



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, January 29, 2007      David Gebhard Public Meeting Room: 630 Garden Street      3:06 P.M.**

**BOARD MEMBERS:**  
 MARK WIENKE, Chair, Present  
 CHRISTOPHER MANSON-HING, Vice-Chair, Present  
 JIM BLAKELEY, Absent  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present (arrived at 3:10 p.m.)  
 RANDY MUDGE, Present (out from 5:10 p.m. to 5:36 p.m.)  
 DAWN SHERRY, Present

**CITY COUNCIL LIAISON:** GRANT HOUSE, Absent  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT, Absent

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor, Present (from 3:06 to 6:04 p.m.)  
 KELLY BRODISON, Planning Technician, Absent  
 JOANNE LACONTE, Assistant Planner, Present  
 GLORIA SHAFER, Commission Secretary, Present

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</u> plans are required at the <u>time of submittal &amp; 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 &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 Thursday, January 25, 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](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:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

## B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 22, 2007, with corrections.

Action: Manson-Hing/Sherry, 5/0/0. Motion carried. (Blakeley absent.)

## C. Consent Calendar.

Ms. La Conte announced that Item L was incorrectly described, and the review was only for the operational improvements.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry and Randy Mudge.

Action: Sherry/Mudge, 5/0/0. Motion carried. (Blakeley absent.)

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

No announcements.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**REVIEW AFTER FINAL****1. 2108 LAS CANOAS RD**

A-1 Zone

Assessor's Parcel Number: 021-030-031  
Application Number: MST2005-00456  
Owner: Donald and Lorna Lea McGilvray  
Architect: Scott Branch  
Architect: Burnell and Jewett

(Proposal for a new 2,031 square foot one-story single-family dwelling and a 484 square foot detached garage with a second-floor 484 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District.)

**(Review After Final for changes to retaining wall at rear of house and revised grading quantities.)**

**(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR GRADING MORE THAN 500 CUBIC YARDS OUTSIDE OF THE MAIN BUILDING FOOTPRINT.)**

(3:22)

Mr. Limón, Design Review Supervisor, provided comments clarifying issues concerning the revised project and the proposed amount of grading.

Present: Scott Branch, Architect; Grant Castleberry, Landscape Architect; Donald and Lorna McGilvray, Owners.

Public comment opened at 4:32 p.m., and as no one wished to speak, public comment closed at 4:32 p.m.

**Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:**

- 1) The Board finds that the reduced amount of grading is a benefit, and the reduction to the amount of retaining wall at the driveway is appropriate.
- 2) The wall on the back driveway, at the rear of the house, designed as concrete block with stone cap, shall be designed in such a way as to cover the concrete block face with either paint or stucco in addition to the proposed landscape.
- 3) The septic system and the energy dissipaters should be studied as to their location in proximity to each other.
- 4) Heights of all of the retaining walls shall be placed on the drawings.
- 5) Heights of the retaining walls on the south side shall be designed to have additional landscaping, as proposed, and other planting so as to diminish the height of the corners that are approaching fourteen feet in height.
- 6) Study reducing the height of the retaining wall at the south-east corner terraces.

Action: Mudge/Sherry, 5/0/0. Motion carried. (Blakeley absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 3002 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-201-008  
Application Number: MST2005-00696  
Owner: Raul Gutierrez  
Architect: Joaquin Ornelas, Jr.

(Revised plan for a new two-story residence previously approved by ABR on March 13, 2006. Proposal to construct a new two-story 2,546 square foot single-family residence, including 440 square foot attached two-car garage on a 7,500 square foot lot. A modification is requested to allow alterations to nonconforming portions of the building being reconstructed to encroach into the required front-yard.)

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

(4:01)

Present: Joaquin Ornelas, Agent.

Public comment opened at 4:10 p.m. The following individuals spoke in favor or opposition.

John Mealy, opposed.

Allen Hodgert, neither. Too much construction taking place on Paseo Del Refugio.

Chair Wienke read into the record a letter containing signatures of twelve residents who object to the proposed building plan due to issues of neighborhood compatibility, aesthetics, and design.

Paul Norton, opposed. Variances and size of the proposal.

Margaret Oberholzer, opposed. Mansionization of small lots.

Bruce McIver, opposed. Wave of larger homes in the neighborhood.

Public comment closed at 4:18 p.m.

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

- 1) Study revising the proposal to keep the garage detached and to the north of the property, thus allowing the open-yard space to be closer to the activities of the residence.
- 2) Study that portion of the living room that is proposed to be in the front yard setback for better conformance to the Zoning Ordinance.
- 3) Provide a revised Landscape Plan that addresses the aforementioned changes and providing a pedestrian appeal to front door.
- 4) Document all large trees on the site plan
- 5) Document the garage door opening on the site plan. The revised garage door is to follow the shape of the header.
- 6) Study the fenestration division of the living room window which faces Paseo del Consuelo to be compatible with rest of the house.

- 7) Provide high-quality window detailing and materials appropriate to the style, including window fenestration.
- 8) Design the detail and scale of the buildings to be compatible with the scale and charm of the neighborhood.

Action: Manson-Hing/Sherry 5/0/0. Motion carried. (Blakeley absent.)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **3. 1133 HARBOR HILLS LN**

E-1 Zone

Assessor's Parcel Number: 035-314-013  
Application Number: MST2006-00756  
Owner: Afra Guity and Pira Shafe Guity  
Designer: Jason McCann  
Architect: Shubin and Donaldson

(Proposal for remodeling and a 671 square foot addition to an existing two-story 2,707 square foot residence on a 17,116 square foot lot in the Hillside Design District. Existing parking is provided in a 460 square foot two-car garage and an attached 189 square foot one-car carport at the lower level. After remodeling, there would be an attached 432 square foot two-car garage at the upper level with lower-level parking converted to living space. A modification is requested for encroachment of the proposed garage into the interior-yard setback.)

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

(5:10)

Present: Jason McCann, Designer; Robin Donaldson, Architect.

Public comment opened at 5:25 p.m., and as no one wished to speak, public comment closed at 5:25 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer with the project to return to the Full Board with the following comments:**

- 1) The design concept is appreciated.
- 2) The modification for the garage encroachment into the side-yard setback is acceptable as it does not change the size, bulk, or scale of the house; nor does it appear to be a detriment to the neighborhood. Neighboring homes in this location, near the end of the cul-de-sac, also have back-out driveways.
- 3) The Board can support a second modification as may be required for a location change to the front door because it is located in the front-yard setback.
- 4) The Board finds renovation of the front garden walls acceptable.
- 5) Restudy the glass railing. The Board prefers a non-reflective material such as cable rails.
- 6) Provide a color scheme when returning to the Full Board.

Action: Sherry/Mosel, 4/0/0. (Blakeley, Mudge absent.)

**CONCEPT REVIEW - NEW ITEM**

**4. 322 E MICHELTORENA ST**

R-3 Zone

Assessor's Parcel Number: 029-021-023  
Application Number: MST2006-00697  
Owner: Santa Barbara Properties LTD  
Applicant: Michael Porter  
Agent: Don Royale

(This is on the City's List of Potential Historic Resources: "Holman Court & Winegar Boarding House." Proposal to legalize the as-built replacement of three wooden windows (one large eight-light window with wood muntins flanked by two, four-light windows with wood muntins) with a smaller, horizontal aluminum window. Also requested is to permit the removal of one exit door and two windows and filling in the openings with plaster. These changes were made to an existing ground-floor unit of a four-plex facing East Micheltorena Street.)

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

(5:36)

Mr. Limón, Design Review Supervisor, provided comments clarifying issues as to why the property was referred by the Historic Landmarks Commission. Mr. Limón was available to answer questions from the Board.

Present: Michael Porter, Applicant; Don Royale, Agent.

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

- 1) Recess the windows to use bull-nose recess windows especially at the front façade.
- 2) Remove the muntins from the window on Micheltorena Street.
- 3) The courtyard window is to have snap-on exterior muntins to resemble the true divided light windows.
- 4) Provide a color board showing the façade stucco, trim, door and window trim.
- 5) Provide a Landscape Plan for the front edge along Micheltorena Street which includes the removal of the concrete stoops.

Action: Manson-Hing/Sherry, 5/0/0. Motion carried. (Blakeley absent.)

\*\*\*\*\* **THE BOARD RECESSED FROM 6:04 P.M. UNTIL 6:25 P.M.** \*\*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 199 N HOPE AVE**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-240-023  
Application Number: MST2007-00016  
Owner: Roman Catholic Archbishop of Los Angeles  
Applicant: Raj Narayanan  
Architect: Concorde Consulting Group  
Business Name: Calvary Cemetery

(Proposal for grading in the northeast corner area of cemetery that has not been developed. The proposal would spread grave spoils to provide a gently sloping area and involves 2,478 cubic yards of combined cut and fill grading on site with no import or export, and the construction of a storm-water drainage system. This parcel, the "Calvary Cemetery", is on the City's List of Potential Historic Resources. The resources on this property include the Stations of the Cross, Crypt, Mausoleum, and earthquake sinkhole.)

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

(6:25)

Present: Terri Bartlett, Agent.

Motion: Continued indefinitely at the applicant's request.

Action: Sherry/Manson-Hing, 5/0/0. Motion carried. (Blakeley absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 10 RINCON VISTA RD**

E-1 Zone

Assessor's Parcel Number: 019-282-029  
Application Number: MST2006-00715  
Owner: Beverly McCurdy

(Proposal to permit "as-built" entryway site improvements for a single-family residence located in the Hillside Design District. The project includes removal of previous stairs, walkways and portions of walls and replacement with new columns, walls, entry gate, patio, lighting, and trellis. A modification is requested to allow the trellis to encroach into the required front-yard and an encroachment permit is requested for work in the public right-of-way. 1-22-07 (DBT): See PBW2007-00046 for current comments and status.)

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

(6:27)

Present: Ray Tetzlaff

Public comment opened at 6:31 p.m. The following individuals spoke in favor or opposition:

Chair Wienke acknowledged receipt of letters from residents Patrick McCarthy, and from Edward Kirschbaum, expressing concern with the “as built” project description.

Ruth Ann Collins, opposed. Concerned with parking.

Ned Kirschbalm, opposed. Concerned with parking.

Patrick McCarthy, opposed to the size of the structure.

Public comment closed at 6:37 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer with the project to return to the Consent Calendar with the following comments:**

- 1) The proposed lighting at the street is to be replaced with a fixture which provides a downward cast glow, per city standards. Provide a cut-sheet of the proposed light fixture.
- 2) The Board appreciates the removal of the “as-built” columns and the higher wall located in the right-of-way. The current proposal is more in keeping with a more neighborly solution.
- 3) The proposed modification secures an aesthetic improvement to the existing residence, that is not detrimental to the neighborhood.
- 4) Modify all drawings to provide a single column trellis application.
- 5) Restoration of the driveway apron allows for pedestrian access without having to enter the street.
- 6) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns on Consent Calendar.

Action: Sherry/Manson-Hing, 5/0/0. (Blakeley absent.)

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **7. 2514 ORELLA ST**

R-3 Zone

Assessor's Parcel Number: 025-022-024  
Application Number: MST2006-00391  
Owner: Wendy Welkom, Trust  
Architect: Ron Sorgman

(Proposal to remodel an existing one-story single-family dwelling to create two units and construct a new dwelling unit at the rear of the site above a new detached three-car garage. The completed project will result in three condo units in two structures on the 6,440 square foot site. An existing four car garage would be demolished. The site is comprised of two lots and a lot merger is proposed. Four Modifications are requested: encroachment of parking within the required interior setback; provision of 5 parking spaces instead of the required 6 spaces; encroachment of the second-floor residence into the rear setback; and encroachment of the second-floor deck into the rear setback.)

**(Third Concept Review.)**

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

(6:46)

Present: Ron Sorgman, Architect.

**Motion: Continued indefinitely to the Staff Hearing Officer with the project to return to the Full Board with the following comments:**

- 1) The encroachment of parking into the interior yard setback is not an adverse impact.
- 2) The Board looks for Staff's opinion on the reduction of parking. The Board feels that the reduction has no negative aesthetic impact on the project.
- 3) The Board sees no adverse aesthetic impact with the encroachment of the second floor deck into the required setback at the rear.
- 4) Remove the extended portion on the west elevation of the deck adjacent to the carport.
- 5) Revise the east elevation of Unit C to reduce the overhang over the stair.
- 6) Reduce the south elevation of Unit C, and lower the headers over the carport. Do not show the 45 degree angle clips to the openings.
- 7) On the north elevation of Unit C, concerning the brackets that are shown holding up the balcony to the second story deck, restudy the brackets as designed. Suggestions include redesign of the bracket locations using corbel beams, instead of brackets, or something similar.
- 8) Refine the cupola detail at Unit B.
- 9) Correctly draw and show all drawings changed and modified as required to meet the appropriate design.

Action: Mosel/Sherry, 5/0/0. Motion carried. (Blakeley absent.)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **8. 2140 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-071-003  
Application Number: MST2007-00003  
Owner: Disraeli Living Trust 8/24/01  
Applicant: Sherry and Associates

(Proposal for additions to an existing two-story single-family residence in the Mission Area Special Design District. The 15,866 square foot parcel is currently developed with a 2,489 square foot residence and 447 square foot attached two-car garage and a 431 square foot accessory structure. This proposal would add 717 square feet to the lower level of the house, 20 square feet to the garage, and a new 64 square foot accessory structure. A modification is requested to provide open-yard area with less than the 20 foot minimum dimension.)

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

(7:16)

Present: Dawn Sherry, Architect.

Public comment opened at 7:27 p.m. The following individual(s) spoke in favor or opposition.

Pat Aoyama, neither, inquired whether a property line survey was conducted.

Chair Wienke read into the record a letter from Sally Anderson addressing drainage problems.

Sally Anderson, resident, neither. State comments regarding a swale that is draining onto her property.

Public comment closed at 7:35 p.m.

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

- 1) Provide a boundary line survey and a topography survey showing all existing easements on the site.
- 2) Show all existing landscaping on the site plan, and any solutions for drainage.
- 3) Verify whether the garage corner location is within the setback line.
- 4) The modification allowing the open-yard area in front of the house is not detrimental to the neighborhood, and allows for beneficial use to the applicant in terms of providing sunlight.
- 5) Provide better sound attenuation of the pool equipment area.

Action: Manson-Hing/Mudge, 4/0/0. Motion carried. Sherry stepped down. (Blakeley absent.)

## **CONSENT CALENDAR**

### **REVIEW AFTER FINAL**

#### **A. 2540 CLIFF DR (LOT 2)**

E-3 Zone

Assessor's Parcel Number: 041-230-002  
Application Number: MST2004-00569  
Applicant: Patrick Pouler  
Owner: Dan Clause

(Proposal to construct a two-story 2,597 square foot single-family residence with an attached 425 square foot garage and a 400 square foot attached secondary dwelling unit on a newly created 8,433 square foot lot. Access is through an easement across an adjacent parcel on Cliff Drive.)

**(Review After Final for revised site walls, change wall material to Allan block and to change driveway material from asphalt to chip seal gravel.)**

Final Approval of the Review After Final.

**REFERRED BY FULL BOARD****B. 614 N VOLUNTARIO ST**

R-2 Zone

Assessor's Parcel Number: 031-190-034  
Application Number: MST2006-00475  
Owner: Rosa Jaramillo  
Architect: Jose Esparza

(Proposal for a two-story addition to an existing 963 square foot one-story single-family residence on a 5,850 square foot lot. The proposal includes a 172 square foot addition to the first-floor, a new 428 square foot second-story, and a 475 square foot two-car garage.)

**(Final Approval is requested.)**

Final Approval as noted on the plans with the comment that the applicant is to return with proposed specifications of lighting and light details.

**REFERRED BY FULL BOARD****C. 403 ALAMEDA PADRE SERRA**

R-2 Zone

Assessor's Parcel Number: 031-391-015  
Application Number: MST2004-00353  
Owner: TNS Group, LLC by Thomas Condon  
Applicant: Thomas Meaney  
Architect: Tom Meaney

(Proposal to demolish an existing single-family residence and a detached two-car garage and to construct two new condominiums totaling 3,530 square feet and two attached two-car garages totaling 800 square feet. Modification are requested for encroachment into the required front, interior and open-yard.)

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

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 015-05.)**

Final Approval as submitted of the Architecture and Landscape.

**FINAL REVIEW****D. 6 ST ANN DR**

E-1 Zone

Assessor's Parcel Number: 041-175-009  
Application Number: MST2006-00053  
Owner: Stephen and Laura Wheeler

(Proposal to expand existing decks from 5' in depth to 10', both upper and lower decks. Upper deck to include a quarter arch in center cantilevered out approximately 2 1/2'. Adjacent deck to be conformed with new decks by changing out balusters. As-Built fence and lower level storage room.)

**(Modification approved on December 20, 2006.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

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.

**REFERRED BY FULL BOARD****E. 1101 ROBLE LN**

E-1 Zone

Assessor's Parcel Number: 019-242-005  
Application Number: MST2006-00713  
Owner: Georgianna Pulos  
Designer: Jason Grant

(Proposal to demolish an existing 458 square foot two-car carport and construct a new 436 square foot two-car garage with a 478 square foot second-story accessory space above. The existing 5,167 square foot one-story single-family residence is located on a 10,865 square foot lot in the Hillside Design District.)

**(Preliminary Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

Preliminary Approval 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 for Final Approval.

**CONTINUED ITEM****F. 310 S VOLUNTARIO ST**

R-3 Zone

Assessor's Parcel Number: 017-281-004  
Application Number: MST2006-00734  
Owner: Juan and Maria Esparza  
Designer: Eduardo Esparza

(Proposal to permit as-built stairway, guardrails, and partial balcony at a multifamily residential complex on an 11,250 square foot parcel.)

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

Continued one week at the applicant's request.

**REFERRED BY FULL BOARD****G. 25 RUBIO RD**

E-1 Zone

Assessor's Parcel Number: 029-341-013  
Application Number: MST2006-00477  
Owner: Melissa Riparetti, Trust 7/18/2003  
Architect: Jim Zimmerman

(Proposal for an 875 square foot addition to the main story and a new 914 square foot upper story to an existing 973 square foot single-family residence on a 6,811 square foot lot in the Hillside Design District. The proposal includes a roof patio, new front stairs, retaining walls, and 23 cubic yards of grading. Modifications are requested to provide an uncovered rather than a covered parking space, and to locate the uncovered parking space in the front-yard setback.)

**(Modification approved on December 6, 2006. Preliminary Approval is requested.)**

Preliminary Approval and continued indefinitely to the Consent Calendar for Final Approval.

**NEW ITEM****H. 927 MEDIO RD**

E-1 Zone

Assessor's Parcel Number: 029-261-010  
Application Number: MST2006-00760  
Owner: Margaret Casey, Trust  
Applicant: Thomas Ochsner

(Proposal for a new concrete pad and wood deck for an above-ground prefabricated pool located on a hillside to the rear of the property. The project, located on a 10,500 square foot parcel in the Hillside Design District, includes new retaining walls, a new planter, and 185 cubic yards total of cut and fill grading. A modification is requested for the project to encroach into the required open-yard.)

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

Continued indefinitely to the Staff Hearing Officer with the comment that the lower plaster wall is to be raised in order to avoid the installation of a railing at the pool level.

**NEW ITEM****I. 529 W PUEBLO ST**

R-3 Zone

Assessor's Parcel Number: 025-440-010  
Application Number: MST2004-00804  
Owner: Pueblo Mark IX Homeowners Association  
Designer: Dexign Systems  
Contractor: Escalera Pest Control  
Applicant: Sandra Foehl

(Proposal to repair and or replace nine existing balconies on the two multi-family buildings at 527 and 529 W Pueblo Street with dry rot and termite damage. The proposal includes additional braces under the replacement balconies.)

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

Final Approval of the Reinstatement of Approval with the comment that the applicant is to chamfer the top of the pickets.

**REVIEW AFTER FINAL****J. 1303 FERRELO RD - LOT 28**

E-1 Zone

Assessor's Parcel Number: 029-271-028  
Application Number: MST2005-00082  
Owner: Kevin Goodwin  
Designer: Goodwin Design

(This is a revised design: Proposal to construct a 3,493 square foot, two-story residence with an attached 599 square foot garage on a 27,280 square foot vacant lot. The project includes approximately 300 cubic yards of grading to be balanced cut and fill on the site.)

**(Final Approval of the Landscape Plan is requested.)**

Final Approval of the Landscape Plan with conditions of approval as noted on the plans.

**REVIEW AFTER FINAL****K. 1301 LAS ALTURAS**

A-1 Zone

Assessor's Parcel Number: 019-113-043  
Application Number: MST2006-00112  
Owner: Laramie Greene, Qualified Trust 12/3  
Applicant: Lloyd Malar  
Designer: Marc Shields

(Proposal to construct a new two-story, 4,663 square foot single-family residence with attached 504 square foot two-car garage, a detached 499 square foot accessory building, and a detached 246 square foot single-car garage. The project includes a new pool, spa, site walls, landscaping, and new driveway with entry gate. The existing 3,088 square foot single-family residence and attached two-car garage will be demolished and the existing looped driveway will be removed. The project is on a 2.26 acre lot in the Hillside Design District and includes 695 cubic yards of grading.)

**(Final Approval of the Landscape Plan is requested.)**

Final Approval of the Landscape Plan with conditions of approval as noted on the plans.

**FINAL REVIEW****L. CITYWIDE - U.S. HIGHWAY 101**

Assessor's Parcel Number: 099-MSC-PW  
Application Number: MST2004-00701  
Owner: City/State  
Applicant: Michael Sandecki, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

**(Preliminary and Final Approvals are requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04.)**

Final Approval as submitted.

**\*\* MEETING ADJOURNED AT 7:40 P.M. \*\***