



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 18, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair, Absent
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present (arrived at 3:11 p.m.; left at 4:23 p.m.)
 JIM BLAKELEY, Present
 GARY MOSEL, Present (arrived at 3:10 p.m.)
 RANDY MUDGE, Absent
 DAWN SHERRY, Present
 PAUL ZINK, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present (from 4:25 until 5:14 p.m., and 5:59 until 6:40 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	<p><u>Master Application & 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 & 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 folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/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 June 15, 2007 at 4:00 p.m., this Revised 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:

Dale Francisco, Secretary of Santa Barbara Safe Streets: spoke concerning the May 22nd appeal to Council of the February 6, 2007 ABR decision to approve the Transportation Department's installation of traffic circles. Mr. Francisco provided copies and read the Fire Marshall's comments dated November 15, 2006 regarding the traffic circles at Sola and Olive and at Sola and Alta Vista, in which the Fire Marshall states that the devices should be removed as they pose problems for Fire Department Engines.

B. Approval of the minutes of the Architectural Board of Review meeting of June 11, 2007.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 11, 2007, with corrections.

Action: Sherry/Zink, 5/0/1. Motion carried. (Mosel abstained.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christopher Manson-Hing.

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

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

1. Mr. Boughman announced the following changes to the agenda:

a) Item #H was referred from today's Consent Calendar to today's Full Board.

2. Mr. Boughman made the following announcements:

a) Board member Aurell will leave at 4:30; Board members Mudge and Wienke are absent.

b) Request to schedule a special Tuesday ABR meeting due to SFDB scheduling. It was the consensus that a special meeting of the ABR will take place on July 24, 2007.

3. Board member Sherry requested that a hardcopy monthly Consent Calendar be prepared for scheduling purposes.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

Item H was referred from this afternoon's Consent Calendar to this evening's Full Board.

CONTINUED ITEM

H. 3815 STATE ST G-39

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00245
 Owner: Patricia S. Nettleship Trustee
 Applicant: The Conceptual Motion Company
 Architect: RSP Architects
 Business Name: Solstice

(Proposal for Solstice sunglass boutique tenant improvements at existing tenant space G-139, La Cumbre Plaza. Single level mall. Maintain existing gross/net square footage and all existing elements of building envelope.

(Second Concept Review. Action may be taken if sufficient information is provided.)

(3:28)

Present: Angie Westfall, Conceptual Motion.

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

- 1) Return for revision of colors, wainscoting, signage, and parapet detailing.
- 2) Study the material, configuration, and transition of the molding into the adjacent store fronts. The Board would prefer a stone or stone-like molding as opposed to a faux plaster EIF molding at the columns.
- 3) Verify that the maximum letter height of signage complies with city standards.

Action: Sherry/Zink, 6/0/0. Motion carried. (Mudge and Wienke absent.)

PRELIMINARY REVIEW

1. 924 PHILINDA AVE

C-2 Zone

Assessor's Parcel Number: 029-313-002
 Application Number: MST2005-00778
 Owner: Lance Kronberg
 Applicant: Laura Bridley
 Architect: Dave Jones

(Proposal for a condominium conversion of an existing 4,638 square foot apartment building consisting of four three-bedroom units and to convert four single-car carports to single-car garages and construct one new single-car garage with deck on top. Also proposed on this 14,941 square foot lot is to provide one new uncovered parking space, a new trash enclosure, and a new patio area.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 088-06.)

(3:41)

Present: Dave Jones, Architect.

Motion: Preliminary Approval and return on Consent Calendar with the following comments:

- 1) Provide a landscape plan showing additional landscaping to the front of the proposed walls on Philinda Avenue. Landscaping should address the planter in front of the new garages on both properties.
- 2) Study the deck guardrail wall above the new garages in conjunction with the landscaping to soften the view of the new walls.

Action: Mosel/Sherry, 5/0/1. Motion carried. (Blakeley abstained; Mudge and Wienke absent.)

Item #'s 1 and 2 were heard simultaneously.

PRELIMINARY REVIEW

2. 930 PHILINDA AVE

C-2 Zone

Assessor's Parcel Number: 029-313-001
Application Number: MST2005-00823
Owner: Rosario Perry
Agent: Laura Bridley
Architect: Dave Jones

(Proposal to convert 4 existing apartments to 4 condominiums. The project also includes converting a 4-car carport to a 4-car garage as well as several improvements and alterations to the site. A mutual access agreement for reciprocal use of the driveway serving 924 Philinda and 930 Philinda is also proposed.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 089-06.)

(3:41)

Present: Dave Jones, Architect.

Motion: Preliminary Approval and return on Consent Calendar with the following comments:

- 1) Provide a landscape plan showing additional landscaping to the front of the proposed walls on Philinda Avenue. Landscaping should address the planter in front of the new garages on both properties.
- 2) Study the deck guardrail wall above the new garages in conjunction with the landscaping to soften the view of the new walls.

Action: Mosel/Sherry, 5/0/1. Motion carried. (Blakeley abstained; Mudge and Wienke absent.)

CONCEPT REVIEW - CONTINUED ITEM**3. 25 DAVID LOVE PL**

Assessor's Parcel Number: 073-080-050
 Application Number: MST2006-00656
 Owner: City of Santa Barbara
 Applicant: Leif Reynolds, Project Engineer

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

(Second Concept Review.)

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

(3:59)

Present: Ed Lenvik, Architect; Leif Reynolds, Project Engineer; Bob Cunningham, Landscape Architect.

Motion: **Continued indefinitely to the Planning Commission, and return on Consent Calendar with the following comments:**

- 1) The project is ready for Preliminary Approval.
- 2) The latest design proposal is pedestrian friendly and an improvement over the initial proposal.
- 3) Provide a color and material board.
- 4) Consider introducing as many planting opportunities (beds, pockets, etc.) adjacent to the building wherever possible.
- 5) Study the central element of the south elevation to provide compatibility with the other elevations.
- 6) The board suggests the applicant study installation of photo-voltaics at the proposed large car rental storage area to offset the inability to provide photo-voltaics at the main air terminal parking.

Action: Zink/Mosel, 6/0/0. Motion carried. (Mudge and Wienke absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 929 E CANON PERDIDO ST**

R-2 Zone

Assessor's Parcel Number: 029-315-010
 Application Number: MST2007-00264
 Owner: John Rodriguez
 Architect: Jose Esparza

(Proposal to construct a 599 square foot two-story accessory dwelling unit and attached 287 square foot attached garage. There is an existing 1,193 square foot two-story single-family residence and attached 267 square foot one-car garage which will remain on the 5,000 square foot lot.)

(Action may be taken if sufficient information is provided.)

(4:21)

Present: Jose Esparza, Architect; Jaime Rodriguez, Owner; Jaime Limon, Design Review Supervisor.

Public comment opened at 4:28 p.m. The following individuals expressed concerns with the project:

Naomi Dewey, orange plastic roof tiles; retaining wall and hedge; out of character with neighborhood; cars and street congestion, ABR recommendations not applied.

Jennifer Bailey: imposing structure for lot size; height.

Christine Newhauser: roof tiles; size; neighborhood incompatible; ABR recommendations not applied.

Hank Melichamp: setbacks; narrow, congested street.

Chair Manson-Hing read a letter from Stephen Erickson, Reetz, Fox & Bartlett, representing the Da Rios family: neighborhood incompatibility.

Public comment closed at 4:42 p.m.

Mr. Limon, stated that construction of the project was phased and the already constructed unit two-story structure was constructed without ABR review, now the request is for an accessory unit that does not match the existing unit. He cautioned that because there is an existing unit a specific finding must be made as to why the existing unit is not consistent with the neighborhood in order for the ABR to request changes to that existing unit. The ABR must also make specific compatibility findings for the accessory unit, i.e. it is not compatible with the front unit, or it fits in the general neighborhood.

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

- 1) The Board finds that the existing overbuilt building on the lot provides excess massing as compared to the neighborhood pattern, and makes it extremely difficult for a two-story accessory structure to be constructed on the lot. The Board can only support a single story element that is sensitively designed. In addition, the Board finds that such a one story accessory must be exceedingly well detailed, and may require elements on the existing building to be revised in order to make a compatibility finding.
- 2) Applicant to provide the existing survey of the original lot before the existing second-story building was constructed and grading changes that have occurred since that time.

Action: Blakeley/Mosel, 5/0/0. Motion carried. (Aurell, Mudge and Wienke absent.)

CONCEPT REVIEW - NEW ITEM**5. 3825 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00290
 Owner: Patricia S. Nettleship Trustee
 Applicant: Conceptual Motion Company

(Proposal to construct two monument towers at La Cumbre Plaza. Located a buildings E and F, the towers will serve as way finding design elements marking major entries into the interior plaza. The tower interiors are open circulation spaces at the ground floor level with faux second floors.)

(Action may be taken if sufficient information is provided.)

(5:14)

Present: Angie Westfall, Conceptual Motion Company.

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

- 1) The Board supports the use of the proposed towers as a positive replacement for the archways. Provide further refinement of the towers to add an element of pedestrian interest.
- 2) Provide a floor plan showing all tower openings.
- 3) Provide a reflected ceiling plan.
- 4) Provide building sections to aid in the understanding of the towers.
- 5) One Board member suggested increasing the tower pitch as a way finding element.
- 6) Show any proposed lighting for the interior or exterior of the towers.
- 7) Show the proposed floor finish with any patterns of the tower area and its connection to the plaza. Study the potential of changing the floor surface inside versus outside of towers.

Action: Sherry/Zink, 5/0/0. Motion carried. (Aurell, Mudge and Wienke absent.)

***** THE BOARD RECESSED FROM 5:39 P.M. TO 5:59 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**6. 3455 MARINA DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-022-004
 Application Number: MST2007-00221
 Owner: Silva Family Trust
 Architect: Bryan Pollard

(Revised proposal for a new one-story 6,099 square foot single-family residence including two attached garages on a 58,370 square foot vacant lot. The project includes a swimming pool, patio, walls, and landscaping. The proposal has a floor-to-lot-area ratio of 0.10. Planning Commission approval of a Coastal Development Permit is requested.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT,

APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(5:59)

Present: Michael Silva, Owner; Bryan Pollard, Architect; Sam Maphis, Landscape Architect.

Public comment opened at 6:19 p.m. The following individuals spoke with concerns about the project:

Ronald Green: neighborhood compatibility, public views; submitted petition requesting compliance with "Hillside Housing Design Techniques" and "Good Neighbor Policies."

Kitch Wilson, lose of public views; proposed landscaping.

Lisa Moore, aesthetics, size, lose of public views, neighborhood compatibility.

Chair Manson-Hing read three letters of concern: Jean Shuyler; Patricia Foley, President, BRHA; and Kitch and Eva Wilson. Mr. Manson-Hing read one letter in support: Steve and Marion Blick.

Public comment closed at 6:34 p.m.

Jaime Limon clarified that the ABR's purview regarding private views is whether the applicant generally complied with the Good Neighbor Guidelines and if the design has considered impacts to private views.

Motion: Continued indefinitely to the Planning Commission and continued to the Single Family Design Board with the following comments:

- 1) The proposal as presented, with the reduction in floor level, overall square footage, overall building height, and the generous setback from the property lines is appreciated, and makes a good project for the development of the empty lot.
- 2) The Board feels the size of the lot is able to accommodate the proposed size of the project and appreciates the applicant's concession to remain a single-story and provide ample interior yard setback.
- 3) The Board would prefer to see a landscaping plan of the placement, species, and size of vegetation within the interior yard setbacks which accommodates the applicant's need for privacy and provides view space towards the ocean.
- 4) Study the wall facing Cliff Drive to be styled in a rural character yet have continuity with the neighbor's wall to the west. The vegetation should be of a quality that will provide a continuity that is expected between the public street and the rural site.
- 5) The amount of grading in the proposed finished floor appears appropriate especially since the finished floor has been lowered.
- 6) The Board would like to pass on to the SFDB that the ABR finds the style and massing to be appropriate, and looks for the SFDB to continue the design development of the building.

Action: Sherry/Zink, 5/0/0. Motion carried. (Aurell, Mudge and Wienke absent.)

CONCEPT REVIEW - CONTINUED ITEM**7. 122 LA PLATA**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-211-016
Application Number: MST2004-00823
Owner: Barbara A. Scharf
Agent: Alicia Harrison
Designer: Andrea Walhof
Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one story 1,021 square foot single-family residence and attached garage. Proposed are additions of 490 square feet to the first-floor and a new 827 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing new covered parking. The project would result in a 2,338 square foot residence and a detached 400 square foot two-car carport/garage on a 6,444 square foot lot. The proposal has a floor-to-lot-area ratio of 0.42.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES SINGLE FAMILY DESIGN BOARD APPROVAL.)

(7:02)

Present: Dawn Sherry, Architect; Alicia Harrison, Planner; David Shapiro, Owner.

Public comment opened at 7:18 p.m. The following individuals spoke with concerns of the project:

Joe Cantrell: revisions needed; comparisons beyond 20 closest homes.

Tony Fisher: lack of cross sections; new drawings not available to public before hearing; comparisons beyond 20 nearest homes; not compatible with neighborhood; ABR's previous comments not addressed.

Chair Manson-Hing read a letter from Mac Bakewell expressing concerns: public profile; precedence.

The Following individuals spoke in support of the project:

Timothy Harding: in support; appropriate in size; 30 - 40 closest homes is reasonable.

Dorothy Fox: in support; neighborhood is in transition; not a historical neighborhood.

Michelle Giddens: accuracy of F.A.R. data is questionable; should consider beyond 20 closest homes requirement.

Mr. Manson-Hing acknowledged receipt of information concerning the 20 closest homes plus additional information. Ms. Sherry provided information concerning recent changes.

Public comment closed at 7:40 p.m.

Motion: Continued indefinitely to the ABR or the SFDB at the applicant's discretion with the following comments:

- 1) The Board finds that for the proposed project size there is a viable project that can be compatible with the neighborhood; however, the Board finds the applicant may be better served in making massing decisions by obtaining a modification for that portion of existing building within the front yard setback. The Board would support a modification of the window elements in that area if possible.
- 2) Restudy the second story massing; the Board is concerned with the busyness as presented.
- 3) The Board would prefer less competing roof elements.

Action: Zink/Mosel, 4/0/0. Motion carried. (Sherry stepped down. Aurell, Mudge and Wienke absent.)

CONSENT CALENDAR

FINAL REVIEW

A. 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.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted 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.

REVIEW AFTER FINAL

B. 32 E PADRE ST

E-1 Zone

Assessor's Parcel Number: 025-312-045
 Application Number: MST2005-00366
 Owner: Boesch Christine
 Architect: Thompson Naylor Architects

(Proposal to construct a 636 square foot addition under the existing two-car garage and to construct an attached 230 square foot one-story addition to the rear of the existing residence and to construct two new decks at 172 square feet. This project is in the Mission Area Design District.)

(Review After Final for 1. Installation of a portable spa. 2. Extending an existing deck and railing. 3. Substituting an at-grade concrete patio for an approved wood deck.)

Final Approval as submitted for the Review After Final with condition that the applicant is to submitted at the Planning Counter a comprehensive plan and detail sheet.

REVIEW AFTER FINAL**C. 632 SANTA BARBARA ST**

C-M Zone

Assessor's Parcel Number: 031-152-020
Application Number: MST2006-00566
Owner: John and Jill Shalhoob
Architect: W. David Winitzky
Business Name: Shalhoob

(Proposal for a 74 square foot addition and 69 linear feet of courtyard walls with a gate, new trellis, planters and lighting for outdoor dining courtyard on a 2,697 square foot commercial lot. The proposal also includes one 66 square foot "as-built" storage structure and one 64 square foot "as-built" storage structure located at the rear of the lot.)

(Review After Final to raise the roof of the ~~bathroom~~ storage addition, change the exterior material from wood to plaster, and tile the trellis with two-piece mission tile.)

Final Approval as submitted.

FINAL REVIEW**D. 515 N QUARANTINA ST**

C-M Zone

Assessor's Parcel Number: 031-222-022
Application Number: MST2007-00087
Owner: Toscan Family Trust
Architect: Lenvik and Minor
Applicant: Lenvik and Minor

(Proposal to construct a new 915 square foot one-story office building and demolish two existing residential units totaling 1,240 square feet. Four parking spaces would be provided and the existing 723 square foot storage building would remain on the 9,846 square foot lot.)

Final Approval as submitted.

FINAL REVIEW**E. 3883 LA CUMBRE PLAZA LN**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-036
Application Number: MST2007-00046
Owner: Grace Lutheran Church of Santa Barbara
Applicant: Eva Turenchalk
Architect: Klawiter and Associates
Business Name: Wescom Credit Union

(Proposal to replace a portion of the glass window area with two ATMs with associated lighting and to construct an ADA accessible ramp at an existing commercial space.)

(Review of lighting.)

Continued indefinitely to the Consent Calendar. Restudy the style of pole-mounted light fixtures. Consider the ABR-approved lighting plan for La Cumbre Plaza.

FINAL REVIEW**F. 2540 SELROSE LN**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-035
Application Number: MST2006-00533
Owner: Frank E. Wascoe
Architect: Richard Thorne

(Proposal to construct a 3,045 square foot two-story single-family residence, attached two-car garage and 102 square feet of storage, a 357 square foot second-story deck, and a detached 273 square foot accessory structure. The proposal includes demolition of the existing 1,531 square foot residence and 486 square foot garage, and 237 cubic yards of grading. Planning Commission approval of a Coastal Development Permit is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE WITH PLANNING COMMISSION RESOLUTION #009-07.)

Final Approval of the architecture 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. Applicant to return on Consent Calendar with exterior lighting fixture cut sheet.

FINAL REVIEW**G. 628 PICO AVE**

R-3 Zone

Assessor's Parcel Number: 031-103-006
Application Number: MST2006-00148
Owner: Rafael and Maria Lopez
Applicant: Frank Medina
Architect: Greg Christman

(This is a revised project description: Proposal for a second single-residence on the rear of a 6,750 square foot lot with an existing one-story 1,056 square foot single-family residence. Proposed are a two-story 1,405 square foot single-family residence and an attached 457 square foot two-car garage and detached 176 square foot one-car carport. The proposal includes demolition of the existing 209 square foot carport.)

Final Approval of the project. Applicant to return in one week to the Consent Calendar for review of fence and landscape. Applicant to submit details for fence and gate.

CONTINUED ITEM**H. 3815 STATE ST G-39**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00245
Owner: Patricia S. Nettleship Trustee
Applicant: The Conceptual Motion Company
Architect: RSP Architects
Business Name: Solstice

(Proposal for Solstice sunglass boutique tenant improvements at existing tenant space G-139, La Cumbre Plaza. Single level mall. Maintain existing gross/net square footage and all existing elements of building envelope.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

Referred to today's Full Board.

NEW ITEM**I. 110 SKYLINE CIR**

P-R Zone

Assessor's Parcel Number: 041-140-003
Application Number: MST2007-00289
Owner: City of Santa Barbara
Applicant: Linda Sumansky

(Proposal to replace the existing 10 foot high chain link fence with a 10 foot high "shepard's hook" fence at the City's Escondido Reservoir.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

NEW ITEM**J. 1 VIA ENCANTO**

A-1 Zone

Assessor's Parcel Number: 015-010-039
Application Number: MST2007-00265
Owner: Mark and Diana M. Vestal
Agent: Louis Robinson

(Proposal to permit an "as-built" 305 square foot accessory building on a lot with an existing 3,500 single-family residence located in the Hillside Design District.)

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

Continued indefinitely to Consent Calendar. Applicant to provide landscape plan, exterior lighting, colors, photos of existing residence showing parapet and railing. It was suggested that Staff request a Zoning Compliance Declaration for the property.

NEW ITEM**K. 113 W MISSION ST**

C-2 Zone

Assessor's Parcel Number: 025-363-005
Application Number: MST2007-00275
Owner: David C. Nordahl,
Business Name: Edward Jones
Applicant: Dave Nordahl

(Proposal for a canvas awning above the first-floor of a two-story office building. Signage on the awning is proposed for review by the Sign Committee.)

(Action may be taken if sufficient information is provided.)

Postponed indefinitely due to applicant's absence.

REVIEW AFTER FINAL**L. W MISSION ST**

R-4 Zone

Assessor's Parcel Number: 043-010-0RW
Application Number: MST2006-00041
Owner: City of Santa Barbara
Engineer: MNS Engineers, Incorporated
Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pascual Street, and between the northbound Highway 101 ramp and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

(Review After Final for changes to landscaping, walls, and hardscaping.)

Final Approval of the material change to faux sandstone. Continued one week to Consent Calendar for the landscaping. Provide planting in front of 24' and 18' retaining walls. Note stone material and pattern on plans.

**** MEETING ADJOURNED AT 8:21 P.M. ****