



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 27, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:01 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 3:16p.m., back at 3:40p.m.
 JAMES LECRON, Absent
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, 4:01p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 JOANNE LA CONTE, Assistant Planner, Present
 DEBBIE BUSH, Recording 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 <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised</u> <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.

** All approvals made by the Architectural Board of Review (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 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board 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.
- ** 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.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** 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.
- ** **Many of the 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.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact JoAnne LaConte 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 Land Use Controls 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 June 23, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 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 June 20, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 20, 2005, with corrections.

Action: Wienke/Bartlett, 5/0/1. Manson-Hing, abstained. Mudge, LeCron, Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett, with the exception of Item F reviewed by Christopher Manson-Hing, and the landscaping for Item H reviewed by Derrick Eichelberger.

Action: Eichelberger/Manson-Hing, 5/0/0. Mudge, LeCron, Christoff absent.

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

1. Ms. Johnston announced there were no changes to the agenda.
2. Ms. Johnston further announced that Jim LeCron would be absent from tonight's meeting and the meeting on July 11, 2005.
3. Ms. Johnston announced that Bruce Bartlett will be absent from the July 11, meeting, and requested another Board member attend the Consent hearing on that date. Christine Pierron graciously volunteered.
4. Christopher Manson-Hing will be absent from the July 5 meeting.
5. Ms. Johnston requested that if any Board members would be absent from future meetings, to please advise Staff in advance.
6. Derrick Eichelberger stated he would be stepping down for Item 1.

E. Subcommittee Reports.

Christine Pierron stated that she attended the Street Light Subcommittee meeting and that a main area of concern is where to place street lights; an important area would be at intersections. Another concern is where to strengthen areas within the City where street lights already exist. The Public Works Department has been working on a new bulb light which will contain approximately 100,000 hours. The Subcommittee will meet every other week.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW1. **27 E COTA ST**

C-M Zone

Assessor's Parcel Number: 037-132-033
Application Number: MST2003-00777
Owner: The Lyon Building
Architect: Kirk Gradin

(The proposal is separated into two phases. Phase A includes a new stair tower, elevator shaft, facade changes along the west elevation of the one-story loading dock (walls and doors are to be constructed within the existing loading bays), and new windows in the five-story tower. Phase B involves interior changes to allow, through approval of a Conditional Use Permit, the Brooks Institute of Photography to occupy approximately 28,036 square feet of the existing building for classroom and lab uses. The second floor and a portion of the first floor would continue to be used by existing tenants.)

(Final Approval of the Thompson Avenue improvements is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 025-04 AND 042-04.)

3:16

Kirk Gradin, Architect; and Martha Degasis, Landscape Architect, present.

Renee Brooke, Case Planner, stated that the applicant has been asked to improve the street, even though it is a public right-of-way. The Planning Commission has requested that the City Council approve \$200,000 for Funding of the project, to cover some of the expenses. The applicant would be responsible for any remaining expenses, if necessary.

Motion: Final Approval of the landscape plan as proposed with the following comments and conditions: 1) The bricks are to be mortared at the leading edge. 2) It is understood that the removable bollard and chains at the asphalt area are a part of the architectural approval.

Action: Manson-Hing/Bartlett, 4/0/0. Eichelberger stepped down. LeCron, Mudge, Christoff absent.

PRELIMINARY REVIEW**2. 624 DEL MONTE AVE**

R-3 Zone

Assessor's Parcel Number: 037-021-017
Application Number: MST2004-00740
Owner: Valentin and Esperanza Rodriguez
Architect: Vadim Hsu
Owner: Jason Thibodeau and Chad Ratliffe

(Proposal to convert an existing 858 square foot single-family dwelling to a two-bedroom condominium unit (Unit A); construct a new, two-story, 1,251 square foot, three-bedroom condominium unit (Unit B); construct a new, 413 square foot attached two-car garage with a 112 square foot utility/storage area; and, demolish an existing 260 square foot garage, all on a 5,000 square foot lot.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 041-05.)

3:40

Vadim Hsu, Architect, present.

Motion: Preliminary Approval and return to the Consent Calendar for Final Approval with the following comments and conditions: 1) The Board appreciates the changes made to the project. 2) It is suggested to simplify the driveway materials and to use the same enhanced materials on both sides of the driveway to maintain balance. 3) The Board looks forward to the use of high quality details when the applicant returns for Final Approval.

Action: Bartlett/Eichelberger, 5/0/0. LeCron, Mudge, Christoff absent.

PRELIMINARY REVIEW**3. 720 W PEDREGOSA ST**

R-2 Zone

Assessor's Parcel Number: 043-122-016
Application Number: MST2004-00742
Owner: Carol Vandenassem
Applicant: Vadim Hsu
Applicant: Alisa Martin
Applicant: William Urbany

(Proposal to demolish an existing 950 square foot single family residence with a 227 square foot garage and construct a two story 1,662 square foot condominium unit and an attached two story 1,803 square foot condominium unit with two attached 440 square foot two-car garages on a 7,594 square foot lot.)

(Preliminary Review of the project is requested.)**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 033-05.)**

3:47

Vadim Hsu, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar for Final Approval with the following comments and conditions: 1) The Board would like to see refinement of the ribbon driveway to adjust the dimension. 2) The Board looks forward to high quality detailing when the project returns for Final Approval.

Action: Bartlett/Wienke, 5/0/0. LeCron, Mudge, Christoff absent.

THE BOARD RECESSED FROM 4:01P.M. UNTIL 4:16P.M.**CONCEPT REVIEW - NEW ITEM****4. 800 MIRAMONTE DR** A-1/C-X/E-1 Zone

Assessor's Parcel Number: 035-050-063
Application Number: MST2005-00352
Owner: Dreier Properties, LLC
Architect: Pacific Architects

(Proposal for a 2,043 square foot single floor addition to an existing 17,873 square foot commercial building and the 1,465 square feet of detached garage area. There are 66 uncovered parking spaces on a 3.8 acre lot located in the Hillside Design District. Planning Commission approval is required for Development Plan Approval.)

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

4:16

Bill Wolfe, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board finds there is no adverse visual impact of the courtyard being filled in with building mass. 2) The Board understands that all colors and materials are to match the existing. 3) The Board supports the front yard modification request for the trash enclosure, because the enclosure is a significant distance from the street and significant landscaping is provided. 4) The Board would support a demand based parking modification. 5) The Board finds the new sidewalk and landscape to be good mitigation measures.

Action: Bartlett/Manson-Hing, 6/0/0.

REVIEW AFTER FINAL**5. 1278 DOVER LN** E-1 Zone

Assessor's Parcel Number: 019-220-000
Application Number: MST2003-00386
Owner: David Searls
Designer: Cliff Hickman

(Proposal to construct a new 4,655 square foot two and one-half story residence with an attached 672 square foot three-car garage located on a 17,404 square foot lot in the Hillside Design District. Modifications are requested to allow the garage to exceed 500 square feet and a reduction in the required open yard.)

(Review After Final change to an existing stucco rail to include partial glass railing.)

4:33

Cliff Hickman, Designer, and Joyce Searls, Owner, present.

Motion: Continued one week to the Consent Calendar with the following comments: 1) Given the documentation provided, the Board believes the glass railing will not create a significant visual impact to the public, because it is not visible from the street and is a slender band. 2) The Board would like the applicant to provide photo documentation of the current as built condition as seen from Arbolado Road to verify this perception..

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

THE BOARD RECESSED FROM 4:45P.M. TO 4:54P.M.**CONCEPT REVIEW - CONTINUED ITEM****6. 1353 SANTA ROSA AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-191-001
Application Number: MST2005-00202
Owner: Richard H. Ross
Architect: Barry Berkus

(Proposal to demolish existing 1, 354 square foot of the single family residence and rebuild a 2,969 square foot two-story single family residence on a 7,732 square foot lot located in the Non-Appealable district of the Coastal Zone. The proposal also includes a 478 square foot two-car garage and a 1,142 square foot cellar which is located completely below grade.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A COASTAL DEVELOPMENT PERMIT.)

4:54

Barry Berkus, Architect; and Ellen Adamson, Project Manager, present.

Public comment opened at 5:08p.m.

Richard Ross, owner, stated that he has resolved all the issues which neighbors have addressed. The Ross family has gone to extreme efforts to satisfy all of the surrounding neighbors.

Robert Levine, neighbor, stated that he initially was opposed to the project and was concerned with privacy issues. However, privacy issues have been addressed by the owner, and he is no longer in opposition to the project yet he has suggested the ABR members conduct a site visit.

Wayne Scoles, neighbor, stated that many changes have been made which are all positive. He would like to know if the "blocks" on the plans are windows (which they are).

Susan Jordan, neighbor, stated that there are no view issues, and she is in support of the project. Ms. Jordan finds the changes to the home are wonderful and an improvement.

Jeannette Webber, neighbor, stated that she is concerned that the house will not be compatible with the neighborhood, because of the massive size, bulk and scale.

Christine Pierron read letters submitted from the following neighbors:

Cissy Ross, neighbor, which stated she has reviewed the plans and is in support of the proposed project.

Jennifer Pennington, neighbor, stated that she is in whole-hearted support of the plans for the project, and is in favor of the improvements made.

Nicole and Richard Fryklund, neighbors, stated that they are in support of the revised plans and find the home is appropriate and will enhance the neighborhood.

Mary Jane Headlee and Ralph Clevenger, neighbors, stated that concerns which they have had have been resolved between the neighbors and the owners. However, the project has there been a negative impact the neighborhood.

Cindy and Bob Perlis, neighbors, stated that they have reviewed the design plans and find them to be appropriate for the neighborhood in terms of style and size.

Jose A. Ramirez, neighbor, stated that he approves of the revised plans for the project and all concerns have been resolved with Mr. and Mrs. Ross.

David Shapiro, neighbor, stated that he has reviewed the plans and finds the proposed home to be very tasteful and respectful of the neighbors. He also believes the size, bulk and scale fit well into the neighborhood.

Brett Locker, neighbor, stated that he is concerned with loss of view. Mr. Locker stated that at the last hearing, the Chairperson stated that some neighbors must accept some loss of property, however, Mr. Locker states he will loose all views from his property and he believes to allow the project to go forward will not be beneficial to the overall neighborhood. Mr. Locker would like the project to have story poles erected at the site.

Public comment closed at 5:30p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The Board finds the size, bulk and scale acceptable for the neighborhood. 2) The proposed style (although somewhat contemporary) blends well into the neighborhood by using pitched roofs, natural materials, consistent massing and maintains a one story presence at the street. 3) The deck spaces are internalized to the surrounding neighbors. 4) There are significant side yard setbacks to all surrounding neighbors. 5) The Board finds the introduction of landscape screening at the rear of the property to be an improvement. 6) The Board is concerned with the articulation of the roof deck. Given its internal location and significant roof massing, the third story deck is acceptable, however it needs to have a better relationship to the roof forms. 7) The Board could support a modification of the side yard encroachment of the eave of the garage.

Action: Manson-Hing/Bartlett, 6/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 32 E PADRE ST

E-1 Zone

Assessor's Parcel Number: 025-312-045
Application Number: MST2005-00366
Owner: Christine Boesch
Architect: Thompson Naylor Architects

(Proposal to construct a 636 square foot addition under the existing two-car garage and to construct an attached 230 square foot one-story addition to the rear of the existing residence and to construct two new decks at 172 square feet. This project is in the Mission Area Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRIONMENTAL ASSESSMENT.)

6:12

Dennis Thompson, Architect; and Christine Boesch, Owner, present.

- Motion: Continued indefinitely back to Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval pending the Environmental Approval. 2) The proposed addition is modest and nicely conceived and consistent with the neighborhood. 3) The Architect has addressed any hydrology concerns.
- Action: Manson-Hing/Bartlett, 6/0/0.

PRELIMINARY REVIEW

8. **56 LOMA MEDIA RD** E-1 Zone

Assessor's Parcel Number: 019-300-035
Application Number: MST2004-00650
Owner: Rosalie M. Sandro, Separate Property
Architect: Thompson-Naylor Architects

(Proposal to add 104 square feet to the upper level, 396 square feet to the middle level and a new 500 square foot lower level addition to an existing two-story 1,245 square foot single family residence. Proposal will also include the conversion of an existing 411 square foot attached carport to a two car 371 square foot garage. The project will result in a three-story 2,245 square foot single family residence with an attached 371 square foot two-car garage on an 11,677 square foot lot located in the Hillside Design District. A modification is requested to allow a front yard encroachment.)

(The Modification request was approved on May 4, 2005. Preliminary review is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

6:24

Dennis Thompson, Architect; Rosalie Sandro, Owner; and Jim Hill, Owner, present.

- Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code given the project is inconsistent with the Hillside Design Guidelines. It is an existing condition which has been improved and works well with the architecture. 2) The loss of the large scale eucalyptus tree will be mitigated with the new proposed trees. 3) It is suggested to alter the color of the plaster walls to help break down the scale of the building.
- Action: Wienke/Mudge, 6/0/0. LeCron,Christoff absent.

PRELIMINARY REVIEW

9. **2718 VERDE VISTA DR** E-3 Zone

Assessor's Parcel Number: 053-371-015
Application Number: MST2005-00196
Owner: Susan E. Roe
Applicant: Richard Starnes

(Proposal to add 197 square feet to the first floor and a 655 square foot second story addition to an existing one story 860 square foot single family residence with a detached 333 square foot one car garage. Proposal will also include a 96 square foot addition to the existing garage to provide an additional covered parking space. This property is located in the Mission Area Design District.)

(The Modification request was approved on June 15, 2005. Preliminary review of the project is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

6:40

Rick Starnes, Architect, present.

Motion: Preliminary Approval and continued back to the Consent Calendar with the following comment: 1) Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code

Action: Wienke/Manson-Hing, 6/0/0. LeCron, Christoff absent.

CONSENT CALENDAR

FINAL REVIEW

A. 2109 CLIFF DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-083-007
Application Number: MST2002-00434
Owner: Cliff Drive, LLC
Designer: Peter Haddad

(Proposal to rezone a 15,228 square foot lot from E3 to R-2; remove the existing 1,100 square foot, single-family residence and non conforming garage; and construct multiple residential units. The project includes construction of five two story residential units with attached garages. The project consists of two approximately 2,400 square foot market rate units and three 1,300 square foot affordable middle income units. Modifications are requested to encroach into the required front yard setback, construct a six foot tall wall within the front yard setback, reduce the required open space and for bonus density. Review of the apparent massing and architectural detailing is requested.)

(Final review of plan is requested.)

Continued indefinitely due to the applicant's absence.

REVIEW AFTER FINAL

B. 1925 BARKER PASS RD

E-1 Zone

Assessor's Parcel Number: 015-033-006
Application Number: MST2004-00530
Owner: Frederick Wm. Johnston
Architect: Jyl Ratkevich

(Proposal to convert an existing detached 441 square foot garage to an art studio and to construct a new detached 340 square foot carport to an existing single family home located in the Hillside Design District.)

(Review After Final change to the west elevation of the garage conversion to reflect existing enclosures for utilities.)

Final Approval of the Review After Final change to permit.

FINAL REVIEW**C. 2540 CLIFF DR (LOT 2)**

E-3 Zone

Assessor's Parcel Number: 041-230-002
Application Number: MST2004-00569
Applicant: Patrick Pouler
Owner: Dan Clause

(Proposal to construct a two-story 2,597 square foot single family residence with an attached 425 square foot garage and a 400 square foot attached secondary dwelling unit on a newly created 8,433 square foot lot. Access is through an easement across an adjacent parcel on Cliff Drive.)

(Final review of the landscape and hardscape plan.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 042-03.)

Final Approval of the landscape plan as submitted.

FINAL REVIEW**D. 848 CALLE CORTITA**

E-1 Zone

Assessor's Parcel Number: 041-177-007
Application Number: MST2005-00100
Owner: Ann Altimirano
Architect: Banyan Architects

(Proposal to construct a 135 square foot first floor and 522 square foot second floor addition to an existing two-story 1,661 square foot residence and an attached 495 square foot two-car garage. The project will result in a two story 2,318 square foot residence on a 9,207 square foot lot located in the Hillside Design District. A Modification is required to permit as-built portions of the garage, upper level deck, and a lower level deck and spa which were constructed without permits.)

(Final review is requested. The Modification request was approved on June 1, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final 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 with the condition that the details and colors shall match the existing.

FINAL REVIEW**E. 102 VIA TUSA**

A-1 Zone

Assessor's Parcel Number: 055-240-003
Application Number: MST2005-00159
Owner: Robert Bartlett
Applicant: Robert Bartlett

(Proposal to construct an 888 square foot, two-story addition (cabana/studio) to the rear of the attached 1,055 square foot garage of an existing 3,617 square foot, residence located on a 2.4 acre lot located in the Hillside Design District. The proposal includes a 600 square foot patio at the rear of the existing residence and 100 linear feet of new fencing.)

(Final approval of the project is requested.)

Final Approval with the condition that all eave, rake ridge and rain water gutters and down spouts shall match the existing.

FINAL REVIEW**F. 202 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-272-001
Application Number: MST2005-00335
Owner: 202 E Haley, LLC
Architect: Dwight Gregory
Business Name: J N L Glass

(Proposal to remove doors and windows and relocate other doors and a window, revise landscaping and convert automotive repair building to materials display room for window products.)

(Final review of the landscape plan is requested.)

Postponed indefinitely at staff's request.

CONTINUED ITEM**G. 824 BATH ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-021
Application Number: MST2005-00385
Owner: Donna L. Mrotek

(Proposal to construct a swimming pool, approximately 20'x37', on a lot that contains an existing, 3,300 square foot triplex.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely with the comment to provide elevations of the pool equipment and storage enclosures and parking issue to be resolved.

NEW ITEM**H. 107 VIA DEL CIELO**

E-1 Zone

Assessor's Parcel Number: 035-050-059
Application Number: MST2005-00403
Owner: Michael S. and Christine L. Holland
Architect: Pacific Architects

(Proposed alteration to an existing two-story 3,706 square foot residence with a detached two car garage to include new exterior stairs, retaining walls, patio area with built-in barbeque, and stair replacement to the garage.)

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

Continued indefinitely with the comment that the project is ready for Preliminary Approval.

NEW ITEM**I. 430 LOMA MEDIA RD**

E-1 Zone

Assessor's Parcel Number: 019-272-004
Application Number: MST2005-00408
Owner: John N. Manson
Applicant: John N. Manson

(Proposal to replace two existing retaining walls. The "rear" wall will be identical to existing - no ABR Review required. The "front" wall will be the same height but a change in materials is proposed, from adobe with plaster to concrete with stucco and a brick top. Extend the stairs to the street. The "front" wall will require a modification for the proposed over 3.5' height. See PRE2005-00124.)

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

Continued indefinitely to the Modification Hearing with the following comments: 1) The project is ready for Final Approval and the Board finds there is no visual impact. 2) The change in material is acceptable with the rear wall paragon, while it is understood that the color of the walls at the drive way will match the existing color and materials.

**** MEETING ADJOURNED AT 7:20 P.M. ****