



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 3, 2006**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:06 P.M.**

**BOARD MEMBERS:**

BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Absent  
 RANDY MUDGE, Present  
 LAURIE ROMANO, Present  
 DAWN SHERRY, Present  
 MARK WIENKE, Present

**CITY COUNCIL LIAISON:**

GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
 KELLY BRODISON, Planning Technician  
 GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with 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 June 29, 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](http://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 opened at 3:10 p.m.

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 Fisher, Representative for residents Scott and Lisa Burns, Don Olson, and Margaret Marble, addressed concerns related to the possible lack of proper public noticing and agendizing of the project at 220 Junipero Street, which was heard at the June 26, 2006 meeting of the Architectural Board of Review.

Public Comment closed at 3:20 p.m.

## B. Approval of the minutes of the Architectural Board of Review meeting of July 03, 2006.

Motion: Table approval of the minutes of the Architectural Board of Review of Monday, June 26, 2006 to July 10, 2006.

Action: LeCron/Manson-Hing 6/0/1. Romano abstained.

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Mark Wienke, and landscape plans for Items G and H were reviewed by Randy Mudge.

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

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

1. Ms. Brodison announced that Board Member Mosel will be absent from the meeting.

2. Ms. Brodison requested that a Board Member attend the July 6, 2006 Planning Commission hearing for a presentation regarding 1380 Shoreline Drive.

## E. Subcommittee Reports.

No Subcommittee Reports.

## F. Possible Ordinance Violations.

No Violations reported.

**CONCEPT REVIEW - NEW ITEM****1. 2553 MESA SCHOOL LN**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-032  
Application Number: MST2004-00634  
Owner: Robin Davidson, 2003 Revocable Trust  
Agent: Lisa Plowman

(Proposal for a two-lot subdivision resulting in a 15,199 square foot Parcel 1 and a 10,424 square foot Parcel 2. The proposal for Parcel 1 includes construction of a 735 square foot additional dwelling unit, an attached 420 square foot two-car garage, an attached 210 square foot one-car garage, and one uncovered parking space. The two garages would be attached to the existing 1,483 square foot, one-story, single-family residence. The existing 508 square foot garage and 117 square foot shed would be demolished. Improvements to Parcel 2 would be to define development and building envelopes for a future single-family residence, relocate and improve the existing driveway, and provide an access and utility easement in favor of Parcel 1 as part of subdivision map recordation. Planning Commission approval is requested for a Performance Standard Permit for the additional dwelling unit, a modification to provide one of the required parking stalls as an uncovered stall, a lot frontage modification, a Coastal Development Permit, and a Tentative Subdivision Map.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION FOR A TENTATIVE SUBDIVISION MAP, MODIFICATIONS AND A PERFORMANCE STANDARD PERMIT.)**

**(3:30)**

Present: Detlev Piekart, Architect; Allison Debusk, Project Planner, provided clarification regarding lot splits on the subject parcel, City policy for multiple driveways on a single parcel, and parking requirements.

Public Comment opened at 3:37 p.m.

Harry Wright, resident, spoke in favor of the project.

Public Comment closed at 3:39 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds that the proposed lot split and additional unit on Parcel 1 are appropriate improvements. 2) The Board is concerned with vehicular access for the three residences that will occupy Parcels 1 and 2, as well as access to the adjacent residence to the west. The Board would like a solution that will maintain the rural quality of Mesa School Lane while providing sufficient width for vehicles, recognizing Mesa School Lane is also the pedestrian access toward the Wilcox property. 3) The Board is concerned with the health of the Cypress trees that line Mesa School Lane. The applicant is to provide a detailed landscape plan that identifies all trees to remain and those to be removed, both on-site and off-site, and their condition. 4) The Board finds that the proposed second unit on Parcel 1 is supportable, given its smaller size in relation to the main house. 5) The Board finds that the modification request for the fourth car stall to be uncovered is appropriate, as it provides fewer structures on the parcel. 6) Some Board members would like access to Parcel 2 to be located on the easterly portion of Mesa School Road; however, the Board defers to Public Works to resolve the issue as this would create two separate driveway approaches for Parcel 1 and Parcel 2.

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

**IN-PROGRESS REVIEW****2. 412 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-271-019  
Application Number: MST2005-00234  
Owner: Anabilt Properties, LLC  
Architect: Shubin and Donaldson  
Applicant: Anabilt Properties, LLC

(Proposal for a mixed use project with seven residential condominiums totaling 5,205 square feet and 6,154 square feet of commercial space on a 13,500 square foot lot. The project consists of three three-story buildings for five residential units and two three-story buildings for two commercial spaces and two residential units. Five one-car garages and 14 uncovered parking spaces will be provided.)

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

**(4:07)**

Present: Robin Donaldson, Architect/Owner.

Public comment opened at 4:23 p.m., and as no one wished to speak, closed at 4:23 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board finds that the revised scheme with multiple buildings is far superior to the prior rendition. 2) The Board supports the majority of the residential uses as being in separate buildings, toward the rear of the deep parcel. The massing of the project is broken down into multiple buildings so that the street elevation presents itself as two smaller buildings linked by the vined connection bridges. The rear buildings read with individualized architecture and not as a linked complex. 3) The Board finds that pedestrian linkage from the street to the rear residential courtyard could be further enhanced and delineated. 4) The Board is sympathetic to some of the modifications identified, and requests the applicant to do further research to determine how they can be minimized. The Board is concerned with the numerous setback modifications that have come into focus as a result of this meeting, and would like the applicant to quantify the setbacks on subsequent submittals. 5) The majority of the Board is not in support of the proposed stacking of commercial parking. 6) Restudy the residential entries on two middle residential buildings as they are difficult to find and placed in tight areas adjacent to the property. 7) The Board finds that the materials are moving in the right direction, but would like to see further toning down of the contemporary finishes to blend into the Santa Barbara vernacular style – particularly at the front buildings. 8) The Board encourages the applicant to consider the use of photo voltaics or solar panels on the applicable flat roofs.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 216 E CALLE LAURELES**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-091-011  
Application Number: MST2006-00322  
Owner: Paula S. Schaefer  
Applicant: Paul Poirer  
Architect: Paul Poirier

(Proposal for a 1,080 square foot, two-story addition to an existing 743 square foot, one-story, single-family residence on a 6,352 square foot lot. Proposed are a 487 square foot first floor addition, a 593 square foot second floor addition, a second story deck, and a 184 square foot addition to the existing attached 210 square foot garage.)

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

**(4:58)**

Present: Paul Poirer, Applicant/Architect.

Public Comment opened at 5:05 p.m.

Caroline Griffith, resident, spoke in opposition to the second-story deck.

Wes Brown, resident, spoke in opposition to the proposed addition size exceeding that allowed in the Declaration of Covenants, Conditions and Restrictions Imposed on Real Property.

Kathiann Brown, resident, spoke in opposition to the second-story deck.

Ms. Brodison summarized various letters received expressing opposition or support for the project.

Public Comment closed at 5:16 p.m.

Motion: Continued two weeks to the Full Board with the following comments: 1) The Board is supportive of the project and finds that the proposed project is a well-conceived, modest, second story addition that blends nicely with the existing structure, and steps back nicely on all sides of the building. 2) The majority of the Board is concerned with the entry element and would like to see further study. 3) The majority of the Board supports the second story deck, but would like to see privacy concerns addressed. In order to evaluate privacy concerns, the Board requests panoramic photos from the second-story showing all adjacent properties. 4) Restudy relocating the second story deck to the front street side.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 4125 HIDDEN OAKS RD**

PUD 0.4 Zone

Assessor's Parcel Number: 049-440-011  
 Application Number: MST2005-00606  
 Owner: Richard M. and Donnalee Davis Trustees  
 Contractor: Ace Awning, Inc.

(Proposal to install an attached, prefabricated 240 square foot sun room and remove the existing sunroom. The existing 3,942square foot one-story single-family residence is located on a 23,507 square foot lot in a Planned Unit Development. A Modification is requested to allow the addition to encroach into the 40 foot interior setback of the Planned Unit Development.)

**(COMMENTS ONLY; ENVIRONMENTAL ASSESSMENT, AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

**(5:40)**

Present: Ed Martin, Contractor.

Public Comment opened at 5:40 p.m. and as no one wished to speak, closed at 5:40 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and can return to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval 2) Corners of the west elevation are to be thickened to match the east elevation. 3) There shall be continuous plaster finish over the wall panels, with no exposed joints.

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

**\*\*\*\*\* THE BOARD RECESSED FROM 5:55 P.M. UNTIL 6:20 P.M. \*\*\*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 500 N LA CUMBRE**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009  
 Application Number: MST2006-00321  
 Owner: Deborah D. Hart

(Proposal for remodeling and addition to an existing 1,986 square foot, one-story single-family residence located on a 8,530 square foot lot in the Hillside Design District. The proposal includes construction of a 760 square foot second story and interior stairway, a 440 square foot two-car attached garage, and removal of the existing 423 square foot carport.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 060-03.)**

**(6:20)**

Present: Dennis Thompson, Architect; Bob and Deborah Hart, Owners.

Public Comment opened at 6:26 p.m., and as no one wished to speak, closed at 6:26 p.m.

Motion: Continued indefinitely to Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The applicant shall provide enhanced pedestrian paving out to La Cumbre per the Planning Commission's Resolution. 3) The parapet wall scheme shall be continued on the north elevation, or eliminated on the east elevation and a tile roof provided. 4) The applicant shall restudy the central parapet element on the east elevation. 5) The garage door shall be a quality carriage type, and rustic in nature.

Action: LeCron/Sherry, 6/1/0. Wienke opposed.

## **FINAL REVIEW**

### **6. 110 E COTA ST**

C-M Zone

Assessor's Parcel Number: 031-201-030

Application Number: MST2003-00520

Owner: Assem Demachkie

Architect: Tom Meaney

(This is a revised project - project now consists of five residential condominiums units and three commercial condominium units. Proposal for a three-story, mixed-use building consisting of a parking garage with 12 spaces partially below grade, and 1,824 square feet of commercial and five residential condominium units above. A voluntary lot merger of the adjacent vacant lot (APN 031-201-030) is proposed as a part of this application.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 077-05.)**

**(6:45)**

Present: Tom Meaney Architect; Lisa Rocci, Landscape Designer; Andrew Mett, Architect.

Motion: Final Approval with the following comments: 1) The Board understands the roof tile will have double starter courses. The top course is to be extended over the gutters as much as possible. There are to be mortared bird stops and boosted field tiles. Details on the plans will be changed to reflect such. 2) The irrigation back flow prevention valve is to be relocated further back into the planter. 3) Install additional large trees on the east elevation. 4) Relocate the fire bell to the front elevation. 5) New street lighting shall be in keeping with newly adopted city standards.

Action: LeCron/Wienke, 6/0/0. Romano stepped down.

**CONCEPT REVIEW - CONTINUED ITEM****7. 1123 SAN PASCUAL ST B**

R-3 Zone

Assessor's Parcel Number: 039-201-006  
Application Number: MST2006-00093  
Owner: Jorge and Lorena Escamilla

(Proposal for a new 400 square foot two-car carport and a 480 square foot storage building with half bathroom. The project is to be constructed at the rear of an 11,250 square foot lot currently developed with two two-bedroom units and a one-bedroom unit with a total of 2,392 square feet of habitable space. The property has three uncovered existing legal non-conforming parking spaces.)

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

**(7:21)**

Present: Jorge Escamilla, Owner.

Motion: Ready for Preliminary Approval with the following conditions: 1) The applicant is requested to install trees on the north property line, along the drive way. 2) The applicant is to remove the posts at the carport. The carport roof is to be supported with beams between the existing house and the proposed structure. 3) The applicant is to install landscaping at the San Pasqual Street frontage, and possibly install a yard tree. 4) Applicant is to install a planter and tree at the rear of the driveway to prohibit parking in the backyard. 5) Applicant is to relocate the trash enclosure areas away from the setbacks.

Action: Wienke/Sherry, 6/0/0. LeCron abstained.

**CONCEPT REVIEW - CONTINUED ITEM****8. 725 W VALERIO ST**

R-2 Zone

Assessor's Parcel Number: 043-213-003  
Application Number: MST2005-00282  
Owner: Benjamin F. and Maryann L. Spradley  
Architect: Steve Adrian

(Proposal for a 482 square foot second-story addition to an existing 840 square foot residence on a 6,291 square foot lot and to demolish the existing 377 square foot two-car garage and provide a new 340 square foot two-car carport. The current development of the lot includes a second 566 square foot residence all on a 6,291 square foot lot.)

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

**(7:45)**

Present: Steve Adrian, Architect.

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 with the following comments: 1) The applicant is to restudy the stairway to improve proportions; possibly making the stairway wider. 2) Restudy some of the windows on the north-east elevation.

Action: Wienke/Sherry, 7/0/0.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 632 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-293-007  
Application Number: MST2002-00851  
Owner: Thomas & Mary Rademacher, Trustees  
Architect: On Design

(This is a revised project. Proposal to construct 960 square feet of new commercial building and four apartments. Three new apartments totaling 2,650 square feet are proposed to be located above the existing 5,425 square foot warehouse on parcel 031-293-007. The existing 1,074 square foot single-story residence on parcel 031-292-009 is to be demolished, and a 960 square foot commercial building with a 938 square foot residence above are proposed to be constructed. The existing 1,240 square foot commercial building on parcel 031-293-008 is proposed to remain. Parking is provided by a two-car garage and seven uncovered parking spaces.)

**(Review After Final for a new exterior ADA accessible ramp with railing and a raised stair landing at the west elevation.)**

Final Approval as submitted of the Review After Final.

**CONTINUED ITEM****B. 3405 MADRONA DR**

E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-322-006  
Application Number: MST2005-00599  
Owner: Kimberley Heaton & Brian Mccarthy  
Architect: Rex Ruskauff

(Proposal to construct a first and second story addition totaling 1,341 square feet to an existing 1,429 square foot one-story residence on a 7,000 square foot lot. A Modification is requested to allow the garage to encroach into the required front yard setback.)

**(Modification approved October 5, 2005. Final Approval is requested.)**

Final Approval as noted on Sheets A-1.11; A-3.12; A-5.11; A-6.11; E-1.

**REFERRED BY FULL BOARD****C. 802 W PEDREGOSA ST**

R-2 Zone

Assessor's Parcel Number: 043-121-014  
Application Number: MST2005-00724  
Owner: Lee-Wingate Trust 3/25/05  
Architect: Hugh Twibell

(Proposal to construct a 1,100 square foot, two-story addition to an existing 1,211 square foot, one-story residence on a 5,400 square foot lot. The addition will consist of a 500 square foot accessory dwelling unit above a 600 square foot three-car garage.)

**(Final Approval is requested.)**

Final Approval as noted on Sheet A-1.

**FINAL REVIEW****D. 1435 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-032-019  
Application Number: MST2006-00174  
Owner: Free Methodist Church of Santa Barbara  
Architect: Gregory Jenkins

(Proposal for changes to the sanctuary building of a church complex including a new 245 square foot veranda on the second-story at the interior of the complex and a 720 square foot interior remodel for the Free Methodist Church on a 1.4 acre lot in the non-appealable area of the Coastal Zone.)

**(Final Approval is requested.)**

Final Approval as submitted.

**NEW ITEM****E. 302 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-371-023  
Application Number: MST2006-00403  
Owner: D. Tarlow Family Trust, 2/8/01  
Tenant: Western Credit Union

(Proposal to add two walk-up ATM machines on north side of building next to parking lot with associated security lighting.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Final Approval as noted.

**NEW ITEM****F. 231 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 017-042-018  
 Application Number: MST2006-00390  
 Owner: Thrifty Oil Company  
 Contractor: Fairweather Roofing, Inc.

(Proposal to remove the existing white BUR roofing on the canopy only and replace with a Certainteed, Presidential Shake roof in the Woodtone color.)

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

Final Approval as submitted.

**FINAL REVIEW****G. 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.)

**(Final Approval is requested for the Architecture and Landscape Plans.)**

Final Approval as submitted.

**FINAL REVIEW****H. 1905 CLIFF DR**

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-007  
 Application Number: MST2002-00729  
 Owner: Debra and Darush Babai, Trustees  
 Architect: Vadim Hsu

(This is a revised project. Proposal to demolish the existing 1,232 square foot commercial gas station and construct a new 6,596 square foot, two-story mixed use, commercial and multi-family residential project consisting of two buildings. The ground floor would consist of 3,470 square feet of new commercial space. The second and third floors would consist of four two-bedroom, rental apartments totaling 3,126 square feet on a 17,471 square foot lot in the Hillside Design District. A total of 22 surface parking spaces are proposed.)

**(Final Approval is requested for the Architecture and Landscape plans.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 060-05.)**

Final Approval as noted on Sheets L-4; A-4.1; A-4.2; A-4.3.

**\*\* MEETING ADJOURNED AT 8:03 P.M. \*\***