



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 03, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:06 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, CHAIR, PRESENT, OUT AT 6:39 P.M.
 BRUCE BARTLETT, VICE-CHAIR, PRESENT
 STEPHANIE CHRISTOFF, PRESENT, OUT AT 5:00 P.M., BACK AT 5:45 P.M.
 DERRIK EICHELBERGER, PRESENT
 JAMES LECRON, PRESENT
 CHRISTOPHER MANSON-HING, ABSENT
 RANDY MUDGE, PRESENT
 MARK WIENKE, PRESENT

CITY COUNCIL LIAISON: HELENE SCHNEIDER, ABSENT

PLANNING COMMISSION LIAISON: WILLIAM MAHAN, ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor, PRESENT, OUT AT 4:07 P.M.
 SUZANNE JOHNSTON, Planning Technician II, PRESENT
 DEBBIE BUSH, Recording 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>

** All approvals made by the Architectural Board of Review (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 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board 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.
- ** 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.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** 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.
- ** **Many of the 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.**
- ** **If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact Suzanne Johnston 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. Agendas are also accessible online at www.SantaBarbaraCa.gov Under *Quick Links* click on *Boards and Commissions* scroll to *Planning Commission* then down to *Agendas are Available*.**

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 Land Use Controls 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 December 30, 2004 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 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 of the Architectural Board of Review meeting of December 27, 2004.

Motion: Approval of the minutes of the Architectural Board of Review meeting of December 27, 2004, with corrections.

Action: Christoff/Bartlett, 3/0/4. Eichelberger, LeCron, Mudge, Wienke abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron, with the exception of the landscaping for Items G and H, reviewed by Derrik Eichelberger and Items B and J, reviewed by Randy Mudge.

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Ms. Johnston announced the following changes to the agenda:**

- a) Item No. 4 has been postponed indefinitely at the applicant's request

Motion: Postponed indefinitely at the applicant's request.

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

- b) Suzanne Johnston announced that Richard Six would like to continue as the representative of ABR on the Neighborhood Preservation Ordinance Sub-Committee and would like the Board to consider his request. The next meeting is scheduled for January 14, 2005. Ms. Johnston also distributed the ABR 2005 Schedule of Meetings for review.

2. Christine Pierron welcomed new Board Member Mark Wienke to the ABR.**3. Stephanie Christoff announced she would be leaving at 5:00 p.m.**

4. Jaime Limón stated that the Airport will be conducting workshops for the proposed Airport 101 terminal extension and have invited ABR members, Historic Landmarks Commission members, Airport Commission members, Planning Commission and City Council to attend a workshop/dinner on February 9th, 2005 from 3:00 to 7:00 p.m.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

G. Election of officers: Christine Pierron was elected Chair and Bruce Bartlett was elected Vice-Chair.

Discussion Item: Rob Dayton presented a short overview of the Draft Pedestrian Guidelines Master Plan and requested that the ABR members review the guidelines and make any comments or changes to it.

THE BOARD RECESSED FROM 3:30 P.M TO 3:45 P.M.

REVIEW AFTER FINAL

1. **ORTEGA ST PEDESTRIAN BRIDGE**

Zone

Assessor's Parcel Number: 037-063-0RW
Application Number: MST2000-00731
Landscape Architect: David Black
Owner: Caltrans
Agent: Pat Kelly - P.W. Engineering

(Proposal to construct a new pedestrian overpass bridge at Ortega Street. The proposal includes landscape and pedestrian amenities.)

(Review After Final of Art Element Details)

3:45

David Black, Landscape Architect, and David Shelton, present.

Public comment opened at 3:56 p.m.

Ginny Brush, Visual Arts Coordinator stated that VAPP is supportive of the project and is excited to see the proposed art element.

Public comment closed at 3:57 p.m.

Motion: The Board made the following comments: 1) The Board appreciates the full scale mock ups. 2) The Board is enthusiastic about the decorative elements of the bridge. 3) The Board looks forward to the applicant returning with mock ups showing the color choices.

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

THE BOARD RECESSED FROM 4:02 P.M TO 4:07 P.M.

CONCEPT REVIEW - NEW ITEM**2. 1109 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-061-005
Application Number: MST2004-00054
Owner: Kamaran & Firouzeh Amiri Family Trustees
Architect: Jose Esparza

(Proposal to demolish an existing 1,644 square foot single family residence with a 555 square foot garage, and construct a new 3,365 square foot, two-story residence with an attached 735 square foot, three-car garage and an attached 1,358 square foot basement on a 9,079 square foot lot. Proposal will also include a new attached 600 square foot secondary dwelling unit. A 42-inch plastered block wall at the front yard and a six foot plaster garden wall on the sides, a four foot wall at the rear of the property and a three foot retaining wall in the rear yard will also be constructed. A Zoning Modification is requested to allow a 735 square foot garage in the E-3 Zone.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, COASTAL DEVELOPMENT PERMIT, AND A ZONING MODIFICATION.)

4:07

Jose Esparza, Architect, and Renee Brooke, Case Planner, present.

Public comment opened at 4:16 p.m.

Roger Vaughan stated that he is concerned with the height of the project and that the large structure will obstruct his ocean view.

Ted Bruckner stated that he would like to be certain that the side yard setbacks and variances are being met and that the project is too large in height. He would like landscape to be added so that the view will not be obstructed.

Public comment closed at 4:19 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board would like to see better use of the sloping sight in order to reduce the mass and provide more of a stepped hillside design. 2) Minimize the amount of paving to that which is only necessary for the turnaround. 3) The Board finds the modification of the third car garage, to have adverse visual impact by adding to the mass. 4) The proposed size, bulk and scale is too massive, inconsistent and out of scale with the neighborhood. 5) The FAR's are inconsistent with the neighborhood. Reduce the square footage or better utilize the proposed basement. 6) Reduce the roof pitch from 6:12 to traditional 4:12. 7) The covered decks further add to the size, bulk and scale. 8) The Spanish style is inconsistent with the Marine Terrace neighborhood.

Action: Christoff/Bartlett, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**3. 722 UNION ST**

M-1 Zone

Assessor's Parcel Number: 017-082-005
Application Number: MST2004-00362
Owner: Richard Vantine Jr., Trustee
Applicant: Hugh Twibell
Architect: Hugh Twibell
Contractor: Vantine Construction Company

(Proposal to demolish an existing 1,034 square foot single-family residence and a 667 square foot garage/shop on a 5,750 square foot lot. Proposal includes the construction of a new two-story 3,386 square foot industrial building with two commercial spaces that include two attached covered parking spaces and five uncovered parking spaces.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL AND A PUBLIC HEARING.)

4:32

Hugh Twibell, Applicant, present.

Motion: Continued two weeks to the Consent Calendar with the following comments: 1) The project is acceptable as presented. 2) The project is ready for Preliminary and Final Approval. 3) The Development Plan Approval findings can be made at Consent Calendar. 4) The applicant is to return with a cut sheet of the light fixture.

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

THE BOARD RECESSED FROM 4:41 P.M TO 4:57 P.M.

CONCEPT REVIEW - CONTINUED ITEM**4. 1240 W MICHELTORENA ST**

R-1 Zone

Assessor's Parcel Number: 041-101-010
Application Number: MST2003-00458
Owner: Katherine Hahn
Agent: Dave Tabor

(This is a revised project. Proposal for a 1,440 square foot, three-story residence with an attached, 440 square foot garage on a 5,723 square foot vacant lot, located in the Hillside Design District. The proposal includes approximately 1,930 cubic yards of grading excavation under the main-building footprint and the construction of a 30 to 40 foot paved textured retaining wall behind the proposed structure. Modifications are requested for encroachments into the required front yard. Additionally, an encroachment permit will be required to allow improvements within the public right-of-way.)

(Sixth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, PLANNING COMMISSION APPROVAL OF THE MODIFICATION, AND PUBLIC WORKS ENCROACHMENT PERMIT FOR STRUCTURES IN THE PUBLIC RIGHT-OF-WAY.)

Motion: Postponed indefinitely at the applicant's request.

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

THE BOARD RECESSED FROM 4:41 P.M TO 4:57 P.M.**CONCEPT REVIEW - NEW ITEM****5. 817 W ANAPAMU ST**

R-2 Zone

Assessor's Parcel Number: 039-191-004
Application Number: MST2004-00811
Owner: Pamela Barajas
Architect: Paul Zink

(Proposal to demolish an existing 360 square foot garage and construct a 500 square foot two-car garage with a 260 square foot mezzanine above. Proposal will also include a 290 square foot first floor addition with a 130 square foot deck. There is an existing 2,125 square foot duplex on a 6,840 square foot lot. Zoning Modifications are requested to allow the garage to encroach into the required front yard setback & open yard setback, and a reduction in the required amount of open yard area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD RESERVATION ORDINANCE FINDINGS, AND ZONING MODIFICATIONS.)

4:57

Paul Zink, Architect, present.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:
1) The Board supports both modifications and finds they are technical in nature with no aesthetic impact. 2) The Board would prefer the orientation of the roof line of the garage to parallel Carrillo Street as presented on page A-4. 3) Increase the width of the garage door

Action: LeCron/Bartlett, 6/0/0.

CONCEPT REVIEW - NEW ITEM**6. 606 E VALERIO STREET**

R-2 Zone

Assessor's Parcel Number: 027-270-001
Application Number: MST2004-00839
Owner: Zoya Vladimirskaia
Architect: Nicholas Vergara

(This is an enforcement case. Proposal to replace existing windows on all three units to double pane vinyl windows and change exterior finish from wood siding to stucco. Also proposed are new doors and porch at the rear of the building.)

(This project is an enforcement case)

5:14

Nicholas Vergara, Agent, present.

Motion: Continued indefinitely with the following comments: 1) The proposed changes to Unit 3 as presented on Sheet 5 are acceptable. 2) The applicant is to provide working drawings of Unit 3. 3) Units 1 and 2 are not in keeping with the original architecture. 4) The replacement of the steel windows with vinyl windows are a downgrade in material and not acceptable for the front units. 5) The Board finds the proposed change of wood siding to stucco on the front house not acceptable. 6) Applicant to provide clarification of the proposal for the as-built screened porch.

Action: LeCron/Bartlett, 6/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 428 E VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 029-132-005
Application Number: MST2004-00824
Owner: Kathlene A. Bonnigson
Applicant: Lori Kari
Architect: Lori Kari

(Proposal to add 43 square feet to the first floor and a new 813 square foot second floor addition to the existing 857 square foot residential unit A. The project will result in a two-story 2,570 square foot duplex with an attached 360 square foot two-car garage on a 5,254 square foot lot. Proposal will also include an interior remodel of residential unit A, replacement of the duplex's existing roof, repave & reconfigure the existing driveway, legalize an as-built deck at the rear of the property, legalize an as-built conversion of a carport to a garage, and replacement of all windows for the existing duplex.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A ZONING COMPLIANCE DECLARATION.)

6:13

Lori Kari, Architect, present.

Motion: Continued three weeks with the following comments: 1) Most of the Board members are comfortable with the mass. 2) Reduce the 9 foot plate height on the second story. 3) One Board member is concerned with the amount of two story mass on the right elevation. 4) The Board is concerned with the privacy of the neighbor to the west. 5) The Board would like to see more traditional windows. 6) The amount of glazing is not traditional. 7) A majority of the Board does not find the S-tile roof acceptable. 8) Provide photo documentation of the rear yard and the as-built deck. 9) Provide additional tree(s) or landscaping on the southwest side.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 2930 LOMITA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-201-029
Application Number: MST2004-00826
Owner: Elizabeth McClure
Architect: Gretchen Zee

(Proposal to demolish 228 square feet of accessory buildings and construct a new 500 square foot detached accessory building above an existing detached 326 square foot garage. There is an existing 1,897 square foot single family residence on a 7,220 square foot lot. A waiver from Transportation is requested for a substandard garage size.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND WAIVER FROM TRANSPORTATION FOR SUBSTANDARD GARAGE SIZE.)

6:39

Gretchen Zee, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board is to conduct a site visit. 2) A majority of the Board finds the proposal acceptable with the exception of the open potting area under the elevated accessory building. 3) Indicate adjacent footprints of structures on the plans. 4) Provide additional photo documentation of the rear and both sides of the property. 5) Applicant to return with composite of exterior elevations from front and sides.

Action: Mudge/LeCron, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

9. **800 MIRAMONTE DR**

A-1/C-X/E-1 Zone

Assessor's Parcel Number: 035-050-063
Application Number: MST2004-00191
Owner: Dreier Properties, LLC
Applicant: Pacific Architects

(Proposal to construct a new 1,468 square foot six-car garage on an existing 74-space asphalt parking lot. Proposal includes a new perimeter chain link fence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, MODIFICATION, AND A PUBLIC HEARING.)

6:59

Bill Wolf, Architect, present.

Motion: Continued indefinitely to the Planning Commission and return to the Consent Calendar with the following comments: 1) The architecture as proposed is acceptable. 2) Provide any additional landscape in the parking lot wherever possible, given the existing layout. 3) The modifications are acceptable given the landscape screening of the trash enclosure. 4) The black chain link fence seems to be well screened by landscaping.

Action: Christoff/Mudge, 6/0/0.

THE BOARD RECESSED FROM 5:33 P.M TO 5:45 P.M.

CONCEPT REVIEW - CONTINUED ITEM

10. **1621 VILLA AVE**

R-2 Zone

Assessor's Parcel Number: 043-211-006
Application Number: MST2004-00313
Owner: Darrol Crossland & Laurie Gmeza
Agent: Nicolas Vergara

(Proposal to construct a new 400 square foot accessory dwelling unit above an existing two-car garage. Proposal includes a new 337 square foot second-story addition and a 185 square foot one-story addition to an existing 959 square foot one-story residence on a 5,000 square foot lot. Modifications are requested for the garage to encroach into the interior yard setbacks and for the two dwelling units to exceed the 1,800 square foot maximum per SBMC28.18.075.)

(Third Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND MODIFICATIONS.)

5:43

Nicolas Vergara, Agent, Darrol Crossland and Laurie Gmeza, Owners, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the front house acceptable in size, bulk and scale. a) The front unit windows should match bungalow style windows. b) The rear railing on the rear deck should be open pickets with no closed plaster elements. 2) The back unit looks awkward and not fitting on top of the ground floor. a) Study simplifying the transition between the first and second floors. b) Eliminate double cantilevers and the amount of cantilevers. 3) Provide an accurate roof plan for both units.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 1555 LA VISTA DEL OCEANO E-1 Zone

Assessor's Parcel Number: 035-170-027
 Application Number: MST2000-00712
 Owner: Bridgett White
 Architect: Kirk Gradin

(Proposal for a new 2,608 square foot, two-story residence with an attached garage of 525 square feet, on a 6,202square foot lot located in the Hillside Design District. The proposal includes approximately 210 cubic yards of grading outside the main building footprint.)

(Review After Final changes for removal of bamboo fence and replacement with iron railing)

Final Approval as submitted of the Review After Final.

FINAL REVIEW

B. 1318 SAN ANDRES ST R-3 Zone

Assessor's Parcel Number: 039-101-008
 Application Number: MST2002-00190
 Architect: Alex Pujo
 Owner: Jeff Lockwood

(Proposal to construct five, two-story, condominium units, ranging in size from 583 square feet to 1,151 square feet. There are four, two-car garages and one, one-car garage proposed. The project was approved by the Planning Commission, granting front-yard setback and parking modifications.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 043-03, AS AMENDED BY CITY COUNCIL ON OCTOBER 7, 2003.)

Final Approval of landscape plan as submitted.

FINAL REVIEW**C. 2019 PLAZA BONITA**

R-2 Zone

Assessor's Parcel Number: 025-343-002
Application Number: MST2003-00546
Owner: Nancy Delarbre, Trustee
Applicant: Loren Solin

(Proposal for a 75 square foot, single-story addition to an existing 1,949 square foot, two-story residence located in the Mission Area Special Design District. Also proposed is a 326 square foot courtyard with a fountain at the front of the residence.)

(Final review is requested.)

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

CONTINUED ITEM**D. 2420 CALLE SORIA**

E-1 Zone

Assessor's Parcel Number: 041-393-024
Application Number: MST2004-00269
Owner: Childs Family Trust
Agent: Joyce Wieder

(Proposal to construct a new 628 square foot one-story addition to an existing 1,348 square foot one-story single-family residence with an existing 458 square foot existing two-car garage. The project will result in a total of 2,434 square feet on an 11,842 square foot lot located in the Hillside Design District.)

(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.

CONTINUED ITEM**E. 1030 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-220-031
Application Number: MST2004-00376
Owner: Ross Harris
Owner: Michael Mack
Architect: Ken Radtkey Blackbird Architects
Contractor: Rick Jeffery

(Project re-noticed due to cancellation prior to initial hearing. Proposal to construct a 1,047 square foot addition to an existing 1,856 square foot two-story single-family residence with an attached two-car garage. The proposal will result in a 2,903 square foot residence on a 21,205 square foot lot located in the Hillside Design District. Proposed renovation to the exterior of the residence will include replacing the siding, roofing, windows and doors. The proposal will also include new decks, landscaping and irrigation.)

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

Final Approval as submitted 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. One week continuance of the landscape plan for Fire Department Review of the landscape plans.

CONTINUED ITEM

F. 2040 PLAZA BONITA

E-1/R-2 Zone

Assessor's Parcel Number: 025-281-025
Application Number: MST2004-00729
Owner: Joseph E. & Jill A. Nida
Applicant: Gretchen Zee

(Proposal to add an elevator to the residence and construct an 80 square foot addition, remove existing deck and replace with 117 square foot deck, spa and fountain and construct a 183 square foot second story addition and 64 square foot deck to an existing single family residence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND 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.

CONTINUED ITEM

G. 540 W PUEBLO ST

C-O Zone

Assessor's Parcel Number: 025-090-032
Application Number: MST2004-00781
Owner: Shea Family Santa Barbara, L.P.
Applicant: Cancer Center of Santa Barbara
Architect: Paul Rupp

(Proposal to alter the existing building by demolishing 145 square feet at the corner of the building to realign the driveway, adding a green screen at the secondary, adding a new entry element including entry windows and doors, repaint the existing rear building, revise the existing landscape plan, and proposed new fencing. The existing building is used as a medical office and will be converted to an out patient cancer treatment. New signage is also being proposed but will be reviewed under a separate application.)

(Review of wood trim at the edges of the significant openings in the green screen)

One week continuance of the architecture and Final Approval of the landscape plan. Landscape plan reviewed by Derrik Eichelberger.

CONTINUED ITEM

H. 520 N SALSIPUEDES ST

C-M Zone

Assessor's Parcel Number: 031-222-021
Application Number: MST2004-00793
Owner: Claveria Bertha
Applicant: Peter Kurrels

(Proposal to construct an asphalt parking lot to create 8 parking spaces, paint an existing Quonset hut, install landscaping, repair fencing and install water and sewer lines for an auto repair business.)

Continued indefinitely due to applicant's absence.

CONTINUED ITEM

I. 465 YANKEE FARM RD A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-023

Application Number: MST2004-00831

Owner: Paul & Mary Weisman Living Trust

Architect: Larry Graves

Contractor: Qwik Response

(Proposed 265 square foot roof extension above an existing second story deck. The single family residence is located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A COASTAL EXCLUSION.)

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

NEW ITEM

J. 1150 COAST VILLAGE RD C-1/SD-3 Zone

Assessor's Parcel Number: 009-222-025

Application Number: MST2004-00863

Owner: Villa Fontana Limited

Architect: Rex Ruskauff

(Proposed removal and replacement of landscaping of an existing landscaped area between commercial and residential properties.)

Preliminary Approval of the landscape plan as submitted.

NEW ITEM

K. 1727 PAMPAS AVE R-2 Zone

Assessor's Parcel Number: 043-173-006

Application Number: MST2004-00865

Owner: Raymond & Valerie P. Myer

Applicant: Bob Murray

(Replace roll roofing with comp shingles, repair siding, and relocation and removal of windows on the existing 2single car garages located on a property currently developed with a duplex)

Final Approval with the condition that the colors, details and materials shall match the existing. It is understood that the garage siding will be horizontal. The cricket color shall match the roofing color.

CONTINUED ITEM

L. 424 POR LA MAR DR

R-4/SD-3 Zone

Assessor's Parcel Number: 017-322-002

Application Number: MST2004-00871

Owner: HDG Associates

Applicant: Action Roofing

(Proposal to re roof the inside mechanical well for an existing hotel with PVC IB single ply material in white color.)

(ABR Board member to conduct a drive-by site visit prior to meeting)

Final Approval as submitted.

**** MEETING ADJOURNED AT 7:15 P.M.**