



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 29, 2005**     **David Gebhard Public Meeting Room: 630 Garden Street**     **3:05 P.M.**

**BOARD MEMBERS:**     CHRISTINE PIERRON, Chair, Present  
                                  BRUCE BARTLETT, Vice-Chair, Present  
                                  STEPHANIE CHRISTOFF, Absent  
                                  DERRIK EICHELBERGER, Present  
                                  JAMES LECRON, Absent  
                                  CHRISTOPHER MANSON-HING, Absent  
                                  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, out at 3:30p.m., back at 4:24p.m., out at 4:30p.m., back at 4:42p.m., out at 4:54p.m., back at 5:01p.m., out at 5:05p.m., back at 5:39p.m., out at 6:30p.m.

JOANNE LACONTE, Assistant Planner, 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 <u>folded plans</u> 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>

- \*\* 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 25, 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 22, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 22, 2005, with corrections.

Action: Mudge/Bartlett, 4/0/1. Eichelberger abstained. LeCron, Manson-Hing, Christoff, absent.

**C. Consent Calendar.**

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

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

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

1. Ms. La Conte announced there were no changes to the agenda.
2. Ms. LaConte stated that Jim LeCron and Christopher Manson-Hing would be absent from tonight's meeting.
3. Ms. LaConte also announced that there would be a discussion item presented by Heather Baker, Case Planner.

**E. Subcommittee Reports.**

Bruce Bartlett stated that he attended another Milpas to Hwy. 101 Operational Improvement Subcommittee meeting.

Christine Pierron stated that she attended the Light Standards Subcommittee meeting and the Airport Committee meeting.

F. Possible Ordinance Violations.

No reported violations.

**(3:26)**

**Discussion Item:** Heather Baker, Case Planner, announced that on Tuesday, August 23rd, City Council considered a concept for a potential interim update to the Neighborhood Preservation Ordinance (NPO). City Council voted to refer the matter to the Ordinance Committee for further consideration. The update process has identified a general preference in the community for all two-story homes to undergo Design Review. The interim ordinance is intended only to apply to single family home projects over 17' tall and that have a cumulative 50% increase in size since 1992. The effective date of the new Ordinance would be October 1, 2005.

**CONCEPT REVIEW - NEW ITEM**

**1. 3500 MCCA W AVE**

P-R/SD-2 Zone

Assessor's Parcel Number: 051-230-005  
Application Number: MST2005-00553  
Owner: City of Santa Barbara  
Agent: Scott Jorgensen  
Architect: Steve Timm  
Applicant: Billy Goodnick

(Proposal for safety oriented improvements to align golfers away from boundaries to include approximately 32,000 cubic yards of grading for: tee boxes, two fairways, construct new concrete cart paths. Also proposed is to modify the recycled irrigation system and turf repair. )

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

**(3:30)**

Scott Jorgensen, Agent; and Billy Goodnick, Applicant; present.

Motion: Continued one week to the Consent Calendar with the comment that the project is ready for Preliminary Approval.

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

**FINAL REVIEW****2. 518 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-211-028  
Application Number: MST1999-00916  
Owner: Planned Parenthood  
Architect: Peter Ehlen

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of a new 7,150 square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley - APN 031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial and the second story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 017-05.)**

**(3:41)**

Peter Ehlen, Architect; and Art Tyree, Landscape Architect; present.

Motion: Final Approval and return to the Consent Calendar for Review After Final of the stairs and with the following comments and conditions: 1) The tree located at the northeast corner of the parking lot shall be a box Sycamore Tree of the same scale as the Sycamore Tree already proposed. 2) Study the north exit stair at the third story railing. 3) Place the back flow preventor behind the wall on Haley Street.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 605 E DE LA GUERRA ST C**

R-3 Zone

Assessor's Parcel Number: 031-032-013  
Application Number: MST2005-00544  
Owner: David Andrew Bolton  
Architect: Y. S. Kim

(Proposal for a 499 square foot addition to the second floor for Unit B and 236 square foot deck on a lot currently developed with a 2,470 square foot, two-story triplex with an attached two-car garage and one-car carport on a 7,545 square foot lot. There is an existing uncovered parking space to remain.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**(4:02)**

Y.S. Kim Architect; and David Bolton, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The Board looks forward to clear direction from zoning staff regarding the application of the parking regulation and the proposed new addition. 2) The Board withholds judgment on the size, bulk, and scale of the project, pending the analysis from zoning staff. 3) Applicant is to provide photo documentation as seen from the rear roof to assure that the deck does not have any privacy impact on the surrounding neighbors.

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

**CONCEPT REVIEW - NEW ITEM****4. 115 W CANON PERDIDO**

C-2 Zone

Assessor's Parcel Number: 037-042-022  
Application Number: MST2005-00554  
Owner: General Telephone Company of California  
Applicant: Michael Morgan  
Architect: JTC Architects  
Applicant: Jim Tousignant

(Proposal for a lot line adjustment and voluntary lot merger of ten legal lots. Proposal includes stair enclosure addition and exterior stairs, new chain link fencing, re-stripping existing parking lot and adding new planters in the parking lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A LOT LINE ADJUSTMENT AND VOLUNTARY LOT MERGER.)**

**(4:33)**

Michael Morgan, Applicant, present.

Motion: Continued indefinitely with the following comments: 1) The Board does not support any additional parking in addition to the required 18 spaces. 2) The Board sees opportunity to eliminate a significant amount of hardscape and prefers to see an increase in landscaped areas. 3) The Board understands the technical need for not having landscaping at the rear of the lot, yet sees opportunity to relocate all the required parking in that area to allow landscaping at the foreground of the existing two-story office building. 4) The Board finds that the proposed stair enclosure needs to be upgraded to the same level of detail and quality to match the existing building. Suggestions are: a) introduce some banding motifs; b) introduce windows or another form of fenestration; c) upgrade the exit door. 5) Given the lack of articulation on the existing west wall, the Board would like to see an upgrade in the design of the architecture or provide additional landscaping. 6) The Board is concerned with the introduction of a chain link fence, and would need to see an upgrade in the material of the fence, or screen the fence with landscape. 7) The applicant is to provide an updated landscape plan. 8) Study ways to introduce traditional parking light configuration and eliminate the prominent flood lights mounted on the top of the building.

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

**CONCEPT REVIEW - CONTINUED ITEM****5. 1114 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025  
Application Number: MST2004-00534  
Owner: Wendy Snyder  
Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and a 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will resulting a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

**(Fifth Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)**

**(5:04)**

David Ferrin, Architect; and Joe D'Errico, Owner; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board is generally comfortable with the mass, bulk, and scale of the units.  
2) The Board appreciates the reduction in hardscape from the prior design and the addition of trees at the end of the driveway. 3) The Board appreciates the general reduction of the massing of the project. 4) As to the units themselves, Unit A still appears boxy in appearance as seen from the Milpas Street elevation. The Board would like to see a restudy to reinforce some of the verticality of the components to help break up the mid height roofs. 5) Restudy the south elevation of Unit A where the porch roof transitions into the balcony rail. 6) On future submittals, the applicant is to provide documentation of all exterior elevations which are not depicted on this set of plans. 7) As to the middle building, Unit B, and the garage for Unit A, the Board is concerned with the plain appearance of the garage doors and would like to see further articulation and detailing. 8) The Board would like to see further study of the fenestration sizes and use traditional window grid window volume to simplify and break up the window patterns and sizes. 9) Restudy the pedestrian entry sequence of Unit C and minimize the hardscape that links Unit B and Unit C. 10) The Board sees further opportunity to reduce the plate heights; especially in Unit C.

Action: Bartlett/Eichelberger, 4/1/0. Pierron opposed.

**THE BOARD RECESSED FROM 5:39P.M. TO 5:55 PM**

**CONCEPT REVIEW - CONTINUED ITEM****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 AND A MODIFICATION.)**

**(5:55)**

Steve Adrian, Architect; John Rosenfeld; and Benjamin F. Spradley; present.

Motion: Continued indefinitely with the following comments: 1) The Board finds that the current site organization and location of the carport is unacceptable. The Board could consider other garage design solutions such as pushing the structure further away from public view or a tandem parking solution. 2) The Board would support a modification request for a garage enclosure. 3) The Board finds the architecture to be in keeping with the Pueblo style. 4) The Board prefers to see a more traditional resolution of the chimney and the thin connection to the massing. 5) The Board is still uncomfortable with the Solar Ordinance resolution of the roof line not maintaining the parapet style to the eave. 6) 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: Wienke/Mudge, 5/0/0.

**CONCEPT REVIEW - NEW ITEM****7. 140 CONEJO RD** A-1 Zone

Assessor's Parcel Number: 019-042-014  
Application Number: MST2005-00549  
Owner: Andrew Gotelli  
Architect: Robert Perez

(Proposed replacement of all the windows on the south elevation of an existing two-story residence in the Hillside Design District.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**(6:31)**

Robert Perez, Architect, present.

Motion: 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

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



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 403 E MONTECITO ST**

M-1 Zone

Assessor's Parcel Number: 031-343-010  
Application Number: MST2005-00547  
Owner: Richard Spann  
Applicant: Mario Musso  
Architect: Eric Fulsang

(Proposal to install six antennas for an unmanned wireless telecommunications site within building with an addition of a two of the six antennas.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACT.)**

**(6:47)**

Mario Musso, Applicant, present.

Motion: Preliminary Approval and continued indefinitely with the finding there is no adverse visual impact and with the following comments and conditions: 1) The Board finds the chimney to be an acceptable feature to the existing architecture. 2) It is understood that the proportion of the vases are to be replicated exactly as to the proportion and scale of the existing, and the material shall match the ceramic quality of the vases. 3) The applicant is to provide cut sheets of the proposed vases as well as photo documentation of the existing. 4) The roof tile on the faux chimney shall be real tile.

Action: Wienke/Bartlett, 4/1/0. Mudge opposed. LeCron, Manson-Hing, Christoff, absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 1823 MIRA VISTA AVE**

E-1 Zone

Assessor's Parcel Number: 019-090-021  
Application Number: MST2005-00548  
Owner: Rachel Tierney  
Architect: Jeff Shelton

(Proposal to demolish the existing 380 square feet of garage and 280 square feet of the existing 1,492 square foot two-story residence located on two lots totaling 11,998 square feet located in the Hillside Design District. The proposal includes the construction of a 532 square foot attached garage, and 669 square feet second floor of the residence above, and the relocation of the driveway to San Carlos and infill of the existing driveway off of Mira Vista Avenue.)

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

**(6:59)**

Jeff Shelton, Architect; and Rob Robinson, Owner; present.

Public comment opened at 7:07p.m.

A letter was read into the record submitted by Trevor Martinson, which stated that he reviewed the drawings and they did not reflect corrections. Mr. Martinson is concerned the garage and front entry door, as it now fronts San Carlos and will require an address change. Mr. Martinson is also concerned with the slope of the proposed driveway.

Valerie Wischart, neighbor, stated that she and her husband are excited about the new project and find the architecture to be beautiful.

Public comment closed at 7:09p.m.

Motion: Continued one week to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval pending review by the Modification Hearing Officer. 2) The Board supports the modification request, as it has no visual impact

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

## **CONSENT CALENDAR**

### **CONTINUED ITEM**

A. **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. 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.)

**(Final review of the project is requested. The Modification request was approved on July 27, 2005.)**

Final Approval of the project as noted on the plans.

### **CONTINUED ITEM**

B. **707 CHIQUITA RD** E-2 Zone

Assessor's Parcel Number: 031-132-009

Application Number: MST2005-00262

Owner: David and Elizabeth Conway

Architect: Steve Hausz

(Proposal for minor alterations to an existing 3,731 square foot residence on a 13,073 square foot lot located in the Hillside Design District. The alterations consists of replacing and relocating existing doors and windows, replacing and extending the first and second floor balconies, and constructing a 600 square foot second floor deck.)

(Revised Preliminary Review is requested. Modification granted on June 1, 2005.)

Revised Preliminary Approval and continued indefinitely to the Consent Calendar for Final Approval 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 and with the following conditions: 1) Replacement windows on the south elevation shall match the vertical proportions of the original windows. 2) The additional bay window on the east elevation is an enhancement to the project. 3) The reduction in the elevated decks is a visual improvement to the south elevation.

**CONTINUED ITEM****C. 1530 MARQUARD TERR**

R-1 Zone

Assessor's Parcel Number: 041-031-009  
Application Number: MST2005-00555  
Owner: Brad Miller and Tracey Hooper  
Applicant: Joaquin Ornelas

(Proposal to change out all windows from wood to same size, vinyl clad windows and replace 40 square feet of lower roof over garage with comp shingle to match existing.)

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 the following conditions: 1) The metal clad wood windows shall match the existing color which is a green tone color. 2) The curved roof at the garage is approved as submitted.

**CONTINUED ITEM****D. 556 N HOPE AVE**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-151-017  
Application Number: MST2005-00525  
Owner: Bethany Congregational Church of Santa Barbara  
Applicant: James Demourkas

(Proposal to remove a light from an existing Southern California Edison utility pole and install a Lithonia fixture on a single pole light in parking lot finger planter.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)**

Final Approval of the project as noted on the plans.

**NEW ITEM****E. 2501 ANACAPA ST**

E-1 Zone

Assessor's Parcel Number: 025-032-013  
Application Number: MST2005-00524  
Owner: Siegel Trust dated 9/26/01  
Architect: Thompson-Naylor Architects

(Proposal to enclose an existing balcony to add 55 square feet to the bedroom, add a new bay window, new wall at the side of the carport and to remodel the existing laundry and kitchen and add a new fireplace.)

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 following conditions: 1) The existing driveway configuration is to remain as is with no parking shall be allowed in the required 30-foot front yard setbacks. 2) The proposed metal clad wood windows shall be moss green in color.

**FINAL REVIEW****F. 1621 VILLA AVE** R-2 Zone

Assessor's Parcel Number: 043-211-006  
Application Number: MST2004-00313  
Owner: Darrol Crossland and Laurie Gmeza  
Agent: Nicolas Vergara

(Proposal to construct a new 400 square foot accessory dwelling unit above an existing two-car garage. Proposal includes a new 371 square foot second-story addition and a 193 square foot one-story addition to an existing 835 square foot one-story residence on a 5,000 square foot lot.)

Final Approval of the project as noted on the plans.

**FINAL REVIEW****G. 1970 MISSION RIDGE RD** A-1 Zone

Assessor's Parcel Number: 019-083-019  
Application Number: MST2004-00726  
Owner: Elizabeth Leslie  
Architect: Christine Pierron

(Proposal to permit a 106 square foot as-built sunroom, as-built enclosure of a 123 square foot porch, a 198 square foot garage addition, and the addition of a new deck above the garage. The project includes the replacement of existing door and windows on the second floor of a 2,910 square foot, two-story residence on a 11,905 square foot lot located in the Hillside Design District.)

Final Approval of the project as submitted.

**REVIEW AFTER FINAL****H. 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" retaining wall will be replaced in kind. The "front" wall will be replaced at the same height with a change in materials from adobe with plaster to concrete with stucco and a brick top.)

Revised Final Approval 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.

**NEW ITEM****I. 3939 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-020  
Application Number: MST2005-00560  
Owner: BPP Retail, LLC  
Business Name: Longs Drugs  
Applicant: Janean Fuller

(Proposal to remove and relocate storefront doors and remodel existing Storefront for Longs Drugs.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

Final Approval with the following conditions: 1) The bulkhead glass panels at the storefront shall match the existing storefront glass panels. 2) The new storefront and automatic doors shall be bronze finish to match the existing. 3) The vending machines shall be removed or permits obtained prior to the issuance of the building permit.

**NEW ITEM****J. 1103 PORTESUELLO AVE** E-1 Zone

Assessor's Parcel Number: 049-202-004  
Application Number: MST2005-00557  
Owner: Chris Heiai Blaul  
Applicant: Robert Senn

(Proposal for a new 100 square foot second story covered deck, and 168 square foot rear trellis, 378 square foot interior remodel, new windows and doors on entire house from aluminum to wood. Four new window locations. New exterior paint.)

Final Approval as noted on the plans 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 comment that the colors are acceptable as submitted.

**REVIEW AFTER FINAL****K. 1354 MANITOU RD** E-1 Zone

Assessor's Parcel Number: 049-210-016  
Application Number: MST2005-00041  
Designer: Kevin O'Reilly  
Owner: Micheal and Martha Carey Lee

(Proposal to demolish a 14 square foot bay window, construct a 64 square foot addition and a new entry porch. Project revised to include retaining wall and partial carport enclosure.)

Revised Final Approval as submitted and with the findings 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 the new colors are acceptable as submitted.

**NEW ITEM****L. 1013 SAN DIEGO RD** E-1 Zone

Assessor's Parcel Number: 029-202-015  
Application Number: MST2005-00562  
Owner: Kurta Family Trust, dated 12/12/00  
Architect: Peter Becker

(Proposal to add exterior deck and stairs onto rear of primary dwelling. Remodel kitchen; raise portion of roof 1 to 9 inches; add stair linking main floor and basement; remodel existing bathrooms and powder room; replace various doors and windows and a fence. This is an enforcement case.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

Final Approval as noted on the plans with the following comments and conditions: 1) The deck renovation to eliminate the encroachment is an enhancement. 2) The replacement of the doors and windows is an aesthetic upgrade to the main structure. 3) The new balcony helps level the two-story elevation to the south. 4) The raised roof over the central living and dining area is an enhancement.

**FINAL REVIEW****M. 2528 ORELLA ST** R-3 Zone

Assessor's Parcel Number: 025-022-022  
Application Number: MST2004-00760  
Owner: Laird and Lew Riffle  
Applicant: Eric Swenumson

(Proposal to demolish a 314 square foot garage and construct a two-story 744 square foot residential unit, a two-story 1,271 square foot residential unit, and four uncovered parking spaces on a 6,440 square foot lot with an existing one-story 892 square foot residential unit. The project will result in three residential units totaling 2,907 square feet with four uncovered parking spaces. A Modification is requested to permit 4 instead of 5 parking spaces and to permit parking within the second front yard setback facing the alley.)

**(Final Review of the project is requested.)**

Continued indefinitely at staff's request.

**REVIEW AFTER FINAL****N. 317 N SOLEDAD ST** R-2 Zone

Assessor's Parcel Number: 031-382-007  
Application Number: MST2003-00831  
Owner: Javier Valencia  
Architect: Jose Esparza

(Proposal to construct a new 595 square foot two-story dwelling unit with an attached two-car garage at the rear of property, a new 490 square foot two-car garage, and to add one uncovered tandem-parking space. Also proposed is a 181 square foot addition to an existing two-story residence in the front of the property and demolition of an existing one-car garage on a 5,000 square foot lot.)

Final Approval of the Review After Final as noted on the plans.

**\*\* MEETING ADJOURNED AT (7:20) P.M. \*\***