



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW REVISED MINUTES

Monday, July 10, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:03 P.M.

BOARD MEMBERS:

- BRUCE BARTLETT, Chair, Present
- JAMES LECRON, Vice-Chair, Present (arrived at 3:49 p.m., left at 8:20 p.m.)
- CHRISTOPHER MANSON-HING, Present
- GARY MOSEL, Present
- RANDY MUDGE, Present (left at 3:24 p.m.)
- LAURIE ROMANO, Present (stepped down from Item #1)
- DAWN SHERRY, Present (left at 8:05 p.m.)
- MARK WIENKE, Present
- GRANT HOUSE, Absent

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present from 3:08 to 3:50 p.m.
- KELLY BRODISON, Planning Technician, Present
- GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the <u>time of submittal & each time plans are revised</u>.</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>

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.
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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 July 6, 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.)

Tony Fisher, raised concern about the failure to provide agendas for the June 26, 2006 ABR meeting to interested parties.

Mr. Jaime Limón, stated that due to the failure to provide agendas to interested parties, Items 8 and 9 would be continued to a future ABR meeting, and that any discussion of these items on Monday, June 26, 2006 is not be considered as part of the official record.

Ms. Betty Weiss, City Planner, stated that Allied Planning Association, and other public interest groups regularly monitor Board agendas via the City's website.

B. Approval of the minutes of the Architectural Board of Review meeting of June 26, 2006, and July 7, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 26, 2006, with corrections.

Action: Wienke/Sherry, 5/0/2 Romano and Manson-Hing abstained.

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 3, 2006, with corrections.

Action: Manson-Hing/Romano 7/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Mark Wienke with the exception of the landscaping for Items J and K and, reviewed by Randy Mudge.

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

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

1. Ms. Brodison made the following announcements:

a) Board member Mosel will be absent from the meeting.

b) Board member LeCron will arrive late to the meeting.

2. Mr. Limón made the following announcements:

a) The Neighborhood Preservation Ordinance Update will be heard by council on August 8, 2006.

b) Mr. Limón requested that Board members reply to his e-mail polling members about proposed training dates related to the Brown Act and Robert's Rules of Order.

c) The appeal of the hedge at 559 Ricardo will be heard at Council on Tuesday, July 11, 2006.

3. Board member Romano announced that she will step down from Item #1.

4. Board member Sherry announced that she will leave at 8:00 p.m.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

- 1) Board member Manson-Hing reported that a large mesh barrier has been installed on the roof of Eladios Restaurant, at State and Cabrillo.
- 2) Board member Mudge reported that story poles have been installed at St. Georges, on Solinas Street. Mr. Limón stated that the item has been noticed for July 17, 2006.

CONCEPT REVIEW - NEW ITEM**1. CITYWIDE**

Assessor's Parcel Number: 099-MSC-0RW
Application Number: MST2006-00340
Owner: City of Santa Barbara
Applicant: Tully Clifford
Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St.)

(3:50)

Present: Tully Clifford, Supervising Transportation Engineer; Derrick Rapp, Traffic Department Manager, Penfield & Smith Engineers; Bob Cunningham, Arcadia Studios;

Public comment opened at 4:30 p.m.

K. DeForest, resident, requested an opportunity for more public input.

Jill K., resident, requested an opportunity for more public input into traffic calming devices.

Public comment closed at 4:40 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) Provide further design iterations enhanced in terms of aesthetic detailing. 2) Provide more uniformity on bulb-out and handicapped ramps. 3) Provide a raised planter between handicapped ramps, with a curb/ramp detail as opposed to the current dust pan detail. 4) Extend the existing parkways to the leading edge of the proposed handicapped ramp to increase landscape. 5) Provide enhanced materials that are more neighborhood specific, especially at the tapered curbs of the traffic circles. 6) Study trees in the traffic circles of a size which will not create negative visibility impacts, yet large enough to be seen from a distance to announce the traffic circles. 7) Board looks forward to other landscape and hardscape enhancements to improve the aesthetic quality of the installations. 8) Board is troubled by the functionality of the proposed intersection of Sola and Alta Vista. Restudy the functionality in the subsequent submittal.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 900 CALLE DE LOS AMIGOS****A-1 Zone**

Assessor's Parcel Number: 049-040-050
Application Number: MST2005-00742
Architect: Keith Nolan
Owner: American Baptist Homes of the West
Applicant: Tynan Group
Agent: Cameron Carey

(Proposal for residential and non-residential additions to the Valle Verde Retirement Community. Proposed is the construction of 34 additional senior housing units across the existing campus, bringing the total to 253 residential units. The non-residential component includes 8,756 square feet of new construction and 2,181 square feet to be remodeled. The proposal would add 60,860 square feet of structures, bringing the total to 320,165 square feet, as well as 116 new parking spaces for a total of 466 spaces. There would be 66,292 cubic yards of combined cut and fill grading on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit and for modifications for building separation and yard encroachments.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR AN AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT AND FOR MODIFICATIONS FOR BUILDING SEPARATION AND YARD ENCROACHMENTS.)

(5:10)

Present: Kieth Nolan, Architect; Ron Schaefer, Executive Director for Valle Verde Retirement Community; and Cameron Carey, Project Planner, Tynan Group.

Public comment opened at 6:09 p.m.:

Art Christman, in favor.

John Mandle, in favor.

Norman J. Boyan, in favor.

Bill Spangler, in favor.

Henry Jones, in favor.

Carl G. Mueller, in favor.

Ernest Campbell, in favor.

Robert Staley, concerned with loss of open space.

Steve Gaither, addressed possible loss of open space.

Bob Hull, stated the project makes sense but expressed concerned with neighborhood density.

Ruth Georgi, addressed density issues.

Heike Kilian, addressed traffic concerns.

Arthur Halenbeck, addressed parking concerns, submitted photographs and written testimony.

Tom B. Burgher, addressed placement compatibility with Hidden Oaks PUD.

Judy Orias, addressed grading and traffic issues.

Public comment closed at 6:47 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board finds the proposed expansion of the facility to return to its conditional use permit threshold on the number of units is valid in light of the lack of senior housing and the fact that additional property has been purchased to increase the amount of acreage. 2) The Board

supports the infill of the new units and looks for the new infill portion of the project to maintain similar setbacks and open space as original community. 3) The Board is concerned with the proposed unit mix and size of the newly added units. Provide more variety within the proposed unit types. 4) The Board is concerned with negative impacts to the Calle De Los Amigos and Hidden Oaks neighborhoods. a) With respect to Calle De Los Amigos, the Board is concerned that the distance factor of the proposed employee parking is too great from the main hub of the facility. i) Study relocating the employee parking closer to the facility center point. ii) Raising the grade in front of the administration building to perhaps include semi-subsurface parking, and; iii) Locate parking pockets along the drive as opposed to parallel and perpendicular stalls. 5) Provide technical drawings and site sections indicating grading when project returns to the Board. 6) The Board does not support setback modifications at the perimeter of the project, as it abuts the single-family residential and PUD neighborhoods. 7) Study the location of the three northerly duplexes, single units to achieve greater setback. Possible solutions might be to locate some units adjacent to the oak grove and proposed employee parking. 8) The Board is in support of the proposed architectural style as depicted on the administration building and new residential units. Provide an implementation plan to achieve uniformity. With regard to topography, the Board is concerned with the massing of the proposed new duplex buildings. 9) Restudy traffic and circulation of the Torino Drive cul-de-sac and study moving the intersection away from the cul-de-sac or making it emergency only access. 10) Study ways to minimize driveway approaches to the garages, to prevent cars from parking in the driveway in front of garages. 11) Resolve the creek setback of the proposed art studio.

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

***** THE BOARD RECESSED FROM 7:15 P.M. UNTIL 7:30 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM

3. 312 RANCHERIA ST

R-4 Zone

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

(Proposal to construct five two-story attached condominiums consisting of four two-bedroom units and one one-bedroom unit. The project would be one building consisting of 5,418 square feet of living area, 105 square feet of balcony area, and five attached two-car garages totaling 2,146 square feet. The proposal includes 100 cubic yards of cut and fill grading, and demolition of the two existing dwellings on the 11,375 square foot lot.)

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

(7:33)

Present: Peter Hunt, Architect; Carl Dunkirk

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The Board finds the mass, bulk, and scale to be appropriate to the neighborhood. The narrow

street elevation is in keeping with many of the smaller structures on the block. 2) The Board appreciates the stepping articulation of the parapet walls, especially on north and south elevation. 3) Study using sunshades to help announce the entries at the front and driveway sides in lieu of the build-out surrounds. 4) Explore using sunshades or thickened walls on long south elevation to breakup the flatness of the wall. 5) Utilize window muntings and light divisions on larger glass elements to provide detail which has been lost due to the elimination of some second story decks. 6) Increase landscaping, especially adjacent to the garage entries. 7) Study moving the rear retaining wall in order to preserve the existing trees on the adjacent parcel. 8) Provide additional canopy particularly adjacent to the vehicular entry. 9) Provide more detail in the garage door expression. 10) Study enhanced driveway paving to announce entry to units. 11) Study a new color scheme, as the Board prefers the previously submitted color scheme which helped define wall the off-sets.

Action: Wienke/LeCron, 5/0/0. Sherry absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 101 S LA CUMBRE RD

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-027
 Application Number: MST2006-00339
 Owner: Avenue 26 Holdings, LLC
 Architect: Cearnal Andrulaitis

(Proposal to construct a one-story 6,745 square foot commercial building with 27 parking spaces. The existing 1,656 square foot gas station on the 35,352 square foot lot would be demolished. The project would require approval of a Development Plan for new non-residential square footage over 3,000 square feet.)

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

(8:52)

Present: Brian Cearnal, Architect.

Public comment opened at 9:11 p.m. and as no one wished to speak, closed at 9:11 p.m.

Motion: Continued 4 weeks Full Board with the following comments: 1) The Board appreciates the simplistic architecture, site planning, and the use of cantilever sunshades articulating the west facing storefronts. 2) The Board recognizes there may be changes to the La Cumbre Lane elevation pending determination of the SD-2 overlay setback requirements. 3) Simplify the material palette. The stone adds too much variety for the simplistic architecture. 4) Consider using a continuous landscaped parkway strip along La Cumbre Road to separate the public sidewalk and paseo from the streetscape. 5) Coordinate the installation of any new street trees with the City of Santa Barbara Parks Dept. 6) Provide plans that differentiated materials for the pedestrian paseo/walkway on La Cumbre Lane as it crosses the driveway. 7) Provide photo documentation of the existing roofscape elevation as viewed from the 2nd story of the adjacent office building and higher elevations on La Cumbre Road. 8) Consider screening for potential rooftop equipment.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 25 S CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-027
Application Number: MST2006-00341
Owner: D. M. Ortega Hill Partnership
Applicant: Vulcan Materials Co
Contractor: B. K. Nelson
Agent: Jerry Bohannan

(Proposal for downsizing the existing readymix concrete plant to minimize the lease area from 2.5 acres to 0.7 acres for the downsized plant capacity. The project includes removal of the existing material storage system and wash-out system and modification of the on-site traffic pattern and conveyors. The project would require approval of a Coastal Development Permit.)

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

(8:51)

Continued indefinitely due to the applicant's absence.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2230 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 041-252-071
Application Number: MST2006-00303
Owner: Jory Teri and Seth Geiger
Applicant: Douglas Keep

(Proposal for a new two-story 2,444 square foot single family residence and 558 square foot two-car garage on a 5,428 square foot lot. There is an existing non-conforming duplex spanning the property line between this parcel and the adjacent parcel. The proposal includes demolition of the half of the duplex on this parcel with the other half of the duplex to remain on the adjacent parcel. Also proposed is 128 cubic yards of cut and fill grading on the site and landscaping changes in the parkway on Fellowship Road. A modification is requested to provide the required open yard area in the front yard setback.)

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

(8:20)

Present: Douglas Keep, Applicant; Dr. Seth Geiger, Owner.

Public comment opened at 8:33 p.m.

Garry McGill, resident, addressed concern with bulk and height.

Chair Bartlett read into the record a letter from David and Lisa Tate expressing opposition to the proposed project.

Public comment closed at 8:34.

Motion: Continued indefinitely to Full Board with the following comments: 1) Restudy the mass, bulk, scale and square footage as they appear to be excessive given the small corner lot configuration. 2) The Board can not support a modification to having all of the open yard space within the front setback along Fellowship. 3) The Board could potentially support a minor modification for the oversized garage but will wait to see a new configuration before making that determination. 4) The Board is in support of legalizing the existing nonconforming duplex, but is concerned with the relationship of two-story residence located 6-feet from the adjacent structure which will remain. 5) The Board appreciates the architectural style as presented. 6) Study building second-story components into apparent attic space to reduce the height and mass of the building. 7) Provide a clearer depiction of the inter-relationship of property line wall and the existing structure to remain on the east side.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 707 CHIQUITA RD

E-2 Zone

Assessor's Parcel Number: 031-132-009
 Application Number: MST2005-00262
 Owner: David and Elizabeth Conway
 Architect: Steve Hausz

(Proposal for minor alterations to an existing 3,731 square foot residence on a 13,073 square foot lot located in the Hillside Design District. The alterations consists of replacing and relocating existing doors and windows, replacing and extending the first and second floor balconies, and constructing a 600 square foot second floor deck.)

(Review After Final for revisions to windows and doors.)

Final Approval as submitted.

REVIEW AFTER FINAL

B. 1 N CALLE CESAR CHAVEZ

OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-012
 Application Number: MST2004-00821
 Owner: Jacques Ptrs
 Applicant: Thompson Naylor

(Proposal for foundation repair, new plaster finish and colors, new exterior steel stairs, new awning, new exterior lighting and new ballards.)

(Review After Final for the replacement of two wooden stairways with metal stairs in four new sections leading to existing doors.)

Final Approval as submitted

FINAL REVIEW**C. 403 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-343-010
 Application Number: MST2005-00547
 Owner: Richard Spann
 Applicant: Nextel Communications
 Architect: Eric Fulsang

(Proposal to install six antennas for an unmanned wireless telecommunications site within building with an addition of a faux chimney to house two of the six antennas.)

(Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**D. 970 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-052-002
 Application Number: MST2006-00099
 Owner: Shelly Johnson and Karen Kasaba
 Architect: James Macari

(Proposal for a 767 square foot first floor addition to an existing 2,490 square foot single family residence with an attached 671 square foot garage on a 20,238 square foot lot in the Hillside Design District. Also proposed is a 557 square foot rear patio cover and a 104 square foot deck.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(Preliminary 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.

CONTINUED ITEM**E. 110 S HOPE AVE H-27****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
 Application Number: MST2006-00389
 Owner: Macerich La Cumbre, LLC
 Applicant: Jake Webster
 Agent: Edward Devicente

(Proposal for a new Janie and Jack storefront in La Cumbre Plaza at an existing 1,145 square foot commercial space.)

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

Final Approval as submitted; and colors are to be incorporated into plans.

REFERRED BY FULL BOARD**F. 2434 ANACAPA ST E-1 Zone**

Assessor's Parcel Number: 025-081-001
Application Number: MST2006-00010
Owner: Loren and Julie Churchman
Agent: Dale Pekarek

(Proposal for a one-story, 740 square foot addition to an existing one-story single-family dwelling. The project will convert The 500 square foot two-car garage and 474 square foot workshop to a new family room/study; construct a new attached 484 square foot two-car garage, and add 132 square feet of new living space resulting in 3,582 total square feet. Lot size is 23,281 square feet. Grading is not required.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(Preliminary Approval is requested.)

Final Approval as submitted.

NEW ITEM**G. 1301 BLANCHARD ST R-2 Zone**

Assessor's Parcel Number: 031-391-036
Application Number: MST2006-00402
Owner: Jose D. Adame
Architect: Jose Esparza

(Proposal to permit the as-built construction of 77 square feet of deck and the reconstruction of the rear non-conforming stairway and 121 square foot deck on a existing 1,292 square foot two-story duplex with a detached 306 square foot deck.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

CONTINUED ITEM**H. 620 W GUTIERREZ ST R-4 Zone**

Assessor's Parcel Number: 037-180-037
Application Number: MST2006-00272
Owner: Santa Barbara Core Associates, LP
Applicant: Tectonica Design
Architect: Wolcott Architecture

(This is a revised proposal. The proposal includes exterior changes to existing apartment building including new exterior paint and light fixtures, new guard rail to existing balconies and staircase (facing street), new roof and 8,010 square feet of new balconies on the second story facing the interior of the property, new floor finish to the existing balconies. Also, included are new doors and windows to access the proposed balcony.)

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

Final Approval as submitted.

REVIEW AFTER FINAL**I. 617 GARDEN ST****C-M Zone**

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

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

(Review After Final for the addition of tree protection notes, location of backflow preventer and additional screening.)

Final Approval as submitted.

REVIEW AFTER FINAL**J. 1940 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-024
 Application Number: MST2006-00323
 Owner: Mercedes H Eichholz Trustee (For) E
 Owner: Mission Ridge Trust
 Owner: Carol Gross

(Proposal for addition of solar panels, as built wall, new site retaining walls, new built-in barbeque, fencing for pool requirements, new patio addition, driveway addition.)

(Review After Final for two new retaining walls in the west interior yard.)

Final Approval as noted.

**** MEETING ADJOURNED AT 9:29 P.M. ****