



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 7, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:08 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Absent
 BRUCE BARTLETT, Vice-Chair, Present, out at 5:46p.m., back at 6:03p.m.
 DERRIK EICHELBERGER, Present
 JAMES LECRON, Absent
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 4:30p.m., out at 5:53p.m., back at 6:03p.m., out at 6:49p.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)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (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 & 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</u> plans are required at the time of submittal & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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 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 November 3, 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 November 1, 2005.

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

Action: Manson-Hing/Wienke, 4/0/1. Eichelberger abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Items E and F, reviewed by Randy Mudge.

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

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

1. Ms. Brodison announced the following changes to the agenda:
 - a) Item 4, 617 Garden Street has been continued one week at Staff's request.
2. Ms. Brodison also announced that Bruce Bartlett would be stepping down for Item 2.
3. Mark Wienke announced that this week is Sustainability Week. There will also be a "Saving Paradise on the Central Coast" discussion on November 9th, at 630 Garden Street, in the David Gebhard Meeting Room.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW**1. CITYWIDE**

? Zone

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2004-00691
Owner: City of Santa Barbara

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new under crossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and sound wall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04)**(3:16)****HWY 101 IMPROVEMENTS**

David Beard, Caltrans; and Peter New, Caltrans Landscape Architect; present.

ABR Board Members present: Bruce Bartlett, Mark Wienke, Christopher Manson-Hing, and Randy Mudge.

HLC Commissioners present: Alex Pujo, Steve Hausz, and Phil Suding.

David Beard gave a brief presentation of the changes to the project, which include a third southbound lane from Milpas Street past Cabrillo Street; the replacement of the bridge at Milpas Street, which will provide for the new third lane; northbound auxiliary lanes from Cabrillo Street to Salinas Street, and from Salinas Street to Milpas Street. There will be a new bridge at Cacique Street which will provide a connection to the beach; a new roundabout at Hot Springs, Coast Village Road and Cabrillo Street. The improvements at Cabrillo Street will include access through the interchange. Lastly, the replacement of the Sycamore Creek Bridge; and the three new sound walls. Signage, Lighting and Landscape will not be presented at this time.

Peter New, gave a brief presentation of the project and presented plans and drawings of changes to the project. Mr. New stated that the DRT has been working on the project for over year. The project as presented today is 65% complete. These revisions include the southbound Cabrillo Bridge, the Sycamore Creek Bridge, the three sound walls, retaining walls, and changes to Butterfly Lane.

Public comment opened at 4:30p.m.

Bob Ludwick, property owner in the area, questioned an area of the project to determine if his tenants within Indio Muerto will be impacted. Mr. Ludwick also questioned the sound wall which is located near the tennis courts.

Public comment closed at 4:35p.m.

During the discussion, the Commissioners and Board Members either individually or collectively made the following comments and questions:

1. Asked about the lighting.
2. Questioned the surfboard material of the flood panel, and is the material sturdy enough to maintain flooding and durability?
3. Stated that the presentation was very nice.
4. The rustic/red colors on the columns appears to be too red, and would like to see more of a beige color.
5. Pleased with the design and the diligence of the Caltrans team.
6. Areas where there are walls, not necessary for the road.
7. Stated it would be important to retain the sandstone cap appearance or the stone cap appearance.
8. Asked if the walls would be painted or integral colored stucco.
9. Asked about the thickness of the pilasters.
10. Stated they would like to see an enlarged plan view of the area of the sound wall which slips behind the bridge wall.
11. Stated that the column spacing appears to work well.
12. Stated that where the end treatment transitions down to the 32' guardrail should be studied in depth more. Does not believe to mimic the faux sandstone cap is the correct direction to take.
13. Asked if part of the reason of the wall was to save the existing Sycamore trees, and expressed concern for the wall.
14. Asked the age of the Sycamore trees

Motion: Preliminary Approval and indefinite continuance with the following comments and conditions: 1) The Board would like to see a further refinement of the concrete bridge abutment structures, so that the concrete would have more of a masonry type historic reference. 2) As to the Sycamore Creek Bridge: Study refinement of the end terminations and the thickness of the sound wall as viewed from the north side. 3) The Board appreciates the use of the open Type 80 rail elements at the edges and center to strengthen and emphasize the bridge aesthetics. 4) As to the Sound walls: There is some concern with the detailing, pilaster proportions and the wall thickness of Sound wall #3. 5) As to the Retaining wall: Collectively, the HLC Commission and ABR Board members would like Retaining wall #3 to be re-studied in terms of proportion, stepping and size of the pilasters and to study how much retaining wall is actually needed, since landscaping which will cover most of the wall. Alternate approaches are to re-grade or revegetate the area in lieu of the wall. 6) As to the Butterfly Lane under crossing: The enhancement of the pedestrian entry is a positive, however there is some concern with the proportion of the concrete bulkhead walls on both the north and south ends. Study ways to handle the railings on the approach walls. 7) As to the lighting: All the lighting is to be high pressured sodium and the applicant is to continue working with Staff and the Street Light Committee to ensure the lights meet the new Street light Standards.

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

As to the motion itself, the Commissioners and Board members would like the DRT to have the opportunity to finesse the comments within the motion.

HOT SPRINGS ROUNDABOUT IMPROVEMENTS

Fred Luna, SBCAG Project Manager, George Hale, Art Tyree, present.

ABR Board Members present: Bruce Bartlett, Mark Wienke, Christopher Manson-Hing, and Randy Mudge.

HLC Commissioners present: Alex Pujo, Steve Hausz, and Phil Suding.

Craig Luna gave a presentation of the design improvements for the roundabouts, the multi-purpose pedestrian and bicycle path improvements, and changes to the Zoo Sound wall.

During the discussion, the Commissioners and Board Members either individually or collectively made the following comments and questions:

1. Any revision to the bus bay?
2. Asked if the opposite side of the sound wall by the zoo is the zoo's property?
3. Commented that it appeared that Eucalyptus trees were left out, which are prominent trees for the area.
4. There were issues with the grade on the bike path.
5. Asked if there would be a loss of Sycamore and Oak trees.
6. Can planting be used at the area of the wall of the roundabout interior circle, to help prevent people from climbing over the wall?
7. Eliminate the areas of rubble strips where not needed, and extend landscaping to the street.
8. Suggested to provide as much landscape to the roundabout as possible.
9. Suggested to simplify the landscape at the roundabout for maintenance concerns.
10. Add more foliage-canopy over the roadway.
11. Asked if there was a signage plan.
12. Suggested to add steps at a particular area of the bike-pedestrian path.
13. Important to add bicycle-pedestrian signs.
14. Would like to see drawings which reflect the walls without landscape.

Motion: Preliminary Approval and indefinite continuance with the following comments and conditions: 1) The palette of hardscape materials reflects the multitude of uses within the area. 2) The painted crosswalks will be more aesthetically effective than using differentiated materials, but additional safety elements would be encouraged for the crosswalks (blinking lights); especially at Old Coast Highway. 3) The layout and design of the roundabout is well conceived, however, the Commission and Board members would like to see more mature landscape, which will not obstruct the driver's line of sight. 4) Maximize the landscaping around the perimeter of the roundabout with taller vegetation and less variety of plant material. 5) Maximize the landscape area within the islands of the circulation elements by minimizing the rubble strips. 6) As to the circulation elements for pedestrians and bicycles, provide more of a multi use path to link Old Coast Highway and Cabrillo Blvd. 7) Provide a pedestrian stairway adjacent to the accessible switch back path, which joins Old Coast Hwy. and Cabrillo Blvd. 8) Locating the bike path closer to Cabrillo Blvd to help save the Sycamore Trees. 9) Continue the proposed landscape island along Coast Village Road further to the south. 10) Simplify and minimize the signage and consider inclusion of bicycle warning signs. 11) The revised design of the zoo sound wall is an improvement with the buttresses on the railroad side only, however, restudy the top and end profiles of the wall to be visually acceptable as seen without mature landscape. 12) Continue working with Staff and the Street Light Committee to ensure the lights meet the new Street light Standards.

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

CONCEPT REVIEW - NEW ITEM**2. 20 S VOLUNTARIO ST**

R-2 Zone

Assessor's Parcel Number: 017-172-008
Application Number: MST2005-00068
Owner: Thomas Hashbarger & Richard Merrill
Architect: Thomas Hashbarger

(Proposal to convert two residential units to two condominium units and convert existing carport to garage. Project will result in one two bedroom unit and one four bedroom unit. Three covered and one uncovered parking spaces will be provided.)

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

(5:46)

Thomas Hashbarger, Architect, present.

Motion: Continued indefinitely with the following comments and conditions: 1) The project is a well conceived project. 2) The modification request has been resolved, therefore, is no longer an issue. 3) The project meets the Condominium Guidelines. 4) Maintain a one-foot planter strip along the portion of the driveway where the hedge is being removed. 5) Add one large canopy tree in the interior area of the motor court.

Action: Manson-Hing/Wienke, 4/0/0. Bartlett stepped down.

CONCEPT REVIEW - NEW ITEM**3. 222 SANTA BARBARA ST**

OC/SD-3 Zone

Assessor's Parcel Number: 017-021-007
Application Number: MST2005-00736
Owner: Wright & Company
Architect: Peikert Group Architects
Agent: John Dohm

(This is a proposal for 16 affordable three-story rental units with 12 garage parking spaces on Site #3 of the Paseo de la Playa Development. The total size of the project is 17,169 square feet. A modification is required for reduced parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A MODIFICATION AND A COASTAL DEVELOPMENT PERMIT.)

(6:03)

Gordon Brewer, Peikert Group Architects; Carrie Bingham, Peikert Group Architects; and John Dohm, Agent, Suzanne Elledge, Architects; present.

Mr. Dohm read a letter which was submitted by the Housing Authority, which stated their request for vehicular use and ownership restrictions, with a defined work area. In addition, reduced parking with a higher density to accommodate the needs for the work force.

- Motion:** Continued indefinitely with the following comments: 1) The Board supports the project and the concept of creating work force units, and is pleased with the applicant's efforts to achieve density bonus. 2) The parking is internal to the site and not apparent from the street. The long two way driveway is consuming open space which could be better used as a shared outdoor paseo for the residents and circulation. 3) The Board likes the modulation, layering and articulation of the architecture, especially the west side as seen from Santa Barbara Street. 4) The Board is supportive of the modification request for demand base parking, however, does not support the setback modification request along the north property line for the garage or the third floor encroachment into the R-3 setback. 5) It is suggested to carve away some of the roof linkages, to create more of a variety in roof forms and with the verticality. The Board would also like to see a modulation in the horizontal plane, especially on the north façade, and feels the north elevation has too much of an institutional character. 6) If possible, lower the building, with a partial lowering of the garage floor and/or depress the front units to gain extra modulation. 7) Provide photo documentation from the upper level, common use area decks, to ensure there are no privacy impacts; particularly to the neighbors to the south. 8) Provide clarity on any solar access issues. 9) Provide clarity with the proposed transformers and utility aspects of the project. 10) The modification request for a zero front yard residential setback is not supportable. Applicant is to work with staff to resolve all setback issues prior to return.
- Action:** Wienke/Eichelberger, 5/0/0.

THE BOARD RECESSED FROM 6:49P.M. UNTIL 7:09P.M.

FINAL REVIEW

4. 617 GARDEN ST

C-M Zone

Assessor's Parcel Number: 031-152-025
 Application Number: MST2002-00257
 Owner: Santa Barbara Mental Health Association
 Applicant: Ann Marie Cameron
 Architect: Hochhauser & Blatter
 Agent: Suzanne Elledge Permit Processing
 Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 048-03.)

Continued one week at Staff's request.

CONCEPT REVIEW - NEW ITEM**5. 825 E GUTIERREZ ST**

M-1 Zone

Assessor's Parcel Number: 031-304-007
Application Number: MST2005-00695
Owner: Shawn Stussy
Applicant: Shawn Stussy
Owner: Floyd & Charline M. Shook, Trustees

(Proposal to construct a new 6 foot tall planter wall on a commercial building design studio.)

(COMMENTS ONLY PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A GUTIERREZ STREET SETBACK VARIANCE.)

(7:09)

Shawn Stussy, Applicant, present.

Motion: Continued indefinitely with the following comments: 1) The proposed six-foot wall along the property line is acceptable, with the caveat that staff is to determine which size wall is the most appropriate; the proposed wall or a 42 inch height wall. 2) The wall is to be set in slightly to allow for a one-foot strip of planting area. 3) Staff to explore the option of the parkway being planted with either trees or landscape to provide more greenery to the pedestrian area. 4) The preferred material of the wall is to be stucco (to match the existing building), unless the applicant proposes something different which the Board deems acceptable. 5) Remove the existing driveway curb cut and replace it with a street tree or landscape

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 333 S CANADA ST A**

R-3 Zone

Assessor's Parcel Number: 017-300-021
Application Number: MST2005-00682
Owner: Shannon Family Living Trust
Designer: Nicholas Vergara

(Proposal to construct a new three-story duplex consisting of a 471 square foot two-car garage with a 1,143 square foot, duplex above on a 5,000 square foot lot. The lot is currently developed with an existing 772 square foot, two-story residence with a 772 square foot, three-car garage which is proposed to remain unaltered. The site previously had a two-story duplex which was demolished under BLD2005-01336. Modifications are requested for encroachment into required setbacks, building separation and reduction in the required open yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND MODIFICATIONS.)

(7:31)

Nicholas Vergara, Designer; and Denise Shannon, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The proposal creates privacy concerns from the three story elevated stairways looking into the adjacent neighbor. 2) The site planning is excessively automobile oriented with the oversized driveways, garages, and garage doors. In addition, the height of the proposed garage is not workable. 3) The Board recognizes that the applicant must comply with FEMA, however, is not convinced that this is the best site plan design for the lot, as it would involve setback modifications on three sides. 4) It is suggested to attach the two buildings and create a triplex to avoid the necessity of modifications, and to lessen the privacy impact of the neighbors. 5) The new building should replicate the existing building. 6) Minimize the hardscape and increase the landscape. 7) The applicant is to provide a landscape plan for the onsite area, and for the right of way areas.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 221 BARRANCA AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-063-013

Application Number: MST2005-00704

Owner: Ani J. Casillas

Architect: Zimmerman Architects

(Proposal to construct a 1,100 square foot addition to an existing 862 square foot, one-story residence with a 342 square foot, attached garage on a 6,298 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. The project will require a Coastal Exclusion.)

(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COASTAL REVIEW.)

(7:53)

Jim Zimmerman, Architect; and Monico and Ani Casillas, Owners, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) The proposed addition is well conceived and nestled well into the neighborhood. 2) The Board likes the beach-nautical character as portrayed. 3) The Board would support the modification request for the set back encroachment along Barranca Avenue if necessary. 4) There are no privacy concerns, as the proposed second story porch is oriented away from the neighbors.

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

CONSENT CALENDAR**FINAL REVIEW****A. 2718 VERDE VISTA DR** E-3 Zone

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

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

(The Modification was approved on June 15, 2005. Final Approval is requested.)

Final Approval of the project as noted on the plans.

FINAL REVIEW**B. 716 E YANONALI ST** M-1 Zone

Assessor's Parcel Number: 017-081-003
Application Number: MST2005-00515
Owner: D. M. Ortega Hill Partnership
Architect: Ed Lenvik

(Proposal to construct a 1,171 square foot commercial building for the purpose of conducting commercial sandblasting on an 8,085 square foot vacant lot. Development plan approval by the Architectural Board of Review is required.)

Final Approval of the project as submitted.

CONTINUED ITEM**C. 1147 HARBOR HILLS DR** E-1 Zone

Assessor's Parcel Number: 035-314-003
Application Number: MST2005-00629
Owner: Long Family Trust, 7/16/99
Architect: Bill Wolf

(Change garage door location from side to front facing street and new landscape fountain. New door will be in front yard setback.)

(The modification was approved on October 19, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted on the plans with the condition that the materials are to match existing, and the wrought iron and the proposed exterior lighting shall be a black finish.

CONTINUED ITEM**D. 1015 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 029-341-004
Application Number: MST2005-00717
Owner: Joseph I. & Betty J. Stapen
Applicant: Mike Angelis

(Proposal to re-roof by changing from composition shingle to light weight S-Tile for a home located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Indefinite continuance due to the applicant's absence.

NEW ITEM**E. 2141 RIDGE LN** A-2 Zone

Assessor's Parcel Number: 025-282-011
Application Number: MST2005-00728
Owner: George I. & Judith R. Brown, Trustees
Contractor: Genesis Stoneworks

(Replace asphalt driveway and install paving stones, Santa Barbara sandstone, combination herringbone for a home in the Hillside Design District and 1000' of El Pueblo Viejo Part II Area.)

PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week for the applicant to explore alternatives ways to screen the parking and resolutions of the two different driveway paving materials.

REVIEW AFTER FINAL**F. 14 ALISAL RD** A-1 Zone

Assessor's Parcel Number: 019-312-010
Application Number: MST2003-00378
Owner: Gable Trust
Architect: Robin Donaldson
Architect: Shubin & Donaldson

(Proposal to convert an existing under story to habitable space and add 325 square feet to the area. The proposal includes a 525 square foot, second-story addition with a 350 square foot, terrace area to an existing 1,724 square foot, two-story, single-family residence with an attached 406 square foot garage, on a 1.9 acre lot located in the Hillside Design District.)

(Review After Final of landscaping changes)

Final Approval as noted on the plans.

FINAL REVIEW**G. 2113 CASTILLO ST**

R-3 Zone

Assessor's Parcel Number: 025-221-011
Application Number: MST2004-00314
Architect: Gil Garcia
Owner: Castillo Cottages, LLC

(Proposal for a voluntary lot merger of APNs 025-221-010 and 025-221-011 (2113 and 2117 Castillo Street) and for six new one-bedroom condominiums with eight garage and three carport parking spaces on 11,250 square feet of combined lot area. The proposed condominiums will be comprised of a 2,797 square foot, two-story duplex and a 4,232 square foot, two-story four unit building. The three existing dwellings, a four car garage and shed are proposed to be demolished. Planning Commission approval is required for a tentative subdivision map.)

(Final Review of landscaping is requested.)

Final Approval as submitted.

**** MEETING ADJOURNED AT (8:15) P.M. ****