and inconsistent with the requirements of Chapter 22.68 of the Santa Barbara Municipal Code. The ABR should consider the preliminary approval of the site plan to be a nullity."

Motion: ~~Preliminary Approval of the site plan and continued two weeks to the Full Board with the following comments:~~

- 1) Preliminary Approval of the site plan in its layout of unit placement and open space.
- 2) The Board understands the applicant will return with in progress landscape development showing details of the playground, fencing, gates, retaining walls, trees, and surfaces, etc. for review and ultimately for landscape preliminary plan approval.
- 3) Carried forward comment #'s 3, 9, 10, 11 from *June 25, 2007: *3. Continue studying locations and architecture of the proposed shuttle stops; *9. Continue studying each unit's private open yard areas, and how they are accessible and usable to the occupants; *10. The Board appreciates any "greening" of the project in accordance with Planning Commission's Conditions of Approval; *11. The Board looks forward to the break up of the massing of the retaining walls along California Street to the fullest extent possible.
- 4) Pertaining to the park element on the south portion of the property: the Board feels that pulling the sidewalk away from the angled portion of the sidewalk at Salsipuedes is better than having it engage the corners.
- 5) The Board would like to see more visual connection from the neighborhood to the park and more direct stair access from Micheletorena Street into the park. Applicant to verify with the Building Department whether stair access is permitted from either Salsipuedes or upper Micheltoarena.
- 6) Due to privacy concerns, the Board would prefer to see a slight separation between the park and the front entries of the southern elevations into the "O" units.

Action: Sherry/Aurell, 4/0/0. Motion carried. (Blakeley, Mosel, Zink absent. Wienke stepped down.)

Motion: Continued two weeks to the Full Board for review of the architecture with the following comments:

- 1) The Board appreciates the direction the units are taking and feels that the units with the asphalt roofs (units D2, D3, F2) are a positive direction to allow varied finishes within the project; however, the Board would like to see more subtle elevation detailing and massing; including gable architectural elements, venting, and eave detailing, etc. The Board would like to see these units have more inviting and prominent entrances and recommends covered entrance elements.
- 2) The Board would like to see the wall finishes of the "O" and "P" Craftsman building types continue around all exposed elevations of the building in a harmonious manner, particularly the detailing at the northeast corner of the project at Micheltorena and California.
- 3) The Board would like to see the development of all elevations of all building types, with plate, floor, maximum heights and general elevation information called out on the elevations.

Action: Sherry/Aurell, 4/0/0. Motion carried. (Blakeley, Mosel, Zink absent. Wienke stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 23 W MICHELTORENA ST

C-2 Zone

(4:20) Assessor's Parcel Number: 039-071-004
 Application Number: MST2006-00607
 Owner: George R. Walseth
 Designer: Cliff Hickman

(Proposal to construct an addition and to remodel an existing one-story dental office to result in a three-story mixed-use building consisting of one residential condominium and one non-residential condominium. The proposal would add a new 1,778 square foot residential unit by converting a portion of the first-floor for an entry, storage, and stairway, and adding a 1,381 square foot second-floor and a third-floor 102 square foot loft and 237 square foot roof deck. The project is located on a 1,875 square foot parcel. Parking would be provided by the existing three uncovered spaces in the rear shared parking lot. Staff Hearing officer approval of a Tentative Subdivision Map is requested.)

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

(5:27)

Present: Cliff Hickman, Designer; George and Sue Walseth, Owners.

Public comment opened at 5:37 p.m.

Ed Danner: new structure is too tall, and not compatible with the two buildings on either side; issue with parking lot construction.

Chair Wienke read into the record a letter from David Traylor: proposed structure is too tall; concerned about the effect of construction to existing buildings and shared parking.

Public comment closed at 5:44 p.m.

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

- 1) Applicant to verify the buildability of the proposal in regard to walls, other structural elements, including soil and soil stability.
- 2) The Board is concerned with the overall design aesthetic, especially at the front. Applicant to restudy the style, design, and detailing in order to accommodate a better articulated and proportioned facade.
- 3) The Board is concerned with the double cantilever over the entry, the small area where corbels are under the front French door balcony, the rear garage doors, and the trash enclosure doors.
- 4) A majority of the Board feels that the roof tower form, as presented, may be too large in overall size, bulk, and scale, and the roof element may be inappropriately designed and large.
- 5) When choosing a definitive style, the applicant is encouraged to consider the neighborhood across the street and emulate some of those details.
- 6) The Board does not necessarily believe that only a Spanish-Mediterranean style would be appropriate to the site, but leaves that to the applicant.
- 7) Overall the Board is concerned with the potential amount of second story area and asks that when restudying the façade, the applicant to consider redesigning the space on the second level to offer a single-story mass at the front.

Action: Aurell/Mudge, 5/0/0. Motion carried. (Blakeley, Mosel, Zink absent.)

FINAL REVIEW**3. 1759 GRAND AVE**

R-2 Zone

(5:00)

Assessor's Parcel Number: 027-141-006
 Application Number: MST2006-00746
 Owner: 1759 Grand Avenue Associates, LLC
 Owner: V. Sato
 Architect: Kirk Gradin

(Revised proposal to construct three new residential condominium units rather than single-family residences on a vacant 16,900 square foot lot located in the Hillside Design District. Square footages have not changed. Unit A would be partially three-stories, 2,318 square feet, with an attached 503 square foot garage; Unit B would be two-stories, 1,840 square feet, with an attached 518 square foot garage; and Unit C would be two-stories, 2,245 square feet, with an attached 503 square foot garage. the project will result in a total of 7,927 square feet of structures on the lot, and includes 190 total cubic yards of cut and fill grading outside the building footprint. A modification was approved for an overheight wall along the driveway.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 025-07)

(6:13)

Present: Kirk Gradin, Architect; Peter Lawson, Project Planner.

Mr. Lawson reported that the Planning Commission did not make conditions relating to design other than requesting the applicant to work with middle unit to protect private views; however, Mr. Lawson stated that the City does not protect private views.

Public comment opened at 6:24 p.m.

Jordan Christoff: in support of the project.

Public comment closed at 6:25 p.m.

Motion: Preliminary Approval and return in one week to Consent Calendar with the following comments:

- 1) Ready for Final Approval.
- 2) Return to Consent Calendar for planting specifications along the eastern elevation property line wall.
- 3) Provide way finding for Unit B from Prospect Avenue.
- 4) Exterior elevations of Unit A on sheet A-2 shall be plus or minus 4 inches.
- 5) Remove the Xs on sheet A.1 where the oak trees are to remain.

Action: Sherry/Aurell, 5/0/0. Motion carried. (Blakeley, Mosel, Zink absent.)

CONCEPT REVIEW - CONTINUED ITEM

4. 103 S CALLE CESAR CHAVEZ

OM-1/SD-3 Zone

(5:30)

Assessor's Parcel Number: 017-113-020

Application Number: MST2004-00791

Owner: American Tradition

Architect: Michael Caccese

(Proposal to construct a parking lot to provide valet parking for the approved Fess Parker's Waterfront Hotel Resort located south of the property.)

(Second Concept Review)

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

(6:38)

Present: Henry Lenny; Architect; Michael Caccese, Architect; Peter Lawson, Associate Planner.

Public comment opened at 6:50 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) The Board appreciates the parking lot set back from the sidewalk with considerable landscaping.
- 2) The Board is satisfied with the black chain link fence on as proposed on Calle Cesear Chavez because it is covered by a hedge.
- 3) The lack of trees within the parking lot is acceptable due to the valet parking condition because there is a substantial width of landscaping at the front easement along the street, the condition will be mitigated by introduction of large specimen trees surrounding the parking lot. Applicant to add these locations to the landscape plan.

- 4) The front driveway is approved as shown. If a gate is proposed, the Board would prefer a rolling style that will remain open during the day, and closed after 8:00 p.m. for security.
- 5) Lighting as shown on plans shall be restudied to be directed downward and baffled into the parking lot so that no light spills into the wetland restoration area. Return with an appropriate light fixture and locations shown on the plans.
- 6) The kiosk at the west end of the parking lot is acceptable as shown with columns and wood trellis and vines.
- 7) Applicant to remove the up-lighting on the palm trees as shown on photovoltaic plan AL-02.

Action: Manson-Hing/Aurell, 4/0/0. Motion carried. (Blakeley, Mosel, Sherry, Zink absent.)

CONSENT CALENDAR – SEE SEPARATE AGENDA

REVIEW AFTER FINAL

A. 1960 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-083-018
Application Number: MST2007-00204
Owner: Kirk and Cecilia Borchardt
Architect: Kirk Gradin

(Proposal to construct additions to an existing 1,550 square foot, single-story residence on a 23,159 square foot lot located in the Hillside Design District, consisting of a 490 square foot basement, 960 square foot first-story, and an 850 square foot second-story. The existing 406 square foot attached garage is to be demolished and replaced by a 600 square foot garage.)

(Review After Final for removal of two windows on east elevation, change of roof material, exterior stain color change, front entry gates.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 049-07.)

Final Approval with conditions: 1) Change to asphalt shingles; 2) Return for Final Review of front entry gate detailing; 3) No exterior stain color change.

FINAL REVIEW**B. 1832 LOMA ST**

R-2 Zone

Assessor's Parcel Number: 027-071-013
Application Number: MST2006-00693
Owner: Merrill J. Reynolds Trust
Applicant: Syndi Souter

(Proposal to construct a new 288 square foot trellis and permit an existing "as-built" second-story 288 square foot deck. The project is attached to an existing 886 square foot two-story single-family residence.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 044-07.)

Preliminary Approval with conditions: 1) Applicant to provide photos of new planting proposed to screen vertical porch posts; 2) If proposed screening is significant, may be sufficient in lieu of knee bracing.

FINAL REVIEW**C. 1341 SKYLINE WAY**

E-1 Zone

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

Continued one week for applicant to: 1) call out materials; 2) note existing light fixture at the new door; 3) provide lighting cut sheet. 4) provide all architectural details.

CONTINUED ITEM**D. 833 E ANAPAMU ST & 820 LOWENA DR**

R-3 Zone

Assessor's Parcel Number: 029-201-002
Application Number: MST2005-00493
Owner: Eric L. Peterson
Architect: Sophie Calvin

(Proposal to convert the existing two-story 3,297 square foot residential duplex with two attached two-car garages to condominiums. The project is located on a 5,965 square foot parcel. Staff Hearing officer approval of a Tentative Subdivision Map is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**E. 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 a facade remodel at Solstice sunglass boutique in La Cumbre Plaza. Square footage of tenant space will remain the same.)

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

Final Approval as submitted.

NEW ITEM**F. 731 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-150-031
Application Number: MST2007-00323
Owner: Sharon L. Gilles
Applicant: Don Swann

(Proposal to permit the as-built repair and remodel an existing 667 square foot single-family residence to include reinforcement and/or replacement of foundation, and replacement of siding, windows, doors, and roof. Also proposed is to permit the as-built 3'-0" stone wall with 5'-0" fence on top at the property line. The existing one-car carport is not being altered at this time. This is to abate enforcement case ENF2007-00300.)

(PROJECT REQUIRES 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. Applicant to return with working drawings and details.

NEW ITEM**G. 320 MESA LN**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-301-014
Application Number: MST2007-00183
Owner: O'Roark Trust
Architect: Alex Pujo

(Proposal for a 391 square foot two-story addition, a new 183 square feet covered porch, and 187 square foot interior remodel. The existing 1,140 square foot two-story single-family residence with detached 412 square foot two-car garage is located on a 7,972 square foot lot. The proposal has a floor-to-lot-area ratio of 0.24.)

Final Approval as noted on page A-2.

REFERRED BY FULL BOARD**H. 3890 LA CUMBRE PLAZA LN** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-016
Application Number: MST2007-00228
Owner: Edwin E. Kayser Trustee
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.)

(Review of Landscaping, architecture was continued to Full Board)

Postponed indefinitely due to the applicant's absence.

REVIEW AFTER FINAL**I. 3443 SEA LEDGE LN** A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-005
Application Number: MST2005-00743
Owner: Thomas E. and Katherine M. Dunlap, Jr. Trust
Architect: Dawn Sherry
Landscape Architect: Kathryn Dole
Agent: Alicia Harrison

(Proposal for removal of an existing swimming pool, for hardscaping alterations over the pool location, and as-built minor repairs to existing rear stairway and deck. The proposal includes 130 cubic yards of cut and fill grading. The single-family residence is located in the Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested.)

(Review After Final for relocation of driveway and entry gate on a new easement on the adjacent parcel (3501 Sea Ledge). Also some minor landscaping and new plaster wall at property line.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 052-06.)

Preliminary Approval as submitted.

**** MEETING ADJOURNED AT 7:32 P.M. ****