



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 27, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

- BRUCE BARTLETT, Chair, Absent
- JAMES LECRON, Vice-Chair, Absent
- CHRISTOPHER MANSON-HING, Present
- GARY MOSEL, Absent
- RANDY MUDGE, Present
- LAURIE ROMANO, Present, left at 5:33 p.m. and returned at 5:34 p.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
- KATHLEEN GOO, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & 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 <u>folded plans</u> 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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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.

PLEASE BE ADVISED

- 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 an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the 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 ABR 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.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- 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.
- **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.**
- **AMERICANS WITH DISABILITIES ACT:** 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.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at 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 Building and Safety Staff 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 March 23, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 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 March 20, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 20, 2006, with corrections.

Action: Manson-Hing/Mudge, 4/0/1 (Manson-Hing abstained).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Wienke.

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

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

1. Ms. Brodison announced the following change to the agenda:

Chair Bartlett and Board members Mosel & LeCron will be absent from tonight's meeting.

2. The Board made the following announcements:

a) Board member Wienke will be the Acting Chair for tonight's meeting.

b) Board members Manson-Hing, Romano, and LeCron will be absent for the April 3, 2006, meeting.

E. Subcommittee Reports.

No subcommittee reports.

FINAL REVIEW**1. W MISSION ST**

R-4 Zone

Assessor's Parcel Number: 043-010-0RW
 Application Number: MST2006-00041
 Owner: City of Santa Barbara
 Engineer: MNS Engineers, Inc
 Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pascual Street, and between the northbound Highway 101 ramp and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)

(3:16)

Hal Hill, Project Manager for the City of Santa Barbara; Greg Knudson, MNS Engineers, Inc.; Ricardo Castellanos from Katie O'Reilly Rogers, ASLA, present.

ARCHITECTURE AND LANDSCAPING

Straw vote: Which Board members think the darker X-72 Adobe Base 200 wall color would be the better choice of colors? 5/0/0

Motion: Final Approval of the Architecture as noted with the following comments: 1) The applicant shall utilize the darker X-72 Adobe Base 200 color for all new and existing stucco-on-concrete wall surfaces. 2) Landscaping shall be continued one week to the Consent Calendar, and the applicant shall bring a sample of the new exterior paint color to be used to match (and repaint) the existing stucco walls under the bridge. 3) The Board sees opportunity for at least two additional vine pockets on the south elevation on the west side of the railroad trestle along the stretch of wall, and on the north elevation easterly along another long stretch of wall. Understanding that continuing the offset wall vine pocket pattern would be difficult for the applicant to continue at these locations, the use of trailing vines cascading through the rails to the top of the walls is suggested.

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

***** **THE BOARD RECESSED FROM 3:46 P.M. UNTIL 3:58 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 495 S FAIRVIEW AVE**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2006-00131
Owner: City of Santa Barbara
Applicant: John Peterson, Federal Express Corp.
Architect: Jerry James

(Proposal to convert an existing 39,970 square foot aircraft hangar to a FedEx sorting facility containing 47 vans and a two bay vehicle maintenance shop. The project includes remodeling the existing office space and minor alterations to landscaping and parking lot. The project requires a Coastal Development Permit.)

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

(3:58)

Laurie Owens, Airport Project Planner for the City of Santa Barbara; Jerry James, Architect; John Peterson, Applicant and representative for Federal Express Corp.; and Phil Suding, Landscape Architect for Suding Designs, present.

Public comment opened at 4:06 p.m., and as no one wished to speak, closed at 4:07 p.m.

Ms. Owens reported to the Board that the project still requires Planning Commission approval for a Coastal Development Permit, and that the applicant has not yet submitted for Environmental Assessment Review.

Motion: Continued indefinitely with the following comments: 1) The Board feels the architectural changes to the building are acceptable and minimal in nature. 2) The applicant, as noted on the plans, shall match the colors of the existing curtain wall frame door entry areas of anodized aluminum to the existing door conditions. 3) The applicant is to restudy the existing landscape plan to include pine trees or larger canopy trees as noted on the plans, especially within the larger finger pockets. 4) Applicant shall replace all removed plantings to add more landscaping to the existing areas. 5) The applicant shall verify the turning radii for vehicle accessibility and depict the turning radii on the plans.

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

***** **THE BOARD RECESSED FROM 4:21 P.M. UNTIL 4:28 P.M.** *****

CONCEPT REVIEW - CONTINUED ITEM**3. 109 N SALINAS ST**

R-2 Zone

Assessor's Parcel Number: 017-073-010
Application Number: MST2006-00029
Owner: Brent-Stanich Family Trust 3/29/05
Architect: Vadim Hsu

(Proposal for a two-story 599 square foot secondary dwelling unit and 692 square foot two-car carport on a 5,525 square foot parcel with an existing two-story single-family residence in the Hillside Design District. The project includes 289 square feet of conversion from basement to living space in the existing 1,022 square foot single-family residence. The existing detached 443 square foot carport is to be demolished. The proposal includes 77 cubic yards of grading.)

(Second Concept Review.)

(4:28)

Vadim Hsu, Architect, present.

Public comment opened at 4:35 p.m.

Mr. Bill Jones, neighbor, requested any project drawings and specifications include the existing rock berm replacement of a permanent barrier to protect the grade difference between properties. And if the rock berm is not replaced, Mr. Jones requested information on who would be responsible for the rock berm maintenance, and that areas be identified in the drawings and specifications where grade level changes are anticipated along the property lines.

Public comment closed at 4:41 p.m.

Straw vote: How many Board members agree on a two-car covered parking alternative instead of the previously suggested three-car covered parking for the garage? 5/0/0.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: (previous comment #6 carried forward and amended) 1) Restudy the front yard condition regarding drainage issues and the stone rubble wall resulting from the proposed rebuilding of the original side stairway in order to prevent impacting the neighbor to the south.* 2) Applicant is to return with detailed resolution in relation to the east side zoning violations and rubble wall and how it pertains to drainage issues with the property line and/or zoning condition with the existing nonconforming condition to be annotated on the plan with more complete topography and spot elevations. 3) The applicant shall show on the plans the landscaping and fence along western property line as it pertains to the rear part of the lot adjacent to the new carport. 4) The applicant shall have landscaping vines across the fence line. 5) The applicant shall add to the existing fencing and any new proposed fencing on the east property line and shall show how it pertains to the new work up to the new exit stair from the front building.

Action: Sherry/Mudge, 5/0/0.

PRELIMINARY REVIEW**4. 826 BATH ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-022
Application Number: MST2004-00747
Owner: Kevin Fewell
Agent: Justin Van Mullem

(Proposal to demolish an existing 1,508 square foot two-story duplex, convert an existing 1,280 square foot single-family residence to a two-story three unit condominium triplex resulting in a 1,618 square foot three-bedroom unit, and two one-bedroom units (690 square feet and 650 square feet). A two-story duplex containing a three-bedroom unit with 1,308 square feet and two-bedroom unit with 1,175 square feet is also proposed. A total of eight parking spaces are proposed within three two-car garages and two one-car garages, and a modification to allow less than the required nine spaces is requested. The project will require grading of 300 cubic yards of cut and 300 cubic yards of fill.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 067-05.)

(5:01)

Justin Van Mullem, Agent; and Nitira Jones, for Suding Landscape Designs, present.

Public comment opened at 5:16 p.m.

Ms. Donna Rotek, neighbor, expressed concern regarding project's proposed wall and landscaping on the north elevation affecting her own private plans for landscaping and remodeling. She also expressed concern regarding the project's adverse impact on adjacent property's historical integrity, property value, and privacy issues.

Ms. Margaret Grace, neighbor, expressed concern regarding the project's adverse impact on adjacent property values, historical integrity, and privacy issues. She also inquired whether the street tree was a magnolia tree.

Acting Chair Wienke replied that it was indeed a magnolia tree in the plans.

Public comment closed at 5:24 p.m.

Motion: Continued two weeks to Full Board with the following comments: 1) The applicant shall add significant landscaping trees in the southern portion of the 10-foot setback area in the middle of the lot to provide visual break-up of the elevation and provide visual privacy for the neighbor to the south. 2) The applicant shall show on the landscape plan the existing hedge, height, and the proposed new hedge along the southern property line. 3) The applicant shall provide significant articulation to the massing and the center portion of the south elevation of the rear front building in the roof plan. 4) Study the railing on the second-floor deck to avoid the fence-like condition. 5) The Board appreciates the use of permeable concrete surface; however, in order to add more charm to the project, the applicant shall remove the pedestrian walkway and add a ribbon driveway. 6) The applicant shall add at least two 36-inch box trees in the side yard to replace the loss of the existing trees.

Action: Manson-Hing/Mudge, 4/0/1 (Sherry abstained).

CONCEPT REVIEW - CONTINUED ITEM**5. 2515 ORELLA ST**

R-3 Zone

Assessor's Parcel Number: 025-021-007
Application Number: MST2005-00367
Owner: 2515 Orella, LLC
Contractor: Holehouse Const. & Design
Architect: Bryan Murphy
Owner: John Holehouse

(Proposed conversion of an existing seven unit multi-family residential development to condominiums. The proposal includes an addition of 134 square feet to the studio unit and construction of seven private outdoor storage spaces totaling 127 square feet. One covered and eight uncovered parking spaces will remain.)

(Second Concept Review.)

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

(5:47)

Bryan Murphy, Architect, present.

Public comment opened at 5:54 p.m., and as no one wished to speak, closed at 5:55 p.m.

Straw vote: Should the Board require the applicant to move the trellis back to the setback area? 5/0/0.

Motion: Continued indefinitely to the Planning Commission with the following comments: (previous comments #1 thru #6 carried forward*) 1) The Board finds the existing courtyards and landscaping charming, acceptable, and appropriate for such a condominium conversion project.* 2) The Board looks forward to additional landscaping in the interior perpendicular courtyard with the goal of creating a sheltered common open space* and finds the interior courtyard as depicted on the plans are preferable since it keeps an old world charm. 3) Enhance the rear alley space by reducing the depth of the open parking area, and provide a more significant landscape buffer along the building facing the alley.* 4) Create a stronger pedestrian entry from the open parking stalls into the internal courtyard area. It was suggested the applicant continue the flagstone pattern of the front courtyard.* 5) Consider utilizing the driveway of the existing one-car garage as an open parking stall, and convert the one-car garage into the required separate storage lockers for the seven proposed condominium units in order to maximize open space and retain the character of the central courtyard. Subsequent modifications due to this request could be supported by the Board.* 6) The Board finds the existing hedge and entry trellis at the street frontage create a defacto private yard area, although the existing hedge should be shortened to a more appropriate height.* (7) The Board would like an entry identification added to the front area of the condominium project. 8) The Board appreciates the use of steel windows at the existing structure to match the existing windows. 9) The Board appreciates use of the primary group area to be slightly separated from the walking path and designed in a way to have shape. 10) The Board would welcome the introduction of an auxiliary water addition to the walking path and the rear courtyard. 11) The Board would accept a gravel area along Unit E.

Action: Sherry/Romano, 5/0/0.

***** THE BOARD RECESSED FROM 6:15 P.M. UNTIL 6:43 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM

6. 1321 GILLESPIE ST

R-2 Zone

Assessor's Parcel Number: 039-083-004
Application Number: MST2006-00022
Owner: Araceli Esparza
Architect: Jose Esparza

(Proposal to construct a new 1,945 square foot two-story addition and attached 517 square foot garage and workshop to an existing 1,359 square foot, one-story single-family residence. The existing detached 400 square foot garage will be demolished. The proposal also includes a 378 square foot second story deck and a 35 square foot front porch on the 6,250 square foot lot. Proposed grading is 58 cubic yards. A modification is required for the encroachment of the proposed front porch into the interior yard setback.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(6:44)

Araceli Esparza, Owner; and Jose Esparza, Architect, present.

Public comment opened at 6:59 p.m., and as no one wished to speak, closed at 7:00 p.m.

Motion: Continued three weeks to Full Board with the following comments: (previous comments #1-3, #8 and #9 carried forward*) 1) The project is still aggressive for the neighborhood,* and the applicant should study adding form and mass-giving elements to the façade, e.g. study introducing a chimney to help break up the mass of the building on the south elevation. 2) The applicant is encouraged to add more wood siding or wood shingle or other charm-giving treatments;* possibly in combination with plaster. 3) The Board is not in support of the front yard modification request to expand the living space into the side yard setback.* 4) The Board supports the enlarged front porch along the east elevation. 5) The Board finds the second-floor roof decks to be acceptable. 6) The Board looks forward to enhanced detail and charm giving elements* including similar articulation used for the windows as for the French doors. 7) Study further articulation of the roof forms* and the masses of the building to break down the scale of the façades, especially on the south and north elevations. 8) The Board looks forward to high quality windows, since the existing windows lack dimension.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 3953 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-222-002
Application Number: MST2006-00126
Owner: Jorge Ruiz Garcia
Architect: Jose Esparza

(Proposal to add a 630 square foot second story addition, a 447 square foot first floor addition, and an attached 400 square foot two-car garage to the existing 1,684 square foot, one-story, single-family residence. The existing storage/laundry area and two-car carport will be demolished. The second story addition includes decks on the front and rear of the house. The project is located on a 7,021 square foot lot.)

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

(7:25)

Jose Esparza, Architect, present.

Public comment opened at 7:34 p.m., and as no one wished to speak, closed at 7:35 p.m.

Motion: Continued three weeks to Full Board with the following comments: 1) The applicant shall study methods to tie in the existing architectural style to the new second-story and first-story additions; including the garage, use of horizontal elements such as the front siding wainscot, and other horizontal form-givers such as the roof form can be explored over the garage as opposed to the gable roof. 2) The applicant shall study the intersection of the front porch on the second-story, the roof behind the porch, and the stairs to the right of the porch to better integrate the roof forms and massing of the building. 3) The applicant shall study the rear south elevation with regard to finding ways to integrate the second-story mass with the lower level mass, and integrate the balcony form. 4) The applicant shall restudy the large size of the balcony as depicted on the plans, since reducing the size of the balcony could significantly improve the rear elevation. 5) The applicant shall provide photo documentation from the upper levels of the project toward the surrounding neighbors in the area.

Action: Sherry/Mudge, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**8. 1308 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-103-016
Application Number: MST2005-00763
Owner: Eliassen Edge, L P
Landscape Architect: Phil Suding

(Proposal for site improvements including a 144 linear foot retaining wall ranging from approximately 4 feet up to 14 feet 6 inches tall, 305 cubic yards of as-built grading, a 1,080 square foot wood deck, a trellis, seat walls, a spa, a fountain and associated landscaping on a 19,642 square foot lot in the Hillside Design District. The lot is currently developed with a 3,532 square foot residence and an attached 936 square foot garage. The proposal will abate violations listed in ENF2005-00735.)

(Second Concept Review.)

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

(7:53)

Eliassen Edge, Owner; and Rob Maday, Landscape Architect from Suding Landscape Designs, present.

Motion: Continued indefinitely to Full Board with the following comments: 1) The applicant shall study the possibility of two walls in lieu a third wall at the top. 2) The Board suggests the height of the lower wall be from 4 to 4½ feet in the rear patio area or plaza. 3) The rear wall shall be the required height with a sloped area between the two walls to minimize its apparent height. 4) The applicant shall study other methods to eliminate the requirement or need for the concrete drainage channel. 5) The applicant shall study the possibility of having the spa half-in and half-out of the ground or approximately 12 inches to 18 inches above the ground.

Action: Mudge/Romano, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**9. 2728 CLINTON TERRACE**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-274-010

Application Number: MST2005-00714

Owner: D. J. Sydney

(Proposal for 1,076 square foot, two-story additions to an existing 930 square foot, one-story residence with an attached 426 square foot two-car garage on a 9,000 square foot lot. This project includes the legalizing of the as-built 115 square foot loft and the as-built 488.5 square foot rear deck.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(8:27)

D. J. Sydney, Owner, present.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Calendar and with the following conditions: 1) The Board appreciates the simplification of roof forms from the previous submittal, and appreciates the design of the rear portion, deck, and rear bedroom.. 2) The Board would like to see reconciliation of the lower understory area where none seems to be at this point. 3) The Board looks forward to the color and details of the drawings to match existing building. 4) The Board understands that the understory of the building on the south elevation shall be enclosed with the deck supported by a substantial column. 5) The applicant shall return with a color board for review by the Board.

Action: Mudge/Romano, 5/0/0.

CONSENT CALENDAR**FINAL REVIEW****A. 4200 CALLE REAL** R-3 Zone

Assessor's Parcel Number: 059-240-020
Application Number: MST2006-00125
Owner: St. Vincent's School
Architect: Cortan Construction

(Proposal to construct a 264 square foot trellis on the east side of the Saint Vincent's Pre-school.)

(Final Approval is requested.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL**B. 2109 ALAMEDA PADRE SERRA** R-2 Zone

Assessor's Parcel Number: 025-345-001
Application Number: MST2005-00310
Owner: Virginia Cedar Yeomans Living Trust
Architect: Allison Curtis
Contractor: Allen Associates

(Proposal to demolish an un-permitted deck at the rear of an existing residence located in the Hillside Design District. The proposal will include rebuilding and expanding the existing deck.)

(Review After Final for painted steel columns in place of stucco veneer over steel columns and the use of plank siding under the deck rather than stucco.)

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

REVIEW AFTER FINAL**C. 154 CORONADA CIR** A-2 Zone

Assessor's Parcel Number: 015-040-050
Application Number: MST2004-00340
Owner: Merrie Chester
Applicant: W. David Winitzky

(Proposal to construct a 333 square foot one-story addition and an interior remodel to a 2,507 square foot single-family home in a Planned Unit Development.)

(Review After Final to approve a one-year time extension. The previous time extension expired June 1, 2005.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**D. 428 E HALEY ST**

C-M/M-1 Zone

Assessor's Parcel Number: 031-283-015
Application Number: MST2005-00739
Owner: Philip C. Petre Trustee
Architect: Jose Esparza

(Relocate electric meters and enclose and inset main entry doors and new side door.)

(Review After Final for demolition of existing "hoist" canopy and reconfiguration of parking spaces to include three additional spaces required due to change of use to Unit A.)

Final Approval as submitted of the Review After Final.

FINAL REVIEW**E. 1930 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-083-017
Application Number: MST2005-00697
Owner: Fulmer Family Trust
Architect: Tom Moore

(Proposal to construct a new 459 square foot detached, two-car garage at the rear of the property and add 80 square feet of addition to an existing 4,378 square foot residence all on a 21,154 square foot lot in the Hillside Design District. The existing front garages are to remain.)

(Final Approval is requested.)

Final Approval of the project as noted on the plans with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and with the condition that all lighting shall be per City lighting standards.

REFERRED BY FULL BOARD**F. 213 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-051-003
Application Number: MST2005-00740
Owner: Michael J. R. McGee and Barbara Schreibk
Designer: Dexign Systems
Applicant: Tony Xiques

(Proposal to construct a 1,067 square foot, prefabricated, one-story residence and a detached 420 square foot, two-car garage at the rear of a 9,583 square foot lot. The lot is currently developed with an existing 1,572 square foot duplex which will be converted to a single-family residence. The proposal also includes two uncovered parking spaces and demolition of the existing 595 square foot wood shed.)

(Preliminary Approval is requested.)

Preliminary Approval as submitted.

CONTINUED ITEM**G. 1501 SAN ANDRES ST** C-P/R-2 Zone

Assessor's Parcel Number: 043-244-015
 Application Number: MST2005-00836
 Applicant: Dino Putrino
 Owner: Krieg Family Trust

(Proposal to install a Verizon Wireless communication facility consisting of six antennas enclosed by architectural screening measuring 8 feet tall by 4 feet wide on the roof of the existing building and construct a 408 square foot enclosure on the rear of the building to screen additional radio equipment.)

(Final Approval is requested.)

Continued indefinitely to the Consent Calendar.

REFERRED BY FULL BOARD**H. 937 CALLE CORTITA** E-1 Zone

Assessor's Parcel Number: 041-157-016
 Application Number: MST2006-00032
 Owner: Sheryl Lyn Schmandt
 Designer: Sheryl Lyn Schmandt

(Proposal for a two-story addition of 1,110 square feet of living space to an existing 1,005 square foot two-story residence with an attached 298 square foot carport. The addition includes upper and lower-level decks. The project is located on a 6,596 square foot lot in the Hillside Design District. A modification is required for the encroachment of the existing structure into the front yard setback.)

(Preliminary Approval is requested.)

Preliminary Approval of the project 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**I. 1156 N ONTARE RD** A-1 Zone

Assessor's Parcel Number: 055-160-028
 Application Number: MST2004-00196
 Owner: Tad Smyth
 Agent: Kim Schizas
 Engineer: Flowers & Associates
 Agent: Pamela Post, Historical Consultant

(Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION #032-05.)

Final Approval of the project as submitted.

NEW ITEM**J. 802 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 019-300-029
Application Number: MST2006-00139
Owner: William A. Fletcher
Architect: Lori Kari
Contractor: Young Construction

(Proposal to construct a 156 square foot accessory structure to be used as a pool cabana in the rear yard. A previous pool cabana was demolished under MST2004-00587. Approximately 80 cubic yards of grading is proposed.)

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

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

NEW ITEM**K. 716 E MICHELTORENA ST** R-2 Zone

Assessor's Parcel Number: 029-100-004
Application Number: MST2006-00158
Owner: John S. & Stephenia K. Newitt
Contractor: Modern Roofing

(Replace existing two-piece barrel tile roof and replace with a Monier, Villa, Sedona Gold.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)

Continued one week to the Consent Calendar.

**** MEETING ADJOURNED AT 8:57 P.M. ****