



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 23, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:04 P.M.

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present, 3:12p.m.
 LAURIE ROMANO, Present, out at 3:46p.m., back at 4:12p.m., out at 7:33p.m.
 DAWN SHERRY, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 KELLY BRODISON, Planning Technician, Present
 KATHY GOO, Acting Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & 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 & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & 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. and 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 January 19, 2006 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.)

Tony Fischer stated concerns relating to 812 Lagura Place.

B. Approval of the minutes of the Architectural Board of Review meeting of January 17, 2006.

Motion: Approval of the Minutes of the Architectural Board of Review Meeting of January 17, 2006, with corrections.

Action: LeCron/Sherry, 8/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Items and, reviewed by Randy Mudge.

Action: Manson-Hing/Romano, 8/0/0.

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

- 1) Kelly Brodison announced 1023 Cacique Street has been continued at the applicant's request.

E. Subcommittee Reports.

Dawn Sherry attended the Streetlight Advisory Subcommittee, and the proposed guidelines will be presented to the HLC and to ABR.

F. Possible Ordinance Violations.

Jim LeCron questioned the status of the gas station at the corner of San Andres Street and Carrillo Street, and the business across the street on the same corner. Christopher Manson-Hing questioned the status of the antenna on the roof of 1835 Cliff Drive.

CONCEPT REVIEW - NEW ITEM**1. 3820 STATE ST**

R-O/SD-2 Zone

Assessor's Parcel Number: 057-240-052
 Application Number: MST2005-00817
 Business Name: Select Personnel Service
 Owner: Hitchcock State

(Appeal of the December 7, 2005 Sign Committee decision to deny the sign proposal for Select Personnel. Proposal to install eight signs totaling 134.85 square feet of sign area. The proposal includes the following signage: two internally illuminated 16.5 square feet monument signs (Signs C and H) with a maximum letter height of 15.25 inches; a 3.6 square foot, individual brushed brass letter monument sign (Sign D not including the concrete monument area) with maximum letter height of 9.5 inches; a 30 square foot, internally and halo lit channel letters wall sign (Sign A) with maximum letter height of 16 inches; a 50.75 square foot, internally and halo lit channel letters wall sign with maximum letter height of 14 inches (Sign B); a 1.7 square foot, individual brushed brass letter wall sign (Sign E); a 10.45 square foot, individual brushed brass letter wall sign (Sign G); and a 5.3 square foot, individual brushed brass letter wall sign (Sign I). The linear building frontage is 151 feet. The allowable signage is 90 square feet. Exceptions are requested for two signs with 15.25 inch letters, two signs with 16 inch letters and 44.85 square feet over the allowable sign area.)

(This is an appeal of a Sign Committee decision on December 7, 2005, for proposed signage.)

(3:46)

Christian Maldoon, Vogue Signs Company; Brian Poliquin, Poliquin Kellogg Design Group; and Laurie Maxwell, Select Personnel Service, present.

Motion: Deny the Appeal with the comment the Applicant is to return to the Sign Committee with a proposal that adheres to the Sign Ordinance.

Action: LeCron/Bartlett, 7/0/0. Romano stepped down.

CONCEPT REVIEW - CONTINUED ITEM**2. 6100 HOLLISTER AVE**

Assessor's Parcel Number: 073-080-065
 Application Number: MST2005-00480
 Owner: City of Santa Barbara
 Business Name: Citrix Centre
 Agent: Susan McLaughlin
 Applicant: Andrew Bermant
 Agent: Laurel Fisher Perez

(Proposal to develop a mixed use industrial and commercial development, totaling 180,000 square feet located in sub-area #2 and sub-area #3 of the Santa Barbara Airport Area Specific Plan. This project was previously reviewed under MST97-00715 and received Preliminary approval by the Architectural Board of Review.)

(THIRD CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 029-99.)

(4:12)

Andrew Bermant, Applicant; Brian Poliquin, Poliquin-Kellogg Design Group; and Katie Rogers, Present.

Motion: Preliminary Approval and indefinite continuance with the following conditions: 1) The applicant is to return for an in-progress review of the site design, grading and drainage, retention basins, and landscaping. 2) The Board supports the applicant's efforts in obtaining the Platinum LEED Certification for the office building and the Silver LEED Certification for the retail buildings. 3) The revised parking and increased pedestrian access is an improvement, however, there is further opportunity to realign the enhanced paving areas at the driveways to better coincide with the proposed sidewalks. 4) The permeable paving is mostly being limited to accentuate the pedestrian access areas due to the soil conditions. 5) The revised drive approach and the reduction of paving at the north side of Building B is successful. 6) The relocation of the basketball and volleyball courts to be adjacent to Love Commons is seen an improvement. As to the Office Building: 7) The increased undulation and the refined articulation of the facades are enhancements to the project. 8) The reduction in height of the proposed trellises is beneficial, and the Board looks forward to quality detailing. 9) Add landscaping in front of the large glazed elements at the north and south ends of the building so they do not read as entrances. 10) The refinement of the eave and overhang conditions are in keeping with the design style. As to the Retail Buildings: 11) The increased depth of the recessed window openings is an improvement, however, the applied wainscot and molding around the windows should be restudied or eliminated. 12) The roof parapet wall design needs to be more in keeping with the buildings. 13) The Board looks forward to further refinement and articulation of the top of both tower elements.

Action: Manson-Hing/Wienke, 8/0/0.

CONCEPT REVIEW - NEW ITEM

3. 200 STEARNS WHARF

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022
 Application Number: MST2006-00001
 Owner: City of Santa Barbara
 Applicant: Karl Treiberg

(Proposal to install permanent decorative all-weather lighting from foot of Stearns Wharf to commercial area. Lights strung between 5 existing light poles (approximate 600 - 900 feet) on west side of wharf and between 8 existing light poles on the east side.)

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

(5:27)

Karl Treiberg, Applicant; Doug Scott and Steven Tharp, present.

Motion: Continued one week for the Board to conduct a night drive-by to observe the LED lights.

Action: Wienke/LeCron, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 416 S CANADA ST**

R-4 Zone

Assessor's Parcel Number: 017-334-008
Application Number: MST2005-00441
Owner: Antonio C. Sarabia & Yolanda Marin
Designer: Robert Stamps

(Proposal to construct a new, detached, two-story 1,736 square foot three bedroom residence with an attached, 433 square foot, two-car garage on a 6,390 square foot lot with one existing 829 square foot residence. The existing one-car garage is to be demolished and two additional uncovered parking spaces are also proposed.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:42)

Robert Stamps, Agent; Present:

Public comment opened at 5:52p.m.

Philip Walker, neighbor, stated that his overriding concern was with the effect of possible flood water. Mr. Walker stated that previous flood waters reached 18-inches and that drainage of the water is a concern.

Public comment closed at 5:54p.m.

Motion: Continued indefinitely with the following comments: 1) The manipulation of the volume of the program and the reduction of the plate heights are positive attributes of the tri-level scheme. 2) The applicant is to provide documentation of the design criteria of structures within the flood way. 3) The Board prefers to have the south and east sides of the carport enclosed. 4) Study enhancing the roof and fenestration elements with a dormer style window. 5) Refine the window detailing to be more in keeping with the existing house. 6) Study enhancing the entry elements at the top of the stairs on the east elevation. 7) It is suggested to modify the double cantilever of the carport.

Action: Mudge/Sherry, 8/0/0.

THE BOARD RECESSED FROM 6:12P.M. UNTIL 6:40P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING-CONTINUED AT APPLICANT'S REQUEST**5. 1023 CACIQUE ST A**

R-3 Zone

Assessor's Parcel Number: 017-213-014
Application Number: MST2005-00297
Owner: John F. Luca
Applicant: April Verbanac

(Proposal for the construction of two new condominium units and the conversion of two existing units to condominiums. The new units would consist of a 748 square foot one-story unit with a 259 square foot attached one-car garage, and a 1,273 square foot two-story unit with a 584 square foot attached garage. An existing 1,092 square foot one-story residence with an attached 256 square foot one-car garage and an existing 1,745 square foot three-story residence with an attached 584 square foot garage would be converted to two condominiums. Lot size is 11,264 square feet. Grading consists of 25 c.y. cut and 25 c.y. fill under footprint of the building. The following modifications would apply: Modification to allow one less parking space than what is required; Modification to allow less than the required building separation distance; Modification to allow trash enclosure to be located in interior yard setback; Modification to allow stairs to be located in interior yard setback. Staff Hearing officer Approval is required for a Tentative Subdivision Map, Condominium Conversion Permit, and the Modifications.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Continued indefinitely at the applicant's request.

CONCEPT REVIEW - CONTINUED ITEM**6. 1809 SAN ANDRES ST**

R-2 Zone

Assessor's Parcel Number: 043-152-013
Application Number: MST2005-00464
Owner: George J. Bregante
Agent: David Sullivan
Architect: Keith Nolan

(Proposal for a one-lot subdivision with two condominium units. Project includes a new 1,358 square foot, two-story, 3-bedroom condominium with a 409 square foot attached carport. Also proposed is demolition of the rear portion of an existing 594 square foot one-story single residential unit, constructing a 62 square foot first-floor addition and an attached 393 square foot carport as well as adding a 392 square foot second-story addition. Lot size is 6875 square feet. No grading is proposed. Modification for minimum building separation is required.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND MODIFICATIONS.)

(6:41)

David Sullivan, Agent, Present.

Public Comment opened at 6:50p.m.

Gabor and Julie Dobos, neighbors, requested that the height of the building remain as low as possible. The preliminary plans indicate the estimated height is approximately 25-feet. There is concern with the landscaping, with regard to bushes and trees, and not having tall trees to obstruct their view. Parking and noise from traffic is a concern. There is overcrowding of parking (San Andres & Islay Streets)

Motion: Continued two weeks with the following comments: 1) The Board, in general, is not in support of the modification request for distance between the buildings. It is suggested to remove the roof of the carport. 2) Restudy the proposed vehicular circulation to allow for sufficient maneuverability. Utilize the three-foot setback for increased turnaround space. 3) There is concern with Building B as it presents the garages to the front. It is suggested to provide a stronger presence for the pedestrian entry and to provide a more curved driveway entrance. 4) Study ways to relocate the trash enclosure. 5) It is suggested to study adding variation in the siding materials. 6) Study using different materials for the chimneys. 7) It is suggested to add a window or fenestration to the east elevation of Building A, and, at the north elevation of Building B. 8) Eliminate the hipped roof on the south elevation of Building B, and the hipped porch roof of the entry. 9) Applicant is to provide a landscape plan which depicts delineation of hardscape and increased landscaping. 10) Study reducing the second floor cantilever of Building A.

Action: Sherry/Bartlett, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1242 BEL AIR DR

E-1 Zone

Assessor's Parcel Number: 049-231-014
 Application Number: MST2005-00834
 Architect: Hugh Twibell
 Owner: Peter Parish

(Proposal for a 362 square foot first floor addition to an existing 1,944 square foot, one story, single family residence with an attached 448 square foot 2-car garage. Lot size is 12,775 square feet located in the Hillside Design District. No grading is proposed. A modification is requested for encroachment into the interior setback.)

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

(7:16)

Hugh Twibell, Architect, present.

Public comment opened at 7:18p.m.

Des O'Neill, stated concern that water run-off would drain into the street gutters.

Public comment closed at 7:19p.m.

Motion: Continued indefinitely to the Modification Hearing Officer and return to the Consent Calendar.

Action: Wienke/Sherry, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1416 DOVER RD**

E-1 Zone

Assessor's Parcel Number: 019-103-012
Application Number: MST2005-00821
Owner: Craig A. & Sharon C. Madsen
Architect: Tai Yeh

(Proposal to construct a 720 square foot, one-story addition and 340 square feet of new deck to an existing 1,497 square foot, one-story, single family residence with a 400 square foot attached garage. Lot size is 19,166 square feet and is located in the Hillside Design District. No grading is proposed.)

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

(7:20)

Tai Ye, Applicant, present.

Motion: Preliminary Approval and indefinite continuance to the Consent Calendar with the following comments and conditions: 1) The addition as proposed is handsome. 2) The proposed south west corner is a nice addition. 2) Study increasing the height of the tower and adding stones to the plaster wall.

Action: Manson-Hing/Wienke, 8/0/0

CONCEPT REVIEW - CONTINUED ITEM

(REVIEW OF SITE WALLS AND FENCES FOR ALL SIX LOTS.)

CONCEPT REVIEW - CONTINUED ITEM**9. 1701 - 1704 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00017
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren & Associates

The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and re-subdivide 5.73 acres into six (6) lots, where the six residences are proposed. Of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three-car garages and swimming pools. Five guest parking spaces are also proposed. Estimated grading for the single family project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints is estimated at 4,705 cy of cut and 1,650 cy of fill. The following discretionary applications are required for the Single Family Project: a Waiver of Public Street Frontage for Lots 3, 4, 5, and 6 on La Vista del Oceano Lane, a private road serving more than two units; Modification of Street Frontage Requirements for Lots 2, 4, 5 and 6 to allow less than the 90 fee of public street frontage requirement; Modification of the Front Yard for Lots 1, 2, 3 and 4 to allow portions of proposed homes which front La Vista del Oceano Drive to encroach into the required 30 foot setback; Modification of Lot Area for Lots 1 and 2; Modification for Lot 1's garage to exceed a total aggregate floor area in excess of 500 square feet; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and A vesting Tentative Subdivision Map to merge and re-subdivide 5.73 acres into six (6) residential lots.

(REVIEW OF SITE WALLS AND FENCES FOR ALL SIX LOTS.)

(7:33)

Mark Lloyd, L & P Consultants; David Lane, Architect; Derrik Eichelberger, Landscape Architect; present.

Motion: As to the Architecture: Final Approval with the following conditions: 1) The architecture is quite handsome and appropriate to the style. 2) Study the proportion of the wood lintels and increasing the depth on the larger openings. 3) The stone walls are to be true stone and capless. 4) Add the double roof tile starter course and extend over the gutter.

Action: Bartlett/Wienke, 7/0/0. Romano stepped down.

Motion: As to the Landscape and Fencing: Preliminary Approval and return to the Consent Calendar with the condition to provide additional fencing for the pool area.

Action: Mudge/Sherry, 7/0/0. Romano stepped down.

FINAL REVIEW

10. 1701 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00017

Owner: King Heirs, LLC

Owner: The Mesa at Santa Barbara, LLC

Agent: Brent Daniels

Architect: Zehren & Associates

(See MST2003-00227 for master case. Proposal to construct a 4,517 square foot single family residence at 1701 La Vista Del Oceano (Lot 1) with a 681 square foot two-car garage on a 16,370 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04.)

(7:34)

Mark Lloyd, L & P Consultants; David Lane, Architect; Derrik Eichelberber, Landscape Architect; present.

Motion: As to the Architecture: Final Approval with the following conditions: 1) 1) The architecture is quite handsome and appropriate to the style. 2) Study the proportion of the wood lintels and increasing the depth on the larger openings. 3) The stone walls are to be true stone and capless. 4) Add the double roof tile starter course and extend over the gutter.

Action: Bartlett/Wienke, 7/0/0. Romano stepped down.

Motion: As to the Landscape and Fencing: Preliminary Approval and return to the Consent Calendar with the condition to provide additional fencing for the pool area.

Action: Mudge/Sherry, 7/0/0. Romano stepped down.

FINAL REVIEW

11. 1703 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00018

Owner: King Heirs, LLC

Owner: The Mesa at Santa Barbara, LLC

Agent: Brent Daniels

Architect: Zehren & Associates

(See MST2003-00227 for master case. Proposal to construct a 4,484 square foot single family residence at 1703 La Vista Del Oceano (Lot 2) with a 713 square foot two-car garage on a 43,738 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04)

(8:10)

Mark Lloyd, L & P Consultants; David Lane, Architect; Derrik Eichelberger, Landscape Architect; present.

Motion: As to the Architecture: Final Approval with the following conditions: 1) The southeast elevation at the master bedroom and the kitchen nook shall be revised to reflect the cover drawing with the iron railing and plaster terminus. 2) The wrought iron will be the wrought iron as depicted in the details. 3) Add the double roof tile starter course to the eave. 4) The blue color for the wood trim shall be more of a blue-gray color.

Action: Bartlett/Wienke, 7/0/0. Romano stepped down.

Motion: As to the Landscape: Preliminary Approval with the condition that planter pockets shall be introduced on the plans.

Action: Mudge/Wienke, 7/0/0. Romano stepped down.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1354 MANITOU RD**

E-1 Zone

Assessor's Parcel Number: 049-210-016
Application Number: MST2005-00041
Designer: Kevin O'Reilly
Owner: Martha & Micheal 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.)

(Review After Final for window changes.)

Final Approval as submitted of the Review After Final changes.

FINAL REVIEW**B. 144 LAS ONDAS**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-162-020
Application Number: MST2005-00276
Owner: John & P. Hughes
Architect: Paul Zink

(Proposal to demolish an existing 1,228 square foot single family residence with a 200 square foot one-car garage and construct a two-story 2,307 square foot single family residence with an attached 448 square foot two-car garage on a 6,230 square foot lot located in the non-appealable coastal zone. Project includes approximately 270 cubic yards of grading.)

(Final Approval is requested.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION
RESOLUTION NO. 075-05.)**

Final Approval as submitted.

FINAL REVIEW**C. 415 W DE LA GUERRA ST**

R-4 Zone

Assessor's Parcel Number: 037-071-004
Application Number: MST2004-00613
Owner: Montano & Mary Santillanes
Applicant: Michael Santillanes
Architect: Ron Sorgman

(Proposal to demolish an existing one-story 1,647 square foot single family residence and a detached 400 square foot garage to construct a three-story 2,852 square foot duplex with two 420 square foot attached two-car garages on a 5,000 square foot lot.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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

CONTINUED ITEM**D. 120 S HOPE E-144**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2005-00833
Owner: Macerich La Cumbre, LLC
Business Name: Coach
Agent: Glen Morris

(Proposal for a storefront remodel for Coach in the La Cumbre Plaza Shopping Center.)

(Final Approval of roof top equipment is requested.)

Final Approval as submitted.

CONTINUED ITEM**E. 32 E PADRE ST**

E-1 Zone

Assessor's Parcel Number: 025-312-045
Application Number: MST2005-00366
Owner: Christine Boesch
Architect: Thompson Naylor Architects

(Proposal to construct a 636 square foot addition under the existing two-car garage and to construct an attached 230 square foot one-story addition to the rear of the existing residence and to construct two new decks at 172 square feet. This project is in The Mission Area Design District.)

(Preliminary Approval is requested.)

Preliminary Approval and indefinite continuance.

CONTINUED ITEM**F. 3225 CALLE NOGUERA**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-331-002
Application Number: MST2005-00605
Owner: Theodore Kelly Bowman
Applicant: Scott Branch

(Proposal for a 28 square foot addition and a new 78 square foot deck on the first floor and a new 560 square foot second floor with a 67 square foot deck to an existing 1,431 square foot, one-story, single family residence with a detached 488 square foot garage on a 6,932 s.f. lot. A modification is required for encroachment into the interior yard setback.)

(Modification approved on November 30, 2005. Final Approval is requested.)

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.

**** MEETING ADJOURNED AT (8:30) P.M. ****