



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 16, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:05 P.M.**

BOARD MEMBERS:

MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present (left at 4:41 p.m.)
 CLAY AURELL, Present
 JIM BLAKELEY, Present (arrived at 3:10 p.m.)
 GARY MOSEL, Present (arrived at 3:15 p.m.)
 RANDY MUDGE, Present (left at 7:56 p.m.)
 DAWN SHERRY, Present
 PAUL ZINK, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
 HEATHER BAKER, Project Planner, Present (from 5:47 p.m. until 7:08 p.m.)
 MICHAEL BERMAN, Environmental Analyst (from 3:19 p.m. until 4:17 p.m.)
 TONY BOUGHMAN, 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	<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/abr. If you have any questions or wish to review the plans, please contact Tony Boughman, 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, April 12, 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/abr.
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.)

Maria Zate: Concerned with Final Approval of 1040 Clifton Drive.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 9, 2007, with corrections.

Action: Mudge/Manson-Hing, 7/0/0. Motion carried. (Mosel absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christopher Manson-Hing with the exception of the landscaping for Item C reviewed by Randy Mudge.

Action: Manson-Hing/Mudge, 7/0/0. Motion carried. (Mosel absent.)

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

Mr. Boughman announced that Board member Manson-Hing will be leaving at 4:30 p.m.

E. Subcommittee Reports.

Chair Wienke reported that the Joint Architectural Board of Review/Historic Landmarks Commission Subcommittee made the following nominations: Saint Barbara Award to Barbara Chen-Lowenthal, George Washington Smith Award to Braille Institute, Lockwood De Forest Award to Braille Institute.

F. Motion: To forward the nominations to City Council.

Action: Sherry/Manson-Hing, 8/0/0. Motion carried.

G. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. CITYWIDE**

Assessor's Parcel Number: 099-MSC-0RW
Application Number: MST2007-00075
Owner: City of Santa Barbara
Applicant: Lisa Arroyo, Public Works Staff

(Proposal for the installation of a public sidewalk, parkway, access ramps, curb & gutter, bus pockets, retaining walls, and grading on Carrillo Street and Meigs Road between Miramonte and Island View Drives.)

(3:19)

Present: David Stubchaer, Public Works; Lisa Arroyo, Public Works Staff; David Black, Landscape Architect.

Public comment opened at 3:41 p.m.

Chair Wienke read into the record a letter in support from Tony and Marie Arroyo.

Brian Campbell: in support.

Public comment closed at 3:44 p.m.

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

- 1) Use split-face concrete masonry unit block on all retaining walls facing the public street to match the existing.
- 2) Where the chain link fence and block wall intersect, the block wall should be 3 or 4 inches higher than the chain link fence.
- 3) Study inserting landings or flat areas for wheelchairs, either adjacent to the sidewalk or in the run of the sidewalk where it is steep and long.
- 4) It is suggested that the sidewalk be installed from the end of the sidewalk at Island View to the stairs and bus stop.
- 5) South of Kenwood Road study relocating the retaining wall and chain link fence farther back from the sidewalk down the slope and install landscaping to conceal the fence.

Action: Sherry/Manson-Hing, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1328 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 039-122-016
Application Number: MST2007-00105
Owner: Aiken Living Trust 1/11/02
Architect: Tai Yeh

(Proposal for a new 1,662 square foot, second floor residential unit above an existing 1,980 square foot commercial office building with an attached 570 square foot garage on a 4,530 square foot parcel.)

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

(4:17)

Present: Tai Yeh, Architect.

Public comment opened at 4:23 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board is pleased with the size, bulk, and scale of the rear addition.
- 2) Fully document the elevation drawings, including material changes, existing block and proposed stucco areas.
- 3) There is concern with the large exposed stucco wall on the south elevation. Study adding windows or other details to break up the elevation.
- 4) Superimpose an outline of the adjacent building on the plans.
- 5) Study the existing garage to better integrate with the new design.
- 6) There is some concern with the hip roof at the clerestory. Study alternative solutions.

Action: Zink/Blakeley, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1341 SKYLINE WAY

E-1 Zone

Assessor's Parcel Number: 041-155-019

Application Number: MST2007-00061

Owner: Alan P. and Tommye R. Fryer Trustees

Architect: Tony Xiques

(Proposed 1,280 square foot first and second-story additions to an existing 1,101 square foot two-story single-family residence in the Hillside Design District. The project includes demolition of the detached 392 square foot garage and construction of an attached 465 square foot garage.)

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

(4:41)

Present: Tony Xiques, Architect; Alan Fryer, Owner.

Public comment opened at 4:50 p.m. As no one wished to speak, public comment was closed.

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

- 1) There is concern with the height of the west elevation with respect to the adjacent parcel. Provide site sections showing: the existing conditions of the neighboring parcel to the west, the existing grade difference between the two properties, and the south elevation of the existing residence.
- 2) The plans should reflect existing and proposed window detail and style, and any proposed alterations to the existing residence.

Action: Sherry/Mudge, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1022 CARPINTERIA ST**

R-2 Zone

Assessor's Parcel Number: 017-213-005
Application Number: MST2006-00216
Owner: Joseph G. and Mary F. Chumbrek Trustees
Applicant: Thomas Beaudette

(Proposal to convert an existing 477 square foot detached accessory structure to a second residential unit on an 11,250 square foot lot with an existing 1,409 square foot single-family residence. The proposal also includes a new detached 1,196 square foot two-story structure which consists of a two-car garage with a workshop on the first floor and a storage loft above and a new one-car carport. Also proposed is one uncovered parking space and 115 cubic yards of grading outside the main building footprint.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:12)

Present: Thomas Beaudette, Applicant; Joseph Chumbrek, Owner.

Motion: Preliminary Approval and continued to the Consent Calendar the following comments:

- 1) The architecture is well conceived.
- 2) Study the roof and its relationship to the windows on the second level.
- 3) Provide proposed colors and materials when returning to Consent Calendar.
- 4) Neighborhood Preservation Ordinance findings can be made when the project returns on Consent Calendar.

Action: Sherry/Mudge, 7/0/0. Motion carried (Manson-Hing absent.)

***** **THE BOARD RECESSED FROM 5:23 P.M. UNTIL 5:47 P.M.** *****

DISCUSSION ITEM**5. SINGLE FAMILY DESIGN GUIDELINES REVIEW**

Staff: Heather Baker, Project Planner

(ABR originally heard a presentation of the Single Family Design Guidelines (SFDG) in April, 2006 at an "Open House" joint meeting along with the City Council, Planning Commission, and Historic Landmarks Commission. ABR last commented on the SFDG/NPO Update package at its June 19, 2006 ABR hearing, recommending the package for adoption with ABR's comments. Per City Council's direction, Staff seeks the ABR's review of the updated Draft SFDG, republished April 2007. Staff has worked with a subcommittee of the ABR to incorporate a number of changes to the guidelines with the goal of providing useful new "tools" for single-family residential project review including: a new "Site Planning and Structure Placement" chapter, major revisions to the "Compatibility" chapter, a new "Two-Story Design Concepts" chapter and new illustrations and photographs.)

(COMMENTS ONLY, NO ACTION REQUIRED.)

(5:47)

Ms. Baker, Project Planner provided an update of the definitions, revisions and tools that have been added to the Draft Guidelines since last publication. Ms. Baker requested that the Board select two additional photographs that illustrate appropriate two-story design.

Public comment opened at 6:49 p.m.

Vadim Hsu: would like changes to the Hillside Housing Chapter 1, pages 45 and 47, illustrating positive and negative examples might be confusing to the public.

Kellum DeForest: possibility of unnecessary text on page 1-D, 16, 27, and 31; add the definition of a manufactured home; add grounds for appeal.

Michelle Giddens: suggested using photo of a home in the Mesa area as an example of a positive second story example.

Timothy Harding: concerned that page 27-C discourages imaginativeness in architectural style; sizes of projects allowed by the document are too small.

Public comment closed at 7:04 p.m.

The Board individually or collectively had the following comments:

Requested frequent review and refinement of the document as it is put into use.

Requested clarifications and changes to the Hillside Housing Chapter, pages 42, and 46 through 49. (Staff Note: the same illustrations were last presented to the ABR in 6/06 with no comments.)

Commented that some hillside homes with an apparent height of 37 feet can be appropriate.

Agreed that the new "tools" for design review are an improvement.

Commented that the over 85% maximum FAR projects height limit of 25' listed on page 21-C of the April '07 SFDG is too restrictive, up to a 30' height should be allowed to be proposed for all single-family residential projects. (Staff Note: The May 2006 SFDG/NPO Update package included this provision in the "Municipal Code Changes Recommendations" document.)

It was the consensus of the Board that revised photographs of 930 Flora and 1227 De LaVina are to be included as positive examples of two-story projects in the Single Family Design Guidelines.

Ms. Baker responded that staff understands the ABR has stated concerns today with parts of the Hillside Housing chapter of the document. Staff has worked with a subcommittee of the ABR and responded to comments the subcommittee made on the document during the subcommittee review process. The SFDG will be reviewed and updated in two years. Staff will work with the ABR to take notes of suggested changes in the interim.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1600 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-172-013
Application Number: MST2007-00123
Owner: Jack Benadon and Kathleen Meehan
Architect: James Zimmerman

(Proposal to add 1,018 square feet of one and two-story additions to an existing 1,528 square foot one-story single-family residence and to replace the existing attached 424 square foot two-car garage with a new 469 square foot two-car garage. Also proposed is a 281 square foot roof deck partially covered with a veranda. The project is located on a 7,866 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. Coastal review is required and Staff Hearing officer approval of a modification is requested to provide less than the required open-yard area.)

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

(7:08)

Present: James Zimmerman, Architect.

Public comment opened at 7:13 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modification is technical in nature and has no negative aesthetic impact.
- 2) The Board appreciates the front outdoor space.
- 3) There is concern with the two-story façade and the bulkiness of the stair element.
- 4) Provide photographs of adjacent properties above the site showing their proximity.
- 5) Provide additional landscaping on the west property line.
- 6) The elevations will be reviewed in greater detail when returning to the Full Board.

Action: Zink/Blakeley, 7/0/0. Motion carried. (Manson-Hing absent.)

FINAL REVIEW**7. 3815 STATE G-131**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00064
Owner: Patricia S. Nettleship Trustee
Applicant: Chris Gebhart
Architect: Bitton Design
Business Name: Ruth's Chris Steak House
Owner: Macerich Company

(Proposal for a facade remodel to an existing tenant space known as the Limited Express and Bath and Body Shop. The proposal also includes a 728 square foot outdoor dining patio area at the La Cumbre Plaza Mall. The main entry will face the parking lot at the northwest corner of the building and the service entry will be located on the west side of the building at the south corner of the restaurant space. This proposal includes associated rooftop equipment.)

(7:25)

Present: Ed Bitton, Architect; Debra Kerr, Agent.

Motion: **Final Approval with the condition that the applicant is to verify and include on the roof plan the return of the parapet wall where it occurs. The parapet wall should return an appropriate amount allowing the parapets to read as mass.**

Action: Sherry/Blakeley, 6/0/1. Motion carried. (Zink abstained. Manson-Hing absent.)

PRELIMINARY REVIEW**8. 602 ANACAPA ST**

C-M Zone

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

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL AT ABR.)

(7:35)

Present: Issac Romero, Agent; Gary Bollinger, Owner.

Motion: Preliminary Approval and continued to Consent Calendar with the following comments:

- 1) Provide an east elevation that illustrates the new louvered tower, kitchen vent housing, and provides details including the roof eave.
- 2) Revise the elevations to reflect the City's slanted street orthogonal grid for north, south, east, and west.
- 3) Show the proposed permanently locked door on the west elevation.
- 4) Final Approval may be made on Consent Calendar.

Action: Sherry/Blakeley, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - CONTINUED ITEM

9. 119 SKYLINE CIR

E-1 Zone

Assessor's Parcel Number: 041-171-008

Application Number: MST2006-00522

Owner: Marc Tappeiner

Architect: Shubin and Donaldson

(Proposal to demolish an existing 2,356 square foot two-story single-family residence and construct an 1,800 square foot two-story single-family residence with an 846 square foot basement and attached 499 square foot two-car garage. The proposed grading includes 420 cubic yards inside the building footprint, and 120 cubic yards elsewhere on the 5,104 square foot lot in the Hillside Design District. Modifications are requested to provide less than the required open-yard area and for encroachment of the garage into the front-yard setback.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

(7:56)

Present: Robin Donaldson, Architect; Kim Maciorowski, Architect; Marc and Andrea Tappeiner, Owners.

Public comment opened at 8:16 p.m.

Robert Potter: proposal is too large for the constrained lot.

Public comment closed at 8:19 p.m.

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

- 1) The modification is technical in nature and has no negative aesthetic impact.
- 2) The proposed design for an operable wood-slatted sunscreen to mitigate the large expanse of glass on the upper level is appreciated.
- 3) Provide significant canopy trees in the front area to mitigate the second story cantilever.
- 4) The volume of the proposed structure, being smaller than the existing, is appreciated.

Action: Sherry/Blakeley, 6/0/0. Motion carried. (Manson-Hing, Mudge absent.)

CONSENT CALENDAR**CONTINUED ITEM****A. 112 W MICHELTORENA ST R-O Zone**

Assessor's Parcel Number: 027-222-011
Application Number: MST2007-00013
Owner: Caron F. Miller
Architect: Doug Beard

(Proposal for a 518 square foot remodel and a 27 square foot addition to the unit at the rear of the property and to demolish and replace the existing 400 square foot garage in the same footprint all on a 5,950 square foot lot developed with three residential units. New stairs and a patio at the rear of the property are included in the proposal.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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

FINAL REVIEW**B. 126 N ALISOS ST R-2 Zone**

Assessor's Parcel Number: 017-093-017
Application Number: MST2006-00666
Owner: Alicia Fernandez
Designer: Jose Esparza

(Proposal for partial demolition and rebuilding of an existing 1,126 square foot one-story single-family residence. The proposal includes the construction of a 310 square foot second-story, a 137 square foot front porch, an 18 square foot second-story deck, extension of a garden wall adjacent to the driveway, widening the driveway by 3 feet, and demolition of 241 square feet of the existing first-floor space. There are two units on the 5,000 square foot parcel with no proposed alterations to the rear unit.)

Continued one week to Consent Calendar with the following comments: 1) Study the incorporation of charm-giving elements to the Dutch gable; 2) Consider adding exposed rafter tails at the front patio; 3) Add a post in the front entry railing; 4) Select a lighter fixture with translucent glass.

CONTINUED ITEM**C. 1941 EUCALYPTUS HILL RD A-2 Zone**

Assessor's Parcel Number: 015-040-028
Application Number: MST2007-00156
Owner: Farzin Fouladi
Designer: Rosa Andrade

(Proposal to construct a 32 inch high, 81 foot long block wall at the front property line on a 17,890 square foot lot in the Hillside Design District.)

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

Final Approval as noted. Applicant is to resubmit plans to Staff showing the addition of a pilaster base 1 inch thick and 6-8 inches high. Color of the wall is to be Oakbuff 7752W.

FINAL REVIEW**D. 559 MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 021-110-027
Application Number: MST2006-00762
Owner: Evelyn Salm
Architect: Tai Yeh

(Proposal for remodeling and the construction of an addition for a 1,273 square foot one-story residence. The addition consists of a 520 square foot attached two-car garage, a new 580 square foot second-story, and 575 square feet of first-floor additions resulting in a 2,948 square foot two-story single-family residence including garage. The proposal includes the demolition of the existing 412 square foot detached two-car garage and 224 square foot storage area and 100 cubic yards of total grading outside the main building footprint. The project is located on a 1.15 acre lot in the Hillside Design District.)

Final Approval as submitted.

CONTINUED ITEM**E. 519 DE LA VINA ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-161-011
Application Number: MST2006-00668
Owner: Edward L. Fuller
Applicant: Roger Eggers

(Proposal to abate violations per ENF2006-00569 which will include removal of illegal room at rear kitchen doors, removing the rear deck and stairs and constructing a new 75 square feet rear porch and access stairs and the removal of the illegal storage rooms in the side-yard setback. The property is a 8,733 square foot lot developed with a single-family residence in the front and a duplex in the rear.)

(Preliminary Approval is requested.)

Continued indefinitely to Consent Calendar with the following comments: 1) Provide all elevation drawings and show: the porch, rafter/eave detail, setbacks, under-floor access, roof pitch, existing doors and windows on elevations, siding. 2) Correct the alignment of the porch and the setback.

NEW ITEM**F. 1133 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-282-006
Application Number: MST2007-00060
Owner: Alphonso V. Sanchez
Architect: Eric Swenumson

(Proposal for 430 square feet of "as-built" additions to an existing 2,097 square foot single-family residence and attached 512 square foot two-car garage on a 12,710 square foot lot in the Hillside Design District. Modifications are requested for the project's encroachment into the front and interior setbacks.)

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

Continued one week to Consent Calendar with the comment that the second-story "as-built" enclosure shall be reverted back to a balcony.

NEW ITEM**G. 2612 MODOC RD**

E-3 Zone

Assessor's Parcel Number: 049-092-011
Application Number: MST2007-00157
Owner: Aids Housing Santa Barbara
Architect: Steve Hausz

(Proposal to re-seal and re-stripe the existing parking lot, replace doors and awnings, new concrete flatwork, and construct a trellis for an existing congregate residence and triplex on a 22,401 square foot lot.)

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

Final Approval as noted on the plans to shift door sidelights approximately 9 inches to the south.

**** MEETING ADJOURNED AT 8:25 P.M. ****