



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, January 16, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:04 P.M.**

BOARD MEMBERS:

MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present (out from 4:13 to 4:18 p.m.)

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present (from 3:04 p.m. to 5:26 p.m.)
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, 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 Thursday, January 11, 2007 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: (This item was heard out of order)

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 the applicant of 1466 La Sima Road, commented that the wording of the original motion was more appropriate than the amendments which were made today. Mr. Fisher stated that he will provide a transcript of the previous motion.

- B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January, 2007, with corrections.

Action: Sherry/Manson-Hing, 6/0/0. Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry and Christopher Manson-Hing with the exception of the landscaping for Items F, reviewed by Randy Mudge.

Action: Mudge/Mosel, 6/0/0. Motion carried.

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

Ms. Brodision announced that an appeal has been filed for 1303 Ferrell Road, and requested that an ABR representative be in attendance with the item is heard at City Council.

- E. Subcommittee Reports.

Board member Manson-Hing, announced that he has relinquished his position as VAPP representative to Member Blakeley.

- F. Possible Ordinance Violations.

No violations reported.

FINAL REVIEW**1. CITYWIDE**

(3:15) 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. The location and circulation design for this project was approved by City Council on April 11, 2006.)

(Referred to Full Board from the January 8, 2007 Consent Calendar, for aesthetic comments only on the pavement, texture, materials and landscaping.)

(3:32)

Present: Tully Clifford, Transportation Engineer; Allen Browning, Transportation Manager; Jaime Limón, Senior Planner.

Mr. Limon summarized a memo from Paul Casey, Community Development Director, clarifying the ABR's authority on the City project.

Mr. Clifford highlighted changes that were made to Traffic Control Devices, per the Boards request, at the following locations:

1. Alta Vista and Sola Street
2. Alta Vista and Victoria Street
3. Alta Vista Road and Anapamu Street (in front of the high school)
4. Canon Perdido Street and Quarantina Street
5. Quarantina Street and De La Guerra
6. Islay Street and Garden Street
7. Arrellaga Street and Garden Street
8. Garden Street and Sola Street
9. Sola Street and Olive Street

Public comment opened at 3:50 p.m. The following individuals/representatives spoke in favor or opposition:

Nick Pierce, resident, in favor.

Joseph Rution, representing Bungalow Haven Neighborhood Association, in favor.

Kellam DeForest, resident, opposed.

Dale Francisco, representing Santa Barbara Safe Streets, opposed.

Michelle Giddens, President, Citywide Homeowners Group, opposed.

Jim Westby, Vice-President Santa Barbara Safe Streets, opposed.

Jill Kent, resident, opposed.

Michael Self, President, Santa Barbara Safe Streets, opposed. Submitted e-mails from Karen Friedman and Elena Urschel, opposed.

Public comment closed at 4:05 p.m.

Straw vote #1: How many would like to see symmetry at the bulb-out curbs whenever possible? 4/2/0.

Straw vote #2: How many want a tree at Alta Vista and Sola? 2/4/0. Opposed.

Straw vote #3: How many would like to extend the island apron (imitation sandstone) northward as a triangle within the painted line at the Garden and Islay intersection? 4/2/0

Motion: **Continued indefinitely back to the Full Board. The Board requested the design of the intersection to be revised to provide as much symmetry as possible. The following comments are listed by intersection:**

1) At Alta Vista and Sola Streets: **a.** either remove the tree or install a narrower tree, other than Olive; **b.** install cross walks as required; **c.** provide authentic sandstone curb detailing to the round-about concrete curb including a sandstone color, texture, and scoring joints; **2)** At Alta Vista Road and Victoria Street, use the revised type handicapped directional ramps at all four corners for uniformity. **3)** At Alta Vista Road and Anapamu Street (in front of the high school), widen the handicapped ramps on the west side of Anapamu, on both sides of the street. **4)** At Canon Perdido and Quarantina Streets, adjust the handicap ramps to align with the ladder crosswalks on the north side of Canon Perdido. **5)** At De La Guerra and Quarantina Streets: **a.** flare the curb at the southeast corner onto Quarantina Street at the handicap ramp; **b.** match the same flare on the opposite bulb out. **6)** At Islay and Garden Streets: **a.** provide a longer apron to the north end of garden street median; **b.** flare the north side of Garden Street handicapped ramps on both sides. **7)** At Arrellaga and Garden Streets, increase the amount of landscape at the handicapped ramps. **8)** At Garden and Sola Streets, continue the imitation sandstone looking concrete curb when it abuts existing sandstone curb. **9)** At Sola and Olive Streets, in order to accommodate the existing manhole, study having no landscaping and creating a button style manhole with landscape around it.

Action: Mosel/Manson-Hing, 6/0/0. Motion carried.

REVIEW AFTER FINAL**2. 308 PALM AVE**

M-1 Zone

(3:35) Assessor's Parcel Number: 031-342-009
 Application Number: MST2004-00862
 Owner: Jaya and Erin Lozano
 Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. Proposal will also minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. A Development Plan Approval is requested to allocate the square footage for the non-residential addition.)

(Review After Final for window changes.)

(4:05)

Present: Joseph Ewing, Architect.

Motion: Continued indefinitely to the Full Board with the following comments:

The applicant is to: **1)** Research the ability to use applied muntins to the window exteriors, as the Boards preferred design solution. **2)** Provide accurate detail of the proposed new window; incorporate a window sill as previously approved. **3)** Explore other design enhancements to the building in order to compensate for the inferior quality of the installed widows, and return with those enhancements shown on the exterior elevation of the building.

Action: Mudge/Manson-Hing, 4/2/0. Motion carried. (Blakeley, Mosel opposed)

REVIEW AFTER FINAL**3. 1650 MIRA MESA DR**

E-1 Zone

(3:55) Assessor's Parcel Number: 035-160-021
 Application Number: MST2005-00429
 Owner: Barbara Toumayan
 Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second-floor deck by 186 square feet.)

(Review After Final to revise the deck railing from steel to glass.)

(5:26)

Present: Dawn Sherry, Architect.

Motion: Final Approval of the project as submitted.

Action: Mudge/Blakeley, 3/2/0. Motion carried. (Mosel, Manson-Hing opposed) (Sherry stepped down)

CONCEPT REVIEW - CONTINUED ITEM**4. 927 OLIVE ST**

C-2 Zone

(4:15) Assessor's Parcel Number: 029-302-031
Application Number: MST2006-00421
Architect: Keith Rivera
Owner: Fiesta Olive, LLC
Applicant: Aaron Amuchastegui

(Proposal for a mixed-use development consisting of three three-story buildings. The project includes five three-story, one- and two-bedroom residential condominiums ranging from 1,470 to 1,919 square feet. Three of the units include office space totaling 690 square feet on the first floor. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 & 933 Olive Street and 500 cubic yards of cut and fill grading. Planning Commission Approval of a Tentative Subdivision Map is requested.)

(Second Concept Review.)

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

(5:35)

Present: Keith Rivera, B3-Architects; Loren Hinkel B3, Architects; Aaron Amuchastegui, Applicant.

Straw Vote: How many Board members think the project needs to return? 6/0/0.

Motion: **Continued indefinitely to the Full Board with the following comments:**

1) The Board is pleased with the new site plan layout for the five units and the central driveway. 2) Provide a wider strip of landscape between the driveway and the sidewalk area. 3) The third level roofs forms appear too large and too long, especially as seen from Olive Street.. Articulate the third floor roof forms to provide a break to reduce the bulkiness of a continuous roof. 4) Provide details for site drainage, such as retaining walls, catch basins, or sump pumps. 5) Design a less boxy, more proportional window fenestration, on the north elevation, particularly the front elevation of the north building on Olive Street. 6) There is some concern with the gutter and eaves. Use a wider variety of eaves, so that they are not all flush conditions. 7) Provide more differentiation between individual units. 8) Integrate more sandstone stone into the building on the north and more brick to the building on the south, to integrate better into the existing streetscape. 9) Provide hi-quality garage doors.

Action: Sherry/Mudge, 6/0/0. Motion carried.

***** THE BOARD RECESSED FROM 6:21 P.M. UNTIL 6:42 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1418 SANTA ROSA AVE**

E-3/SD-3 Zone

(4:50) Assessor's Parcel Number: 045-132-014
Application Number: MST2006-00288
Owner: Santa Rosa Associates, LLC
Applicant: Santa Rosa Associates, LLC

(Proposal for a three-lot subdivision and construction of three one-story single-family residences. The existing 1,861 square foot single-family residence and attached garage would be demolished and the 27,937 square foot lot would be divided into three approximately 9,200 square foot parcels. Parcel 1 would have a 2,526 square foot residence and attached 469 square foot two-car garage, Parcel 2 would have a 2,519 square foot residence and attached 541 square foot two-car garage, and Parcel 3 would have a 2,413 square foot residence and attached 628 square foot three-car garage. There would be 1,300 cubic yards total of cut and fill grading. Access to the new lots is proposed via a common driveway along the eastern property line. Planning Commission approvals of a Coastal Development Permit and a Tentative Subdivision Map are requested, along with modification requests to allow the creation of two lots without the required street frontage and modification requests to allow two of the garages to exceed 500 square feet.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR A THREE LOT SUBDIVISION, A COASTAL DEVELOPMENT PERMIT, MODIFICATIONS AND A STREET FRONTAGE WAIVER.)

(6:42)

Present: Richard Thorn, Project Architect; Gregory Parker, Applicant.

Public comment opened at 6:55 p.m., and as no one wished to speak, public comment closed at 6:55 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The project and site planning are well conceived. The Board appreciates the proposed one-story residences, and the choice of materials and colors to differentiate the units.
- 2) It is suggested that the chimneys be faced in either brick or stone, to integrate the design and for more detail.
- 3) Study the use of a brick edge at the sidewalk along the driveway, and consider using brick bands to break up the visual length of the driveway.
- 4) Incorporate the canopy trees throughout the project.
- 5) Some Board members are concerned about the amount of export grading required for the project, caused by the grading of flat pads.

Action: Sherry/Manson-Hing, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 602 ANACAPA ST**

C-M Zone

(6:00)

Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Architect: Robert Christian
Contractor: Campanelli and Associates

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building and two new exterior doors. The project requires Development Plan Approval findings at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(7:05)

Present: Isaac Romero, Agent; Gary Bollinger, Tenant.

Public comment opened at 7:21 p.m. The following individual spoke in favor or opposition:

Michael Bengry, resident, neither. Stated concerns about sound issues.

Public comment closed at 7:23 p.m.

Motion: Continued indefinitely to the Full Board, with the following comments:

1) The Board finds the use of palm trees an acceptable replacement of shade trees, which were removed by neighboring construction. **2)** Study the corner entry at Anacapa and Cota Streets for a better entry design. Some Board members feel that the front entry could be made more generous, and more easily accessed. Provide detailed drawings in that regard. **3)** Examine the use of the existing curtain wall and verify any use of to determine the possible use of translucent or opaque panels. If such panels or similar effect are proposed, provide all details. If translucent panels are proposed, provide all details. **4)** Provide detailing for the proposed new door locations, show all existing door locations and landscape existing at proposed sidewalks. **5)** Provide proposed exterior lighting details.

Action: Manson-Hing/Mosel, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 319 N MILPAS ST**

C-2/M-1 Zone

(6:30) Assessor's Parcel Number: 031-363-035
 Application Number: MST2006-00076
 Owner: Milpas Street Partners
 Architect: Brian Nelson

(Proposal for condominium conversion of an existing 5,004 square foot two-story, mixed-use building consisting of two two-bedroom apartment units on the second floor and 2,506 square feet of commercial medical office space on the first floor. The proposal includes enclosure of part of the existing patio to create two private storage areas for the residential condominiums. The condominium conversion requires Staff Hearing officer approval.)

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

(7:37)

Present: Brian Nelson, Architect; Bill Meller, Owner.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

1) The applicant is to add signage, preferably hand painted, way finding signs, from the sidewalk on Milpas Street to the rear entry. **2)** Provide an indication of self assigned parking for the condo units, and required signage. **3)** Provide a Landscape Plan which provides additional landscaping along the driveway, sidewalk, and front-yard.

Action: Manson-Hing/Sherry, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 4126 HIDDEN OAKS RD**

PUD 0.4 Zone

(7:00) Assessor's Parcel Number: 049-440-005
 Application Number: MST2006-00752
 Owner: David and Stevie Peters
 Architect: Paul Zink

(Proposal for garage conversion and additions to an existing 2,417 square foot two-story dwelling located on a 26,058 net square foot lot. The proposal would convert an existing attached 460 square foot two-car garage to habitable space and construct a new attached 460 square foot two-car garage, a 386 square foot first-floor addition, and a 100 square foot second-floor addition.)

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

(7:58)

Present: Paul Zink, Architect; David and Stevie Peters, Owner.

Public comment opened at 7:56 p.m.

Ms. Brodison summarized comments received from an unidentified resident.

Public comment closed at 7:57 p.m.

Motion: **Continued indefinitely to the Consent Calendar with the following comments:**
1) The project is Ready for Preliminary Approval. **2)** Provide a Landscape Plan which provides significant trees at a one-to-one replacement ratio, with attention to tree replacement at the front and side yards. **3)** Provide architectural details of materials, roofs, plaster treatments, with window detailing to match the existing Anderson vinyl clad windows. **4)** Neighborhood Preservation Ordinance Compliance findings can be made when the project returns to Consent Calendar.

Action: Manson-Hing/Mudge, 5/1/0. Motion carried. Mudge opposed.

CONCEPT REVIEW - CONTINUED ITEM

9. 264 N LA CUMBRE RD

E-3/SD-2 Zone

(7:30) Assessor's Parcel Number: 057-240-018
 Application Number: MST2006-00705
 Owner: Gary Gray

(Proposal to relocate two uncovered parking spaces for safer egress from the existing duplex. Modifications are requested for an uncovered parking space within the required interior-yard setback, and for an overheight retaining wall and fence at the front of the property.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICE APPROVAL FOR A MODIFICATION.)

(8:07)

Present: Gary Gray, Owner.

Straw vote: Should the parkway

Motion: **Continued indefinitely to the Consent Calendar with the following comments:**
1) Connect the existing sidewalk from the north end of the property line with a soft curve to the new proposed sidewalk. **2)** Return with a landscape plan showing improvements to the right of way easement and the lot frontage.

Action: Mudge/Blakeley, 5/0/1. Motion carried. Manson-Hing abstained.

CONSENT CALENDAR –**CONTINUED ITEM****A. 631 W CARRILLO ST**

C-P Zone

Assessor's Parcel Number: 039-291-036
Application Number: MST2006-00764
Owner: Kathe Schilling, Trustee
Applicant: John Entezari

(This is an enforcement case (ENF2006-00488). Proposal to remove the previously approved 6' x 42' wood fences and the 10 square foot open trash enclosure and to install 42" x 41' picket fences on a 9,812 square foot lot developed with a 960 square foot commercial building.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval with the condition that the white picket fence is to be painted to match the existing dark beige trash enclosure.

REVIEW AFTER FINAL**B. 1235 E HALEY ST**

R-2 Zone

Assessor's Parcel Number: 031-253-009
Application Number: MST2006-00453
Owner: Guillermo and Inez Serrano
Agent: Paul Zink

(Proposal to re-build an existing 230 square foot roof porch and framing above an existing 320 square foot garage and to remove the existing trellis on a 5,746 square foot lot developed with an existing 1,740 square foot house.)

(Review After Final to add an outdoor fireplace to garage deck.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 434 TERRACE RD**

E-3 Zone

Assessor's Parcel Number: 035-191-031
Application Number: MST2006-00257
Owner: Jane and Collie Conoley
Architect: Dennis Thompson

(Proposal to construct a 513 square foot second-story addition to an existing 1,666 square foot one-story single-family residence with an attached 462 square foot garage on a 6,502 square foot lot. Modifications are required to allow the second-floor deck to encroach into the required interior-yard setback, and to allow the porch to encroach into the required front-yard setback.)

(Review After Final to remove the chimney and keep the existing fireplace and changes to the windows in the living room and dining room on the south side.)

Final Approval as submitted of the Review After Final

FINAL REVIEW**D. 1515 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-031-005
Application Number: MST2006-00203
Owner: Jeffrey Seawards
Architect: William Cooper

(Proposal to construct a new 3,347 square foot two-story, single-family residence with attached 480 square foot two-car garage, and a 473 square foot second-floor covered deck and stair on a vacant 10,996 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The project includes 207 cubic yards of grading outside the building footprint.)

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

Final Approval as submitted.

FINAL REVIEW**E. 3443 SEA LEDGE LN**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-005
Application Number: MST2005-00743
Owner: Thomas & Katherine Dunlap Jr., Trust
Architect: Dawn Sherry
Landscape Architect: Kathryn Dole
Agent: Alicia Harrison

(Proposal for removal of an existing swimming pool, for hardscaping alterations over the pool location, and as-built minor repairs to existing rear stairway and deck. The proposal includes 130 cubic yards of cut and fill grading. The single-family residence is located in the Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 052-06.)

Final 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, with the comment that drainage pipe routing shall be as shown on grading plan, drawing number 3 of 4.

FINAL REVIEW**F. 401 W DE LA GUERRA ST** R-4 Zone

Assessor's Parcel Number: 037-071-007
 Application Number: MST2004-00537
 Applicant: Steve Mori
 Owner: David Karschner

(Proposal to construct two attached residential units with a total proposed 2,606 square feet of habitable space on a 5,015 square foot vacant lot. The proposal consists of a 1,365 square foot two-story unit with an attached 437 square foot garage and 92 square feet of balcony and covered porch area and a 1,241 square foot two-story unit with an attached 480 square foot two-car-garage and 119 square feet of balcony and covered porch area.)

(Modification approved March 29, 2006.)

Continued one week back to the Consent Calendar for the applicant to provide all details. Final Approval of the Landscape with the condition that the entry walkway and parkway on Castillo are to be simulated sandstone or flagstone.

CONTINUED ITEM**G. 1516 DE LA VINA ST** R-4 Zone

Assessor's Parcel Number: 027-222-021
 Application Number: MST2003-00558
 Owner: Cliff Kearsley

(Proposal to construct a 2,184 square foot three-story, two-unit residential building above a four-car garage at the rear of an existing 2,551 square foot two-story residence with a carport, located on an 8,607 square foot lot. There is an existing 308 square foot garage that is to be demolished.)

(Request to re-instate the previously expired approval.)

Continued indefinitely due to the applicant's absence.

CONTINUED ITEM**H. 3505 STATE ST** C-O/SD-2 Zone

Assessor's Parcel Number: 051-053-017
 Application Number: MST2006-00695
 Owner: Robert Rowe
 Architect: Alderman Paccone Architects
 Applicant: Burnham Nationwide
 Business Name: Motel 6

(Proposal to construct a new ADA accessible ramp and gate from the existing building leading to the existing swimming pool on a 1.3 acre lot developed with a Motel 6. The ramp will include a galvanized metal handrail.)

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

Final Approval as submitted.

CONTINUED ITEM**I. 2506 STATE ST**

E-3/PUD 4.6 Zone

Assessor's Parcel Number: 025-430-013
Application Number: MST2006-00720
Owner: Julie Lopp, Revocable Living Trust
Applicant: Peter Hale

(Proposal to convert an existing two-car garage to a guest bedroom and construct a new two-car carport at the front of a 13,273 square foot lot currently developed with a single-family residence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely to Consent Calendar with the comment that the brackets, if exposed, are to be decorative posts, and that the Site Plan is to show vine pockets at posts and to indicate the proposed vine types.

NEW ITEM**J. 3940 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-029
Application Number: MST2006-00763
Owner: Franchise Realty Interstate Corp
Business Name: McDonald's Restaurant
Applicant: Daniel Monares
Architect: Larry Ifurung

(Proposal to remove exterior children's play structure and six tables with 16 chairs and install new tables and chairs and a new dolphin play sculpture.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely to the Consent Calendar, with the comments that the Site Plan is to provide the type and location of any proposed lighting, and that the sculpture is to be located outside of the setback.

NEW ITEM

K. 620 W GUTIERREZ ST

R-4 Zone

Assessor's Parcel Number: 037-180-037

Application Number: MST2007-00009

Owner: Santa Barbara Core Associates, LP

Business Name: Casa Bella Apartments

(Proposal for exterior color change for an existing apartment complex on a 1.9 acre lot.)

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

Final Approval as submitted, with the comment that the doors are to be Benjamin Moore, Deep Royal color. All other exterior color changes are to be Frazee Swiss Coffee or equal.

**** MEETING ADJOURNED AT 8:27 P.M. ****