



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 11, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:06 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Absent
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 3:30p.m., back at 4:02p.m.
 JAMES LECRON, Absent
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:29p.m., out at 3:50p.m., back at 6:00p.m., out at 6:45p.m.

JOANNE LA CONTE, Planning Assistant, 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 David Sullivan, 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 July 7, 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 July 5, 2005.

Motion: Approval of the Minutes of the Architectural Board of Review Meeting of July 5, 2005, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christine Pierron, with the exception of landscaping for Item N, reviewed by Randy Mudge, the trash enclosure location for Item K, reviewed by Christopher Manson-Hing, and Items P and Q, reviewed by Derrik Eichelberger.

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

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

1. Ms. LaConte announced there were no changes to the agenda.
2. Ms. LaConte also announced that Jim LeCron and Bruce Bartlett would be absent from tonight's meeting. Mr. Bartlett will also be absent from the July 18, 2005 meeting.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Tony Fisher, requested enforcement photographs to be available for Item 9, 1402 Grand Avenue.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING1. **328 W PEDREGOSA ST** R-4 Zone

Assessor's Parcel Number: 025-352-019
Application Number: MST2005-00407
Owner: Rod Caughell

(This project was previously reviewed under MST2002-00152. The ABR approval has expired. Proposal to construct a 613 square foot second-story residence above a new 468 square foot two-car garage. Also proposed are a new 200 square foot one-car carport with a 124 square foot deck above it and a 58 square foot laundry room. There is an existing 1,030 square foot single-story residence on the 4,260 square foot lot. The project includes the demolition of the existing garage. A modification for the reduction of one parking space was granted when MST2002-00152 was reviewed. The applicant is requesting an extension of that modification approval.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION.)

3:20

Rod Caughell, Owner, present.

Motion: Continued indefinitely to the Consent Calendar for the architecture.
Action: Manson-Hing/Eichelberger, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM2. **910 CAMINO VIEJO RD** A-2 Zone

Assessor's Parcel Number: 015-060-046
Application Number: MST2005-00344
Owner: CV Investments, Llc
Architect: Banyan Architects

(Proposal to construct a new 4,800 square foot two-story single family residence and an attached 800 square foot garage on a 46,640 square foot vacant lot located in the Hillside Design District. The project includes 1,200 cubic yards of cut and 1,200 cubic yards of fill outside the main building footprint. A modification is required for the garage to exceed the allowable square footage. Planning Commission approval is required for grading in excess of 500 cubic yards.)

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

3:30

Kirk Gradin, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: As to the Architecture: 1) The Board finds the size, bulk and scale to be acceptable. 2) The house utilizes many of the Hillside Design Guideline techniques; such as, the design presents a one story mass from street scape cutting into the hillside creating one story elements, especially on the west elevation. 3) The design also significantly steps back the walls of the architecture, as well as the roof forms of the architecture. As to the site design: 4) The Board acknowledges a significant amount of grading and looks forward to the Planning Commission review of this item. 5) The Board appreciates the natural topography created by the long meandering driveway and understands the associated driveway walls are to remain a maximum of four feet in height. 6) The retaining walls to the rear of the structure sit low and are obstructed from view to the street and therefore are acceptable. 7) The Board is still concerned with the grading and the site wall to the north of the house and recommends reducing the engineered contours by such means as additional low terraced walls and significant dropped grade change between the house finished floor and the yard area. 8) The Board recommends a detention basin to the site for drainage.

Action: Wienke/Mudge, 4/0/0. Eichelberger stepped down.

THE BOARD RECESSED FROM 3:50P.M. UNTIL 4:02P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 3240 BRAEMAR DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-048
 Application Number: MST2005-00432
 Owner: Rosa Choi
 Architect: Pacific Architects

(Proposal to add 1,232 square feet to an existing two-story single-family residence in the Hillside Design District. Also proposed are a new trellis, fireplace, pool, Jacuzzi and pool deck.)

(COMMENTS ONLY; PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION NO. 046-98 AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

4:02

Bill Wolfe, Architect, present.

Motion: Final Approval as presented pending Coastal Exclusion Review 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 complies with Planning Commission No. 046-98.

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

Amended

Motion: Continued indefinitely for the Board members to conduct a scheduled site visit and pending further clarification that if the Planning Commission Resolution condition is not applicable, the Board will be able to make Final Approval.

Action: Manson-Hing/Wienke, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 3260 BRAEMAR DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-050
Application Number: MST2005-00378
Owner: Evans Family Trust
Applicant: Pacific Architects

(Proposal to add a new 352 square foot accessory structure, infinity edge pool, spa, pool decks and walls, perimeter fencing and an auto gate. There is an existing 3,706 square foot residence on the parcel in the Hillside Design District. The project requires Coastal Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COASTAL REVIEW, COMPLIANCE WITH PLANNING COMMISSION NO. 046-98 AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

4:17

Bill Wolfe, Architect, present.

Motion: Continued indefinitely for the Board to conduct a scheduled site visit and with the following comments: 1) The Board finds the proposal to be acceptable. 2) The landscape screening on the west side buffers the neighbor's view.

Action: Manson-Hing/Wienke, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 805 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-163-027
Application Number: MST2005-00421
Owner: Ohlgren-Even Family Trust, 4/24/96
Applicant: David Ferrin
Architect: David Ferrin

(Proposal to add a 168 square foot single-story addition to an existing 2,527 square foot single-family residence on a 36, 872 square foot lot in the Hillside Design District. Also proposed is a new 494 square foot one-story accessory building with a 225 square foot veranda.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, COMPLIANCE WITH THE 1977 PLANNING COMMISSION RESOLUTION NUMBER 7, AND A PUBLIC HEARING.)

4:36

David Ferrin, Architect; and Ms. Even, present.

Motion: Continued two weeks with the following comments: 1) The applicant is to provide additional photo documentation showing the north east corner densely vegetated. 2) The rear accessory structure is small in nature and deeply internal to the site and not in the public view corridor. 3) The Board finds the accessory structure and the addition to be in accordance with the Planning Commission Resolution as the home conforms to the contours of the land and does not change the existing grade significantly. 4) Preserve the existing trees.

Action: Wienke/Eichelberger, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 725 W VALERIO ST** R-2 Zone

Assessor's Parcel Number: 043-213-003
Application Number: MST2005-00282
Owner: Benjamin F. and Maryann L. Spradley
Architect: Steve Adrian

(Proposal for a 663 square foot second-story addition to an existing 840 square foot residence on a 6,291 square foot lot. The current development of the lot includes a second 566 square foot residence and a 347 square foot two-car garage which is to remain unaltered.)

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

4:57

Steve Adrian, Architect; and John Rosenfeld, Architect; present.

Public comment opened at 5:03p.m.

Ruby Kunkee, neighbor, stated that she and her husband are very concerned about the height of the project as it will block their views and they are concerned that their tenants may move out due to the height of the project.

Public comment closed at 5:05p.m.

Public comment reopened at 5:08p.m

Mrs. Kunkee is concerned with privacy issues as the new project will look down onto her property.

Public comment closed at 5:08p.m.

Motion: Continued indefinitely with the following comments: 1) The site plan and reorganization of the parking to the carport with the abandonment of the garage is a negative impact. 2) The Board appreciates the attempt to create open yard space, but looks forward to another solution. 3) If the two car garage continues to be abandoned, the Board would like further documentation of its use in compliance with the Zoning Ordinance. 4) As to the architecture the Board finds it to be boxy and looming in appearance to the existing architecture. 5) The Board finds that the resolution for the Solar Ordinance unacceptable as it losses its aesthetic quality of the parapet design. 6) The chimney design is unacceptable and needs to engage in the massing in a more traditional manner. 7) Provide more documentation of existing structure on site. 8) The Board is concerned with the location of the deck and the privacy concerns of the neighbor. The Board recommends relocating the deck to the rear of the property.

Action: Mudge/Wienke, 5/0/0.

THE BOARD RECESSED FROM 5:22P.M. UNTIL 5:35P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1819 CLIFF DR C**

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-002
Application Number: MST2005-00426
Owner: Ernest J. Panosian, Trust
Applicant: Tricia Knight
Applicant: Kip Bradley

(Proposal to install an unmanned wireless telecommunication facility in an existing commercial building with an existing wireless facility. Six new antennas are proposed for the new facility. Four of the antennas are proposed to be mounted to the wall inside an existing cupola, and two antennas are proposed to be located inside the existing mansard roof.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COASTAL REVIEW AND A FINDING OF NO VISUAL IMPACT.)

5:35

Tricia Knight, Applicant, present.

Motion: Continued two weeks with the following comments: 1) As to the roof antennas, the Board is concerned with the introduction of the antennas into the roof with the false tile. 2) Applicant is to provide an actual tile sample in addition to a sample of the existing clay tile. 3) There is concern with having one section of a contoured plane removed and replaced with a material that is not consistent with the existing material. 4) As to the proposal for the antennas in the tower structure, the seams of the change of material may appear visible and the Board would like to see architectural devices to integrate the seams into the forms. Suggestions include score lines or engaged pilasters as seen in traditional architectural. The goal is to make the rectangular cutouts of the antennas as part of the architecture. 5) Applicant is to provide an actual tile sample in addition to a sample of the existing clay tile.

Action: Wienke/Manson-Hing, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**8. 29 W CALLE LAURELES**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004
Application Number: MST2005-00110
Owner: 29 West Calle Laureles, Llc
Applicant: Sprint PCS
Architect: Alcoa Wireless Services
Agent: Tricia Knight

(Proposal to add a second unmanned wireless facility that includes three five-foot panel antennas to be screened behind a new roof element on the existing roof tower. The new wireless equipment cabinets will be located within the existing building.)

(PROJECT REQUIRES VISUAL IMPACT FINDINGS.)

5:46

Tricia Knight, Agent, present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the study of the flag pole design and understands the restrictions that have dictated the location. However, the Board cannot make the findings of no visual impact. 2) The Board would entertain the idea of a simple cell panel pole located as proposed with no flag extension with a tradeoff of some under grounding of some of the existing poles and utilities as a mitigating solution.

Action: Manson-Hing/Wienke, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM

9. 1402 GRAND AVE

E-1/A-1 Zone

Assessor's Parcel Number: 029-110-036
Application Number: MST2005-00359
Designer: Richele Mailand
Owner: Midwest Institution, Llc

(Project scope revised to include retaining walls and minor grading. Proposal to install 10 - 75 watt low level lights along the existing access road and electrical conduit for future electronic entry gates on a 5 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

6:00

Richele Mailand, Designer, present.

Jaime Limon, Design Review Supervisor stated that there are two main issues of concern which are to be addressed by the ABR members. It is uncertain if the applicant was aware that permits were needed for the walls. The applicant may have been given incorrect information to build the wall and unaware that a permit was required. Certain heights of walls are excluded from the necessity of a permit. however, the wall for this project requires a permit The Board needs to determine if the walls require landscape screening and if the height is appropriate. The applicant has resolved any code enforcement issues, which the City appreciates. However, in the interim, work has been conducted which requires comment and review by the Board.

Jaime Limon further clarified definition of the Neighborhood Preservation Ordinance and what findings are necessary. The primary focus for the Board's NPO findings are the visual impacts of the grading and the materials of the retaining walls and whether or not both are appropriate for meeting NPO guidelines.

Public comment opened at 6:09p.m.

Tony Fisher, submitted a letter dated July 8, 2005, and also spoke on behalf of Mr. and Mrs. Cahill. Mr. Fisher stated that there were lights were on throughout the weekend which the lighting is not indicated on the prior plans. A correction notice was issued for an enforcement issue. The project impacts approximately 9 to 10 surrounding properties. A black fence was built around the property in error, which the Planning Commission tried to mitigate the fence, however, the fence still remains. In

addition, the Alan Block website states that if a building is conducted on a slope, you may need permits or other devices to be built into the hill for stability. Mr. Fisher reviewed the plans and the photos show something to the contrary. There is not a correct measurement of the height of the walls. Photos were taken in June 2005, and photos taken in 2002, which indicate trees on the hill, yet there is no mention to the project that the trees have been removed. Alan Block walls are built from the bottom of the hill and move upwards and are walls that are terraced. Mr. Fisher believes the application is incomplete and there is not an elevation to view the wall and objects to the project going forward until issues are resolved.

Mike Cahill, neighbor stated he is concerned with Neighborhood Preservation Ordinance issues. Mr. Cahill is concerned with the fire which occurred while construction employees were working. He is also concerned with the building of walls, and cuts into the steep hillside, there will not be a safety of the neighbors.

Public comment closed at 6:22p.m.

Motion: Preliminary Approval of the walls and continued indefinitely to the Consent Calendar with the following comments: 1) Provide a landscape plan which provides cascading landscaping to mask the wall. 2) Aesthetically, the Board finds two terraced walls (Alan Block) under three-feet to be appropriate. 3) Construction and drainage, as well as the Soils Report are to be reviewed by City Staff and the Building Department. 4) The Building Department shall review the engineering and the construction of the walls. 5) Given the sensitivity of the situation, the Board would appreciate the applicant continuing to work with the Board and finds it would be beneficial to provide a Master Plan and Scope to help alleviate fears and concerns.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 624 W SOLA ST

C-P Zone

Assessor's Parcel Number: 039-041-010
 Application Number: MST2001-00355
 Owner: Sally Glasgow
 Architect: Joaquin Ornelas, Jr.
 Agent: James Staples
 Agent: Kathleen Weinheimer

(Proposal to merge two lots (APNs 039-041-011 and 039-041-010) resulting in a one-lot subdivision of a 7,500 square foot lot for three condominium units. A 60 square foot addition is proposed for the existing 875 square foot residence at 1402 San Andres, which would be converted into a condominium. This proposal also includes two new condominium units at the rear of the lot of approximately 1,000 square feet each with an attached 400 square-foot two-car garage. Four uncovered parking spaces are also proposed.)

(Review After Final changes to the landscape plan and to relocate the existing trash area.)

Continued one week for applicant to revise the plans. Landscape reviewed by Derrik Eichelberger.

FINAL REVIEW**B. 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 E-3 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 Approval as submitted of the landscape plan. Landscape reviewed by Derrik Eichelberger.

REVIEW AFTER FINAL**C. 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 changes including new partial glass railing detail, window alterations, front entry alterations and to add a pool, a spa and a stone terrace with barbeque and bench.)

Final Approval of the Review After Final changes with the following conditions: 1) The glass pane shall be no taller than 15" in height. 2) The revised drawings shall be submitted to staff.

CONTINUED ITEM**D. 737 E ANAPAMU ST**

R-3 Zone

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

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

(Preliminary approval of the project was granted on June 20, 2005. The project has been revised to include a trash/recycling enclosure.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH THE PLANNING COMMISSION RESOLUTION NO. 039-05.)

Revised Preliminary Approval of the location of the trash enclosure and relocate mailboxes to the north within the setback. Trash enclosure location reviewed by Christopher Manson-Hing.

REVIEW AFTER FINAL

E. 1490 LA CIMA RD R-1 Zone

Assessor's Parcel Number: 041-022-009
Application Number: MST2004-00459
Owner: Bruce and Kelley Griffin
Applicant: Bernard Austin
Architect: Anthony Spann
Contractor: Griffin & Crane

(Proposal to demolish an existing 1,400 square foot single family residence, 300 square foot carport and 96 square foot accessory structure. The proposal also includes the construction of a 3,999 square foot, three-story residence with an attached 500 square foot two-car garage and 620 square feet of basement storage. The project site is located on a 10,454 square foot lot in the Hillside Design District.)

(Review After Final changes to the roof forms, addition of a fire place element, and landscaping plans.)

Final Approval of the project as submitted.

REVIEW AFTER FINAL

F. 1831 CASTILLO ST R-4 Zone

Assessor's Parcel Number: 027-011-005
Application Number: MST2004-00628
Owner: Frederick and Lisa Lang
Architect: Salvador Melendez

(Proposal to remove vinyl siding and replace with fiber cement siding for the front building on a property currently developed with two single family residences. A color change is also proposed.)

(Review After Final change to the proposed siding from fiber cement siding and wood batts to wood siding with wood batts and a change to the proposed colors.)

Final Approval of the Review After Final changes as submitted.

FINAL REVIEW**G. 1827 DE LA VINA ST**

R-4 Zone

Assessor's Parcel Number: 027-021-010
Application Number: MST2004-00827
Owner: Joe Campanelli
Agent: Isaac Romero
Architect: Dale Pekarek

(Proposed condominium conversion for an approved two-unit addition to an existing single-family residence currently under construction. The proposal will result in a single story 1,263 square foot condominium with a two-car 427 square foot garage, a two-story 964 square foot condominium with a two-car 427 square foot garage, and a two-story 1,092 square foot condominium with a two-car 449 square foot garage on a 7,500 square foot lot.)

(Final review of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 043-05.)

Final Approval as submitted.

FINAL REVIEW**H. 229 LA JOLLA DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-363-008
Application Number: MST2005-00047
Owner: Lisa and Tom Carosella
Architect: Banyan Architects

(Proposal for a 100 square foot first floor addition, 559 square foot to create a new second story, and remodel for an existing 1,620 square foot residence with a two car garage. The project includes a new clerestory, entry elements, and site wall that require zoning modifications to encroach into the required front yard setback.)

(Final Review of the project details is requested.)

Final Approval as submitted of the colors and details.

FINAL REVIEW**I. 2032 MODOC RD**

R-3 Zone

Assessor's Parcel Number: 043-091-011
Application Number: MST2005-00115
Owner: Laurel Foster
Architect: James Zimmerman

(Proposal for a 60 square foot addition to 1,078 square foot, one-story residence, the demolition of the existing 420square foot garage, and the construction of an 860 square foot, two-story addition on a 6,195 square foot lot. The two-story addition includes a 427 square foot garage, with a 433 square foot residential unit above. The proposal includes the addition of one uncovered parking space at the front of the lot.)

(Final review of the project is requested. The modification request was approved on May 18, 2005.)

Continued one week for the applicant to provide details on the doors, windows, cupola and chimney caps.

CONTINUED ITEM

J. **1812 SAN PASCUAL ST** R-3 Zone

Assessor's Parcel Number: 043-163-011
Application Number: MST2005-00331
Owner: Thomas O. and Alma M. Powell, Family Trust
Agent: Nick Vergara

(This is an enforcement case. Proposal to remove an existing four-car carport and replace with the same for a property developed with a duplex and a single family residence.)

(Second concept review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week at Staff's request.

CONTINUED ITEM

K. **1915 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 025-362-018
Application Number: MST2005-00413
Owner: Rolf N. and Elisabeth Linn, Trustees
Business Name: Travis Twining Santa Barbara BBQ

(This is an enforcement case. Proposal to permit an as-built fence to enclose an existing patio for Santa Barbara BBQ.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely due to the applicant's absence.

CONTINUED ITEM

L. **1617 PATERNA RD** E-1 Zone

Assessor's Parcel Number: 019-193-015
Application Number: MST2005-00416
Owner: Mary Kay Robinson, Trustee
Agent: John Looker

(Proposal to remove the existing pool and replace with a new pool and spa with 45 cubic yards of grading for a 54,106 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES A SUBSTANTIAL CONFORMANCE DETERMINATION IN COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-00.)

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code pending substantial determination.

CONTINUED ITEM

M. 1156 N ONTARE RD A-1 Zone

Assessor's Parcel Number: 055-160-028
Application Number: MST2005-00425
Owner: Wypac IV, LLC
Contractor: Macaluso Pools

(Proposal to add a new pool, spa, and related equipment with 50 cubic yards of grading on a 14.42 acre lot currently developed with a single family residence in the Hillside Design District.)

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

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and it is understood that the pool equipment will be planted.

NEW ITEM

N. 1650 MIRA MESA DR E-1 Zone

Assessor's Parcel Number: 035-160-021
Application Number: MST2005-00429
Owner: Barbara Toumayan
Applicant: Dawn Sherry
Architect: Dawn Sherry

(Proposal for a 238 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in The Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second floor deck by 186 square feet.)

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

Continued indefinitely with the following comments: 1) The glass railing is not acceptable. If applicant chooses, she may return to Full Board with glass railing. 2) A dark matte stainless steel railing would be acceptable. 3) Show east and west elevation with relationship to the existing grading. 4) Provide a topography plan is to show the expansion of the deck does not interfere with the existing retaining wall. 5) Center the entry and provide a thickened wall. Landscape reviewed by Randy Mudge.

NEW ITEM**O. 615 SIERRA ST** R-2 Zone

Assessor's Parcel Number: 025-346-006
Application Number: MST2005-00430
Owner: John and Lael Mohr

(Proposal to construct an arbor in the rear of an existing residence located in the Mission Area Special Design District. The proposal also includes flatwork and on-grade stairs.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

CONTINUED ITEM**P. 717 CIMA LINDA LN** A-2 Zone

Assessor's Parcel Number: 015-163-008
Application Number: MST2005-00431
Owner: Jeffrey and Susan Jordano, Family Trust

(Proposal for a 361 square foot addition and a 428 square foot trellis at the rear of a 1,608 square foot dwelling with an attached 480 square foot garage on a 16,376 lot in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Continued one week at the applicant's request for scope of work. Landscape reviewed by Derrick Eichelberger.

NEW ITEM**Q. 107 NORTHRIDGE RD** A-1 Zone

Assessor's Parcel Number: 055-120-005
Application Number: MST2005-00438
Owner: John Schock

(Proposal to replace failed retaining walls on the west and north side of the property, replace driveway, construct covered patios, install a new retaining wall on east side of the property and install new landscaping irrigation drainage and fencing.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Final Approval of the Architecture and the landscape with the following conditions: 1) Applicant is to provide a structural engineering report for the Alan block wall. 2) The back flow device should be relocated and painted or screened with shrubs. Landscape plan reviewed by Randy Mudge.

**** MEETING ADJOURNED AT 6:45 P.M. ****