



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, October 3, 2005**     **David Gebhard Public Meeting Room: 630 Garden Street**     **2:59 P.M.**

**BOARD MEMBERS:**     CHRISTINE PIERRON, Chair, Present  
                                  BRUCE BARTLETT, Vice-Chair, Present  
                                  STEPHANIE CHRISTOFF, Absent  
                                  DERRIK EICHELBERGER, Present, out at 3:47p.m., back at 4:36p.m., out at 6:20p.m.  
                                  JAMES LECRON, Present, 3:36p.m.  
                                  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, 3:04p.m., out at 3:21p.m., back at 3:56p.m., out at 4:30p.m.  
                          KELLY BRODISON, Planning Technician, 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	<u>Master Application &amp; 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 folded plans are required at the time of submittal & each time plans are revised <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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Kelly Brodison, 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 September 29, 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 September 26, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 26, 2005, with corrections.

Action: Eichelberger/Mudge, 4/0/2. Pierron, Manson-Hing abstained. Christoff absent.

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Item "C" reviewed by Derrik Eichelberger.

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

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

1. Ms. Brodison stated there were no changes to the agenda.
2. Ms. Brodison announced that Jim LeCron would be arriving late for today's meeting; at approximately 3:45p.m.
3. Ms. Brodison announced that there will be a Joint meeting of ABR and HLC to review the Hwy. 101 Operational Improvement project on November 7, 2005.
4. Ms. Brodison also announced that Staff would like an ABR representative present at the Planning Commission meeting on Thursday, October 6, 2005, for the 1568-1576 La Vista del Oceano project. Christine Pierron graciously volunteered to attend.
5. Mr. Limon stated that all potential resignations for ABR members must be submitted to the City Clerk's office no later than Friday, October 14, 2005. The application deadline for new applications is October 28, 2005, 5:00p.m. Interviews will be conducted on November 15, 2005, at 6:00p.m., and November 22, 2005, at an estimated time of 3:30p.m.

6. Derrick Eichelberger stated that he would be stepping down for Items 2 and 3, and that he would be leaving the meeting at 6:30p.m.

E. Subcommittee Reports.

Jaime Limon stated that he and Bruce Bartlett attended the City Council Ordinance Committee meeting regarding the Temporary Ordinance of the Neighborhood Preservation Ordinance Update. A new NPO checklist has been drafted for use to help determine whether a project should go through the ABR process. The proposed Temporary Ordinance is expected to be adopted later this month by City Council.

F. Possible Ordinance Violations.

Bruce Bartlett questioned the status of the illegal walls, grading and landscape at 1425 Mission Ridge Rd. Jaime Limon stated that the project has been resubmitted for preparation for Planning Commission Review. The project will be deemed complete before it is scheduled for Planning Commission.

**CONCEPT REVIEW - NEW ITEM**

**1. 314 W VALERIO**

R-4 Zone

Assessor's Parcel Number: 027-082-018  
Application Number: MST2005-00533  
Owner: Adam Patrick Sharkey

(Proposed new 400 square foot, detached, two-car garage with a 250 square foot study above. There are also improvements and minor additions proposed to the main 1,100 square foot residence on a 5,600 square foot lot.)

**(MODIFICATION APPROVED ON 9/21/05. ABR REVIEW REQUIRED AS A CONDITION OF APPROVAL FOR THE MODIFICATION.)**

**(3:19)**

Adam and Jill Sharkey, Owners, present.

Motion: Final Approval of the project with the comment the applicant is to study introducing landscape and with the finding that the Neighborhood Preservation Ordinance criteria have been met.

Action: Eichelberger/Manson-Hing, 5/1/1. Wienke opposed. LeCron abstained. Christoff absent.

**CONCEPT REVIEW - CONTINUED ITEM****2. 1822 SAN PASCUAL ST**

R-3 Zone

Assessor's Parcel Number: 043-163-013  
Application Number: MST2004-00546  
Architect: Gil Garcia  
Owner: San Pascual Cottages, LLC

(Proposal to construct a seven unit condominium complex on a 15,341 square foot lot. Two existing single-family residences, a detached garage and shed currently located on site would be demolished.)

**(REVISED CONCEPTUAL REVIEW IS REQUESTED. PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)**

**(3:47)**

Gil Garcia, Architect; and Henry Lenny, Designer; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board finds the overall site planning and building break up acceptable, with the significant one story sensibility to the front, and the larger scale buildings to the back, to be appropriate to the neighborhood. 2) The Board finds the use of different roof types to be successful. 3) The Board appreciates the flat roofs and parapets, as they allow for the use of solar. 4) The Board would like to see the continued use of permeable paving. 5) The Board is concerned with the trash enclosures at the end of the access drive, and finds they need to be more of an architectural element to the site. 6) Study the overhang on the north elevation of Unit 3, to appear more in character with the building. 7) Study the 18-foot garage door width to make it appear smaller.

Action: LeCron/Wienke, 5/0/1. Pierron abstained. Eichelberger stepped down.

**CONCEPT REVIEW - CONTINUED ITEM****3. 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 5,305 net square foot, two-story single-family residence on a 50,094 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 6,153 net square feet. The project includes 100 cubic yards of cut and 100 cubic yards of fill under or within five feet of the main building, and 800 cubic yards of cut and 800 cubic yards of fill outside of the main building footprint.)

**(Third Concept Review.)**

**(COMMENTS ONLY FOR LANDSCAPE AND PLANTING PLANS; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)**

**(4:12)**

Bob Cunningham, Architect, present.

Motion: Continued two weeks with the following comments carried forward from the prior motion: 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 the streetscape 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 appearance of 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 appreciates the inclusion of a detention basin for the site drainage. 9) The Board finds the landscape plan to be successful but would like to see augmentation of trees along the frontage trees. 10) The applicant to check the fire retardant list of plants. 11) The Board would not support a six-foot wall in the front setback, but a low, sandstone wall similar to the existing walls along Camino Viejo could be considered. 12) The Board would entertain the idea of a wall and a gate at the driveway.

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

#### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **4. 3225 CALLE NOGUERA**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-331-002  
Application Number: MST2005-00605  
Owner: Theodore R. & Kelley M. Bowman  
Architect: Scott Branch  
Applicant: Burnell & Jewett

(Proposal for a 36 s.f. first floor addition and a new 570 s.f. second floor on an existing 1,431 s.f., one-story single family residence on a 6,932 s.f. lot. Two modifications are required for encroachment into the front and interior yard setbacks.)

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

**(4:36)**

Scott Branch, Architect, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Board finds the request for the interior yard encroachment to be acceptable. 2) As to the architecture, the Board is concerned with the volume of space and the apparent size, bulk, and scale that result at the living space. The Board would like to see this studied to bring the scale back in line with the neighboring homes. 3) The Board appreciates the second story massing being located to the rear. 4) The Board appreciates the quality of architecture on all the elevations. 5) The Board cannot support the proposed deck in the front. 6) The Board finds that balancing the two one story gable forms would be an enhancement to the architecture. 7) It is understood that the finished floor elevation of the second floor is approximately 9 ½ feet.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1218 E MONTECITO ST**

R-2 Zone

Assessor's Parcel Number: 017-062-005  
Application Number: MST2005-00611  
Owner: Francisco & Maria Siordia  
Contractor: Manuel Contreras

(Proposal to demolish an existing two-story duplex and two car garage, and construct three new separate two story units, each with a two car garage. The development will result in a total of 7,633 square feet of living space and 1,294 square feet of garage area.)

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

**(5:06)**

Manuel Contreras, Contractor; and Francisco Siordia, Owner; present.

Public comment opened at 5:09p.m.

A letter was read into the record submitted by Ken Hoesterey, neighbor; and Frank and Nona Holguin, neighbors; which stated that they are concerned with drainage issues. The water runoff is severe during heavy rains and Mr. and Mrs. Holguin are concerned it will cause damage to their property. They are also concerned with the size, bulk and scale, as it will create privacy issues.

Public closed at 5:10p.m.

Motion: Continued indefinitely with the following comments: 1) The proposal is too aggressive for the site. All three units are two stories, with approximately 9,300 sq.ft. of structure on an 11,500 sq ft lot. The neighborhood consists of smaller structures. 2) The applicant is to provide a drainage plan, and the Board would like a survey showing the grade as is, and as proposed; relative to the surrounding neighbors. 3) The applicant to provide photo documentation of adjacent structures. 4) The Board finds there is opportunity for a new residence, but there must be significant amounts of one-story; in particular, where it is most important, is at the front. 5) The Board is concerned with the stacking of the two story structures from the six-foot setback to the driveway with only a one foot wide planter. 6) Restudy the site design to provide more landscape; particularly on the north property boundary. 7) The Board does not support the chain link fence at the front of the property.

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

**THE BOARD RECESSED FROM 5:23P.M. UNTIL 5:55P.M.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 2810 VALENCIA DR**

E-3 Zone

Assessor's Parcel Number: 053-291-025  
Application Number: MST2005-00626  
Owner: Linda Fields  
Architect: Patrick Pouler

(Proposal to demolish existing one car garage and add new 460 square foot two car garage and 397 square foot second story. A 70 square foot addition is also proposed to the first floor of an existing single family residence in the 1000' from EPV area.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)****(5:55)**

Patrick Pouler, Architect, present.

Public comment opened at 5:57p.m.

A letter was read into the record submitted by Monte and Brenna Fraker, which stated that they are concerned that the addition of a second story will turn the property into a mini apartment complex.

Mr. Nicoletti, neighbor, stated that he is concerned with the campers, trailers and tents in the backyard. He has lived in his residence for 64 years, and does not want to see junk in the yard.

Public comment closed at 6:01p.m.

Motion: Continued two weeks with the following comments: 1) The overall proposal is modest in scale. 2) The Board is concerned with the boxy nature of the project, particularly given the project site has a double front yard criteria. 3) One important technique is to reduce the girth of the building down to the garage minimum in order to reduce the overall height; particularly given the 8:12 roof pitch, and the one story nature of the surrounding homes. 4) The Board appreciates that the addition is set back further than the adjacent structures. 5) The Board is concerned with the east elevation and the "blank" quality of the architecture. 6) The Board would like to see more detail and quality of a front street expression of the architecture and to be more in keeping with the front house. 7) Regrettably, the Board accepts the loss of the rolled rake edge; however, would need to see detailing of equal interest and quality introduced into the existing house. 8) Applicant is to provide a landscape plan and note any proposed fencing or hardscape alterations.

Action: Bartlett/LeCron 7/0/0.



**CONCEPT REVIEW - NEW ITEM****7. 312 RANCHERIA ST**

R-4 Zone

Assessor's Parcel Number: 037-231-010  
Application Number: MST2005-00634  
Owner: John H. Gill, Living Trust  
Architect: Peter Hunt

(This is a pre-application review. Proposal to demolish the existing two dwellings on site totaling 2,600 square feet and construct five two-story attached condominiums with four two-bedroom units and one one-bedroom unit consisting of 6,036 square feet of living area , 1,052 square feet of porch/balcony area and 10 covered parking spaces for a total of 2,142 square feet garage area. 100 cubic yards of grading is proposed.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR NEW CONDOMINIUMS.)**

**(6:23)**

Peter Hunt, Architect, present.

Motion: Continued indefinitely with the following comments: 1) Provide more documentation as to how the proposal relates to the neighborhood. 2) Provide streetscapes of the adjacent structures and photo documentation from the rear. 3) Provide a topography survey that reflects the existing conditions and the proposed alterations, which may be necessary due to flood plane concerns. 4) The loss of the five foot planting strip along north property line is a concern. 5) If necessary, provide documentation from the Public Works Transportation Division which may address any concerns. 6) Study flipping Unit E to move the garage closer to the drive, which will allow for additional landscape. 7) The Board is concerned with the height of the proposed garden wall in the front yard setback. 8) As to the size, bulk and scale, the Board reserves judgment pending significant alterations due to flood plane concerns. 9) Should the finished floors need to be raised, it is suggested to keep the garage low and raise the entry ways. 10) The Board is concerned with the long linearity of the north and south elevations, yet sees opportunity given the high parapet wall heights, to create significant breakups to help break down the linearity of the elevation. 11) The Board supports the use of taller parapet walls or taller ceilings, yet withholds comment of the overall height until neighborhood context is provided. 12) It is understood the proposal for the first floor will be 9'6" and the second floor plate heights 9 feet. 13) The Board is concerned with the north and south elevations for the flatness of the surface elevations and the flat wall exposure. 14) Pending further documentation of the neighborhood, the Board appreciates the contemporary expression; it appears to be appropriate for the neighborhood.

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

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 1103 LAS OLAS AVE** E-3/SD-3 Zone

Assessor's Parcel Number: 045-062-009  
Application Number: MST2000-00642  
Owner: Raymond Felton  
Architect: Tracy Burnell

(Proposal for a 542 square foot two-story addition to an existing 2,183 square foot two-story residence located in the Hillside Design District. The proposal includes the demolition of an existing workshop structure. Modifications are requested for front yard encroachment and reduction of the open yard requirement. This project was previously reviewed under MST2000-00353.)

**(Review After Final of project details.)**

Final Approval of the Review After Final as submitted.

**REVIEW AFTER FINAL****B. 111 W MICHELTORENA ST** C-2 Zone

Assessor's Parcel Number: 039-062-005  
Application Number: MST2004-00058  
Owner: Glenn & Rose Laabs, Trustees  
Applicant: Cingular Wireless  
Architect: EBTA Architects  
Agent: Andy Johnson

(Proposal to construct a wireless communication facility requiring the installation of six panel antennas (four antennas would be screened inside an existing cupola; two antennas would be screened inside a proposed dormer on the southwest side of the existing building.) All cables will be routed through the attic.)

**(Review After Final of change to equipment enclosure.)**

Continued indefinitely due to the applicant's absence.

**REVIEW AFTER FINAL****C. 637 E MICHELTORENA ST** R-2 Zone

Assessor's Parcel Number: 029-041-005  
Application Number: MST2001-00791  
Owner: Charles & Sylvia Butler  
Architect: Garcia Architects

(The project involves a proposal to construct two detached residential condominium units on a 16,932 sq. ft. lot. Unit A would be a two-story, four-bedroom unit of 3,126 sq. ft. Unit B would be a three-story, three-bedroom unit of 2,968 sq. ft. Each unit would include a two-car garage. The proposal includes the demolition of an existing two-story duplex. The El Encanto Debris Basin is located on a portion of the parcel. The property owner will grant an easement to the County Flood Control District. Debris Basin improvements, currently being proposed by the County Flood Control District and the City Public Works Department, are not a part of this application.)

**(Review After Final of changes to concrete walkway, guardrail, modified footprint and square footage of Unit A.)**

Final Approval as noted of the Review After Final of the revised grade at Unit B. Applicant is to return with details of the elevated walkway and guard rail.

**FINAL REVIEW**

**D. 2528 ORELLA ST** R-3 Zone

Assessor's Parcel Number: 025-022-022  
Application Number: MST2004-00760  
Owner: Laird & Len 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.)

**(Final approval is requested.)**

Continued one week for the applicant to return with a landscape plan, details, and exterior lighting.

**CONTINUED ITEM**

**E. 416 E MICHELTORENA ST** R-3 Zone

Assessor's Parcel Number: 029-022-003  
Application Number: MST2005-00577  
Owner: Maxwell P. & Shelly S. Ruston, Trustees  
Contractor: Michael Vining  
Business Name: Riviera Market

(Proposed changes to the rear of the building include the repair and remodel of the existing 240 square foot storeroom and washroom, window and door changes, material changes from mixed wood siding to stucco and re-roof of an existing legal non-conforming neighborhood market. All changes to the structure are at the rear of the building due to front portion being a potential historic resource.)

**(Preliminary Approval is requested.)**

Final Approval as noted on the plans. The applicant is to work with the Building and Safety Division regarding the soundwall-fire rating on the west elevation.

**NEW ITEM**

**F. 447 CONEJO RD** A-1 Zone

Assessor's Parcel Number: 019-050-017  
Application Number: MST2005-00647  
Owner: Barry Ford

(Proposal to legalize "as-built" alterations consisting of a 130 square foot non-habitable attic to habitable space, "as-built" 65 linear feet of retaining wall, re-roof the existing residence, and for removal of the chimney, the patio cover, the work table in the garage, the spa and the equipment shed in the Hillside Design District.)

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

Continued one week at the applicant's request.

**NEW ITEM****G. 10 VIA ALICIA** E-1 Zone

Assessor's Parcel Number: 015-312-006  
Application Number: MST2005-00660  
Owner: Elizabeth Barton  
Agent: Justin Lassahn

(Proposed alterations to an existing single story residence located in the Hillside Design District. Alterations include window changes and windows to door changes.)

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

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met.

**NEW ITEM****H. 1405 MISSION RIDGE RD** A-2 Zone

Assessor's Parcel Number: 019-210-001  
Application Number: MST2005-00652  
Owner: Schmidt Pillsbury 2001 Family Trust

(Proposal for grading and drainage to mitigate flood damage from winter rains. Proposal for 156 foot long retaining wall at north property, relocate driveway and add steps in the Hillside Design District.)

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

Continued one week for the applicant to return with adjusted grades on the driveway, and the comment that the turn around area appears to exceed 16%. Regarding the proposed wall design, the stone facade, needs to not only be on the south side, but on the north side also visible from the street.

**NEW ITEM****I. 1826 CLIFF DR A** C-P/R-2 Zone

Assessor's Parcel Number: 035-150-014  
Application Number: MST2005-00662  
Owner: Charles S. & Helen H. Yang, Trustees  
Applicant: Moore Electric  
Owner: South Beach Tanning

(Proposal to remove and replace electrical equipment at rear of building. Re-route of existing conduit to new meter/main. Installation of electrical provisions from new meter/main to existing tanning bed locations and replace outdated beds with new.)

Final Approval as submitted.

**NEW ITEM**

J.       **2905 VALENCIA DR** E-3 Zone

Assessor's Parcel Number: 053-371-008

Application Number: MST2005-00653

Owner: Jorge Randall Gross & Marina Torres

(Addition of a 161 square foot one-story addition to an existing one-story 1,261 square foot single family residence with a detached 342 square foot garage.)

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

Final Approval as noted with the comment that all materials, finishes and colors shall match the existing materials, finishes and colors and with the finding that the Neighborhood Preservation Ordinance criteria have been met.

**NEW ITEM**

K.       **23 FRANCISCO DR** A-1 Zone

Assessor's Parcel Number: 055-141-042

Application Number: MST2005-00664

Owner: Dennis Walsh

(Proposal for new 9 foot retaining wall along interior property line. Determination needs to be made that wall will not exceed 8 feet from grade.)

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

Continued one week for the applicant to provide accurate topography at the proposed retaining wall and detail of the proposed guard rail at the pool deck.

**\*\* MEETING ADJOURNED AT (7:15) P.M. \*\***