



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 8, 2005**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:03 P.M.**

**BOARD MEMBERS:** CHRISTINE PIERRON, Chair, Present, out at 6:02p.m., back at 7:20p.m.  
 BRUCE BARTLETT, Vice-Chair, Present, out at 3:26p.m., back at 4:17p.m.  
 STEPHANIE CHRISTOFF, Absent  
 DERRIK EICHELBERGER, Present, 3:44p.m., out at 7:20p.m.  
 JAMES LECRON, Present  
 CHRISTOPHER MANSON-HING, Present, out at 4:16p.m., back at 4:40p.m.  
 RANDY MUDGE, Present  
 MARK WIENKE, Present, 3:05p.m.

**CITY COUNCIL LIAISON:** HELENE SCHNEIDER, Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, 3:10p.m., out at 3:17p.m.  
 SUZANNE JOHNSTON, Planning Technician II, Present  
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PEASE BE ADVISED**

- \*\* 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](http://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 August 4, 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 August 1, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 1, 2005, with corrections.

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

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett.

Action: LeCron/Wienke, 6/0/0. Eichelberger, Christoff, absent.

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****1. Ms. Johnston announced the following changes to the agenda:**

- a) Item 9, 2020 El Camino De La Luz has been postponed at the applicant's request.

Motion: Continue 2020 El Camino De La Luz two weeks.

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

2. Ms. Johnston further announced that Derrick Eichelberger would be arriving late.
3. Bruce Bartlett stated that he would be stepping down for Item two.
4. Chris Pierron stated that she would be stepping down for Items six and seven.
5. Christopher Manson-Hing stated that he would be stepping down for Item three.
6. Jim LeCron stated that he would be absent from the August 15, and 29<sup>th</sup> ABR meetings.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**IN-PROGRESS REVIEW**1. **1706 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009  
 Application Number: MST2005-00021  
 Owner: King Heirs, LLC  
 Owner: The Mesa at Santa Barbara, LLC  
 Agent: Brent Daniels  
 Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,525 square foot single family residence at 1706 LaVista Del Oceano (Lot 5) with a 704 square foot two-car garage on a 45,064 square foot lot in the Hillside Design District.)

**(In-Progress review including changes to the pool design.)**

3:17

Brent Daniels, Architect; and Laurie Romano, Landscape Architect; present.

Motion: Preliminary Approval of the landscape plan and indefinite continuance with the following comments and conditions: 1) The Board appreciates the change in the shape and design of the pool. 2) The Board appreciates the additional canopy trees which bracket the view.

Action: Bartlett/LeCron, 5/1/0. Manson-Hing opposed. Eichelberger, Christoff, absent.

**CONCEPT REVIEW - NEW ITEM**2. **1213 HARBOR HILLS DR**

E-1 Zone

Assessor's Parcel Number: 035-180-031  
 Application Number: MST2005-00492  
 Owner: Sharon Clenet, Trustee  
 Applicant: Lloyd Malar  
 Architect: Design Arc  
 Agent: John Dohm

(Proposal for a new, 4,350 square foot, two story single-family residence including an attached 615 square foot, two-car garage on a 28,762 square foot lot in the Hillside Design District. The proposal includes site walls, driveway, a swimming pool, a spa and approximately 1,516 cubic yards of grading.)

**(CONCEPTUAL REVIEW ONLY. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A CONDITIONAL CERTIFICATE OF COMPLIANCE, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

3:35

Mark Shields, Architect; John Dohm, Agent; present.

Public comment opened at 3:44p.m.

Richard Parker, neighbor, is concerned that the drainage ditch will be located towards his property and that it is currently undersized. Mr. Parker would like the drainage system to be redirected so it does not flow down towards his property.

Public comment closed at 3:46p.m.

Motion: Continued indefinitely with the following comments: 1) The applicant has used many of the Hillside Design Guideline techniques by digging into the hill and wrapping around the hillside with the flow of the topography. 2) The Board is concerned with the breadth and scale of the building as seen from Cliff Drive, and recommends breaking up the pieces of architecture into more of a village style scale. 3) Study the covered deck components. 4) The Board is concerned with the height of the pool retaining wall and all the exposed retaining walls. It is understood they will be a maximum of 6-foot high and follow the natural grade. 5) The applicant is to return with adjacent footprints and square footages of the surrounding homes. 6) One Board member suggested to study relocating the garage to the high end of the driveway.

Action: Wienke/Eichelberger, 6/0/0. Bartlett stepped down.

### **CONCEPT REVIEW - NEW ITEM**

#### **3. 233 CORDOVA DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-122-004

Application Number: MST2005-00473

Owner: Timothy Escobar and Peggy Barthels

Architect: Christopher Manson-Hing

(Proposal to construct a 1,210 square foot first and second floor addition to an existing 1,534 square foot one-story residence. Modifications are requested for encroachment into front yard setback and the non-conforming dimension to the required open yard.)

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

4:16

Christopher Manson-Hing, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board supports the two modification requests as they are technical in nature with no aesthetic impact. 2) The second story addition is well conceived and internalized to the site. 3) The overall design is nicely composed and the Board appreciates the deep roof rafters and the architectural details. 4) Thicken the walls at the garage doors or disengage the posts of the trellis. 5) The application as proposed is quite acceptable.

Action: LeCron/Wienke, 6/0/0. Manson-Hing stepped down.

**CONCEPT REVIEW - NEW ITEM**4. **1112 MANITOU RD**

R-1 Zone

Assessor's Parcel Number: 043-270-001

Application Number: MST2005-00496

Owner: Richard O. and Carolyn Gray, Buford Trust

Applicant: Hugh Twibell

(Proposal for a 1,942 square foot two-story addition to an existing 1,777 square foot single-story residence on a 15,000 square foot lot in the Hillside Design District. A new 217 square foot terrace is also proposed.)

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

4:40

Hugh Twibell, Applicant; and Richard Buford, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The applicant to restudy the front elevation forms. 2) Restudy the door and window proportions to be more in keeping with the George Washington Smith style. 3) Study lowering the plate heights. 4) Study one story elements on the left side and the front to soften the two story mass.

Action: Wienke/LeCron, 3/4/0. Pierron, Eichelberger, Manson-Hing, Mudge, opposed.

Amended

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the quality of composition and encourages the applicant to continue the overall direction of the style of the home. 2) The Board is concerned with the prominence of the site, the raised grade, and that the significant amount of two-story square footage is adding to the overall size, bulk and scale. 3) Suggestions to break down the scale are to maintain the garage elevation and reorganize the program to create one story pieces to soften the scale as seen from street. 4) Study the tower elements to scale down its size, bulk and scale. 5) Other suggestions are to look at ways to erode pieces of the west elevation to create a significant one story element. 6) Study design techniques to reduce the volume. 7) The applicant has created the start of a George Washington Smith style home. As such, it is suggested to explore adding more detail elements of the style. 8) One Board member is concerned that the large scale rotunda entry and the living room-master bath second story addition creates additional size, bulk and scale.

Action: Eichelberger/Manson-Hing, 7/0/0.

**PRELIMINARY REVIEW****5. 533 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-222-003  
Application Number: MST2004-00264  
Owner: Gonzalez Family Trust  
Architect: Jose Esparza

(Proposal to demolish two, one-story single-family residences. The proposal includes the construction of two new buildings with five, two- and three-story apartments. The project will result in two, one-bedroom apartments, two, two-bedroom apartments, and one, three-bedroom apartment. The five apartments will total 8,802 square feet on an 11,418 square foot lot. The proposal also includes the construction of three, two-car garages, two, one-car garages, and one uncovered parking space.)

**(Preliminary review of the project is requested.)**

5:14

Jose Esparza, Architect, present.

Motion: Preliminary Approval and continued indefinitely with the following comments and conditions: 1) Study strengthening the Italianate detailing on the west elevation and above the porch. 2) Study integrating the front porch with the south elevation roof. 3) Provide a landscape plan. 4) The following mitigation measure should be standard for any project that involves ground disturbance (even if a report has been prepared which concludes that there are no known archaeological resources.) The following language shall be reproduced on the construction plans submitted for building plan check and the directives of this mitigation measures followed: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareno Chumash representative from the most current City Qualified Barbareno Chumash Site Monitors List, etc. If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareno Chumash representative from the most current City Qualified Barbareno Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization. If discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareno Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after Environmental Analyst grants authorization.

Action: Bartlett/LeCron, 7/0/0. Christoff absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 826 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-007  
Application Number: MST2005-00504  
Owner: Robert C. Berry, Revocable Trust  
Architect: Christine Pierron  
Owner: John Blankenship

(Proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (863 square feet each) with 774 square feet of garage space and one detached two-bedroom unit (1,328 square feet) with an attached 462 square foot two-car garage. A total of 3,917 square feet of habitable space is proposed on the 8,053 square foot vacant lot. Modifications are required to allow encroachments into the required front and rear yard setbacks and to provide fewer parking spaces than required.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)**

6:02

Items 6 and 7 were heard concurrently.

Christine Pierron, Architect; Kirk Gradin, Architect; and Hazel Blankenship, Owner; present.

Motion Continued indefinitely to the Planning Commission with the following comments: 1) The site planning and architecture are well conceived and blends nicely with the Haley-Milpas Design Guidelines. 2) The Board finds the architecture to be refreshing and whimsical. 3) The Board finds the site is unique with its own identity. 4) The Board finds the architectural style to be simple in nature and fun in detail. 5) The Board appreciates the solar panels on the flat roofs. 6) It is suggested to simplify the parapets on the upper roof and add deck space to the lower flat roofed areas. 7) The Board sees the advantages of the modifications and understands that they are required for the usefulness of the project and are an enhancement to the project. The Board defers to the Planning Commission on the appropriateness of the modifications. 8) Modification "A", to the rear, is a wooded area and undeveloped. Modification "B" for the porch element, adds character to the neighborhood. 9) As to the central driveway and site amenities, the Board encourages a design collaboration with the two projects (822 & 826 E. Canon Perdido) to create a Paseo feel and pedestrian connections. It is suggested to develop a common driveway entry element by possibly incorporating mailboxes and other features. 10) The Board is concerned with the proposed drainage and how it will function. 11) Provide a landscape plan which maintains sunlight in the courtyard area. 12) The Board supports that the front unit massing could be slightly taller (along Canon Perdido).

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 822 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-006  
Application Number: MST2005-00506  
Owner: John Blankenship  
Architect: Kirk Gradin

(Proposal to demolish the two existing residential units totaling 2,073 square feet and construct four new two-story, three-bedroom condominium units totaling 6,692 square feet on an 11,210 square foot lot. The proposal includes three attached 1,605 square foot units with a 491 square foot two-car garage each and one detached 1,877 square foot unit with a 460 square foot two-car garage. Two modifications are required to allow the garage of the detached unit to encroach into the required interior and rear yard setbacks.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)**

6:01

Items 6 and 7 were heard concurrently.

Kirk Gradin, Architect; Hazel Blankenship, Owner; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board finds the overall site planning and shared driveway works well with 826 Canon Perdido. The buildings are sympathetic in style, yet have their own distinguishing character and blend together well. 2) As to the central driveway and site amenities, the Board encourages a design collaboration with the two projects (822 & 826 E. Canon Perdido) to create a Paseo feel and pedestrian connections. It is suggested to develop a common driveway entry element by incorporating mailboxes and other features. 3) Study opportunities for the low entry court yard walls to announce the unit entries. 4) The site planning and architecture are well conceived and blends nicely with the Haley-Milpas Design Guidelines. 5) The Board likes the simple, fun elements as it relates to the Haley-Milpas Design Guidelines. 6) The Board is mixed on the need for some of the modifications. The rear parking could be treated differently. 7) Study opportunities for upper level decks to enhance the open, sunny yard spaces. 8) The Board would like to see some large trees in the open front entries of the units. 9) The Board supports that the front unit massing could be slightly taller (along Canon Perdido) 10) The Board would like to see the long south elevation, as the applicant has suggested use of potential pop outs at the stair wells. The Board reserves judgment until the applicant returns for review.

Action: LeCron/Mudge, 6/0/0.

**CONCEPT REVIEW - NEW ITEM****8. 412 W SOLA ST** R-4 Zone

Assessor's Parcel Number: 039-051-011  
Application Number: MST2005-00393  
Owner: Kate Russell  
Architect: Bryan Pollard

(Remove existing 486 net square foot three-car garage and rebuild the three-car garage within the existing legal non-conforming footprint. A modification is required for an additional encroachment into the side-yard setback to meet minimum 20' x 20' parking requirements. Also proposed is a 443 square foot, second story accessory space above the three-car garage.)

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

7:20

Bryan Pollard, Architect, present.

Motion: Continued indefinitely to the Modification Hearing Officer and return to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board supports the modification request as it is technical in nature and has no aesthetic impacts. 3) The project is quaint and nicely conceived.

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

**CONCEPT REVIEW - NEW ITEM****9. 2020 EL CAMINO DE LA LUZ** E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-005  
Application Number: MST2005-00513  
Owner: John Ruiz  
Applicant: John Grant  
Designer: John Grant

(Proposal to construct a 1,950 square foot first and second story addition to an existing 1,594 one-story residence on a .25 acre lot located in the Appealable Jurisdiction of the Coastal Zone. Project consists of a 963 square foot first floor addition, a 987 square foot second story addition and garage demolition and reconstruction. Planning Commission approval of a Coastal Development Permit is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

Postponed indefinitely at the applicants request.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 60 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 015-312-008  
Application Number: MST2003-00720  
Owner: Robert Meltzer and Sharon Sutton  
Architect: Van Atta & Associates

(Proposal to add a second-floor deck and retaining walls to an existing 3,100 square foot residence, on a 13,503 square foot lot located in the Hillside Design District.)

**(Review After Final change to remove on grade stairs and replace with Allan block retaining walls.)**

Final Approval as submitted of the Review After Final changes.

**FINAL REVIEW****B. 661 LAS ALTURAS RD**

E-1 Zone

Assessor's Parcel Number: 019-281-005  
Application Number: MST2004-00812  
Owner: Richard and Joan Hecht  
Architect: Dennis Thompson

(Proposal to add 182 square feet to the main level, a new 468 square foot upper level addition to an existing 2,573 square foot single family residence with an attached 420 square foot garage on a 10,361 square foot lot located in The Hillside Design District. The project will result in a multi-level 3,223 square foot single family residence with an attached 420 square foot garage. A Zoning Modification is requested for the new addition to encroach into the required front yard setback.)

**(Final review of the project is requested. Modification approval was granted on February 23, 2005.)**

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

**FINAL REVIEW****C. 320 BARRANCA AVE**

R-2/SD-3 Zone

Assessor's Parcel Number: 045-071-012  
Application Number: MST2005-00052  
Owner: Rosemarie A. Ledbetter  
Applicant: Cynthia Goena  
Architect: Cliff Hickman

(Proposal to abate violations listed in ENF2004-00455. The proposal includes the conversion of two existing garages to habitable space and conversion of one additional garage area to storage. The exterior changes include the removal of two one-car garage doors, enclosing an exterior staircase, and as-built storage area on Unit D.)

**(Final approval of the project is requested. Modification approval granted on July 25, 2005.)**

Final Approval as noted on the plans and with the condition that the modification letter shall be placed on the cover sheet submittal.

**EW ITEM****D. 1263 DOVER LN** E-1 Zone

Assessor's Parcel Number: 019-220-019  
Application Number: MST2005-00406  
Owner: Anter Selim and Kristina M. Trustees  
Applicant: Selim Anter  
Architect: James Macari

(Proposal to construct a 136 square foot addition to an existing one-story residence on a 0.3 acre lot)

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

Final Approval of the project as submitted and 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****E. 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.)

Continued two weeks at the applicant's request.

**CONTINUED ITEM****F. 801 SHORELINE DR** P-R/SD-3 Zone

Assessor's Parcel Number: 045-250-012  
Application Number: MST2005-00419  
Owner: City of Santa Barbara  
Applicant: Kevin Strasburg

(Proposal to install above-grade utility pedestals with water, electricity and sewer stubs for future connection and the associated regulatory signage. The three existing regulatory outposts will be removed.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)**

Final Approval of the project with the understanding that the unit was not relocated to the central island because of the functional operations of the park dictate that it remain at the perimeter island.

**CONTINUED ITEM****G. 619 E ORTEGA ST**

R-3 Zone

Assessor's Parcel Number: 031-103-019  
Application Number: MST2005-00495  
Owner: April Montoya  
Designer: Carlos Venagas

(Proposal for and addition of 139 square feet to a single family house and removal of attached rear porch on a 7,500 square foot lot with an additional single family house.)

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

Continued indefinitely with the comment that the project is ready for Final Approval and the comment that the windows and doors are to match the existing roof colors.

**NEW ITEM****H. 232 CONSTANCE LN**

E-1 Zone

Assessor's Parcel Number: 051-141-048  
Application Number: MST2005-00453  
Owner: Braverman Moloney Trust  
Architect: Richard Walters

(Proposal to construct a 168 square foot addition to an existing 2,942 square foot residence on a 0.35 acre lot located in the Mission Area Special Design District. A new driveway and entrance material are also proposed.)

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

Continued one week with the following comments: 1) Applicant is to provide evidence that the existing home is on a large amount of fill and that the footing for the new will not. 2) Clarify the transition from the existing roof to the new roof.

**\*\* MEETING ADJOURNED AT 7:30 P.M. \*\***