



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 25, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:03 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Absent
 BRUCE BARTLETT, Vice-Chair, Present, out at 6:11p.m., back at 6:49p.m.
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, 4:50p.m., out at 5:22p.m., back at 6:10p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, 3:13p.m., out at 3:39p.m., back at 4:00p.m., out at 5:22p.m., back at 6:10p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:38p.m., out at 4:50p.m.

DAVID SULLIVAN, Planning Technician I, Present

DEBBIE BUSH, Recording 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 folded plans 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.

- ** 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.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact David Sullivan, 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 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 April 21, 2005 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 April 18, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 18, 2005, with corrections.

Action: LeCron/Wienke, 4/0/0. Pierron, Eichelberger, Mudge, Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett and Christine Pierron, with the exception of landscaping items reviewed by Randy Mudge.

Action: LeCron/Manson-Hing, 4/0/0. Pierron, Eichelberger, Mudge, Christoff absent.

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

1. Mr. Sullivan announced there were no changes to the agenda.
2. Mr. Sullivan announced that Christine Pierron would be absent from tonight's meeting.
3. Mr. Sullivan informed the ABR members that they will be able to view the story poles at 1837 ½ El Camino de la Luz on Tuesday, May 10th, and they will be up for a few days after that time.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the 23rd meeting of the Neighborhood Preservation Ordinance Steering Committee. Terminology was clarified for the public, and a motion was passed with FAR standards applicable to two story residences. The motion also stated that garage square footage would be included in the total FAR. The next meeting is scheduled for May 13, 2005.

F. Possible Ordinance Violations.

- 1) Christopher Manson-Hing inquired as to the status of the extensive glass guard rails at 1177 Harbor Hills Drive.
- 2) Christopher Manson-Hing also inquired as to the status of the 6' wood fence within the front yard setback at 1248 San Miguel.
- 3) Board member Jim LeCron questioned the status of the Shell Station at San Andres Street and Carrillo Street.

DISCUSSION ITEM: The Proposed Fiscal Year 2006 and 2007 Financial Plan for the Community Development Department, Planning Division and Related Fees. Bettie Weiss, City Planner; Paul Casey, Community Development Director; and Michele DeCant, Administrative Analyst II.

Bettie Weiss, discussed the overall budget, which is available to the public on the City's website, and a copy may also be obtained at City Hall, Finance Dept., or at the Central and Eastside Libraries. Ms. Weiss stated that the City is currently facing rising costs, which are attributed to the increase in insurance, pensions, and due to the overall affect of the State's budget. A financial plan has been submitted for the Fiscal years 2006 and 2007, which also includes the Operating and Capital Budget. The City anticipates to receive a 50% cost recovery of service and fees. On May 16, 2005, the Department Budget will be submitted to the City Council for consideration.

DISCUSSION ITEM: Proposed new recycling trash containers located throughout the City.

Steven MacIntosh, Environmental Services Supervisor; and Linda West, Welder/Designer, Public Works, present. Mr. MacIntosh, gave a presentation of the new butler style stainless steel trash containers approved by the Historic Landmark's Commission.

Motion: Final Approval of the conceptual design with the following comments: 1) The Board appreciates the design and level of craftsmanship of the container. 2) The Board is supportive of both the skin and heavy crafted design, and looks forward to specific designs for specific areas.

Action: Wienke/Manson-Hing, 5/0/0.

REVIEW AFTER FINAL

1. **1600 MIRA VISTA AVE** E-1 Zone

Assessor's Parcel Number: 019-090-010

Application Number: MST2003-00811

Owner: Miami County Land Co., C/O Hal Reno

Architect: Vadim Hsu

(This is a revised notice. Review after Final changes to a previously approved project for a 250 square foot first-floor and a 763 square foot second-floor addition to an existing one-story 1,685 square foot residence located in the Hillside Design District. A new attached 480 square foot two-car garage, landscaping, new retaining walls, and 185 cubic yards of grading are also proposed. The revisions to the proposal include addition of a planter at the driveway, an increase of retaining walls, restorative landscaping, and window revisions.)

(Review after Final for changes consisting of revisions in height of the front retaining wall, restorative landscaping, and window revisions.)

3:39

Vadim Hsu, Architect; and Randy Mudge, Landscape Architect; present.

Public comment opened at 3:48p.m.

Laura Allbritton, neighbor, stated that she appreciates the architect and the owner having worked with herself and the neighbors. The wall looks nice and she is pleased with the overall project.

Public comment closed at 3:49p.m.

Motion: Final Approval of the Review After Final changes as submitted with the following comments: 1) The applicant is mitigating the height of the wall by removing the existing construction down 4 1/2 courses. 2) The applicant has provided an aesthetic enhancement with stone railing. 3) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: LeCron/Wienke, 4/0/0. Pierron, Eichelberger, Christoff absent. Mudge stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1425 MISSION RIDGE RD

A-2 Zone

Assessor's Parcel Number: 019-103-017
Application Number: MST2005-00098
Owner: Escalera Living Trust
Landscape Architect: Phil Suding

(Proposal for "as-built" 404 cubic yards of grading, an "as-built" 220 linear foot sandstone retaining wall at the front of the property which ranges in height from 5-10 feet and a landscaping plan on a 1.2 acre lot located in the Hillside Design District. Planning Commission approval is requested for grading in excess of 500 cubic yards and a modification for an over height wall within the required setbacks and the public right-of-way requiring an encroachment permit. The proposal includes 404 cubic yards of grading in addition to the previously approved and permitted 433 cubic yards of grading under MST2003-00373.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, A MODIFICATION, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A PUBLIC WORKS ENCROACHMENT PERMIT.)

4:00

Phil Suding, Landscape Architect, present.

JoAnne LaConte, Assistant Planner, stated that the project, as proposed, will require at least two modifications. 1) To construct a wall that exceeds 3 ½ feet within 10 feet of a front lot line and; 2) To construct a wall that exceeds 3 ½ feet within 10 feet of either side of a driveway for distance of twenty feet back from the front lot line.

Public comment opened at 4:07p.m.

Ray Sawyer, neighbor, submitted a letter which stated that his house is directly below the property and that his main concern is with the safety of the steep hillside. Mr. Sawyer has requested that no further grading or filling be allowed to continue and that the fill on the lower side of the house be removed.

W.C. Naylor, neighbor, stated that he lives below the property and that he is concerned with the stability of the wall in the event of an earthquake. The view of the wall is very intrusive and out of keeping with the neighborhood.

Chair Bartlett read a letter submitted by several neighbors, which stated that they feel the front wall is a benefit to the neighborhood.

Public comment closed at 4:12p.m.

Motion: Continued one week with the following comments: 1) The Board does not find the existing "as-built" wall to be in conformance with the Hillside Design Guidelines. 2) The height and location of the wall adjacent to the public-right-of-way is creating hazardous conditions. 3) Add on-site landscaping to restore character to the neighborhood. 4) Reduce the excess grading within the right-of-way to expose four to five feet of wall. 5) Line the street face of the unapproved wall with sandstone. 6) Restore the original grade to the unapproved wall within ten (10) feet of the driveway to eliminate the need for one of the modifications. 7) Provide a full landscape plan to help mitigate the quality of the scenic site and protect the privacy of the neighbors. 8) The Board could support a wall in excess of 3 1/2' in the front yard, as it is only visible from private property. 9) Provide two section drawings and elevations of the unapproved wall. 10) Lower the grade on the public side of the front wall. 11) The Board is concerned with the drainage and would like the applicant to provide a drainage plan and generate drawings depicting prior topographic conditions.

Action: LeCron/Wienke, 5/0/0.

PRELIMINARY REVIEW

3. 2109 CLIFF DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-083-007
Application Number: MST2002-00434
Owner: Cliff Drive, LLC.
Designer: Peter Haddad

(Proposal to rezone a 15,228 square foot lot from E-3 to R-2; remove the existing 1,100 square foot, single-family residence and non conforming garage; and construct multiple residential units. The project includes construction of five two story residential units with attached garages. The project consists of two approximately 2,400 square foot market rate units and three 1,300 square foot affordable middle income units. Modifications are requested to encroach into the required front yard setback, construct a six foot tall wall within the front yard setback, reduce the required open space and for bonus density. Review of the apparent massing and architectural detailing is requested.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 044-04, CALIFORNIA COASTAL COMMISSION CERTIFICATION OF THE COASTAL PLAN AMENDMENT AND ZONING MAP AMENDMENT.)

4:49

Rick Jeffrey, Owner; Peter Haddad, Designer; and Carol Gross, Landscape Architect; present.

Public comment opened at 5:05p.m.

Ted Knudsen, neighbor, stated that he is concerned that there are five units. Mr. Knudsen is also concerned with the proposed 6' high wall.

Motion: Preliminary Approval of the project and continued indefinitely to the Consent Calendar with the following conditions: 1) The Board appreciates the steps the applicant has taken to address the Board's concerns. 2) The Board likes the low open fence as it will provide safety and maintain visibility along the street. 3) Utilize the stone veneer on the wall between units 1 and 3. 4) Eliminate the sidewalk at Unit 3 and provide a minor sidewalk that attaches to the east side of the property. 5) The Board would like further definition of the permeable paving. 6) Replace the four perimeter motor court Palm trees with canopy trees. 7) The Board appreciates the simplification of the materials palette.

Action: Mudge/Manson-Hing, 6/0/0. Pierron, Christoff absent.

PRELIMINARY REVIEW

4. 2410 FLETCHER AVE

C-O Zone

Assessor's Parcel Number: 025-052-022

Application Number: MST2004-00872

Owner: Santa Barbara Cottage Hospital

Architect: Phillips Metsch Sweeney Moore

(Proposal to remodel the interior of an existing 12,136 square foot three-story building and construct an attached 1,250 square foot addition to the first floor. The project will also involve re-stripping and reconfiguring the parking lot to add five parking spaces.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

5:22

Kristin Story, Applicant; Mark Mullineary, Cottage Hospital; Erin Carroll, Landscape Architect, present.

Motion: Continued one week with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board prefers the proposed planter and back wall to be 3' in height. 3) The Board is supportive of the landscape plan. 4) Provide landscape against the tall facade of the building.

Action: Wienke/LeCron, 4/0/0. Eichelberger, Mudge stepped down.

SCHEDULED BREAK FROM 5:45P.M. TO 6:05P.M.

PRELIMINARY REVIEW**5. 308 PALM AVE**

M-1 Zone

Assessor's Parcel Number: 031-342-009
 Application Number: MST2004-00862
 Owner: Jaya & Erin Lozano
 Applicant: Hfp Architects

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

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)**6:30**

Jaya Lozano; Owner and Joe Ewing, Architect; present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the finding that the Development Plan Approval Findings have been made and the following conditions: 1) Return with a landscape plan. 2) The project is approved without the half round addition to the parapet. 3) Add landscape along the east property line. Suggestions include Boston ivy. 4) Remove the east elevation trellis. 5) Confirm with the neighbor to the east if planting a tree on his property is acceptable. 6) All proposed signs shall be reviewed by the Sign Committee. 7) Provide a cut sheet of the light fixtures and color board. 8) Explore opportunities to enhance the landscaping along Palm Avenue and reclaim the parkway palatte.

Action: Manson-Hing/Wienke, 5/0/0. Bartlett, Pierron, Christoff absent.

REVIEW AFTER FINAL**6. 3305 STATE ST**

C-L/C-P/SD-2 Zone

Assessor's Parcel Number: 051-100-001
 Application Number: MST2002-00682
 Owner: Emil & James Deloreto
 Business Name: Gelson's Market
 Architect: Lenvik & Minor Architects
 Landscape Architect: Bob Cunningham
 Agent: Chris Cochran

(This is a revised project that was previously reviewed under MST1999-00945 and MST2000-00002. Proposal for a 2,450 square foot one-story addition to the 23,814 square foot tenant space of Gelson's Market, located in an existing 84,434 square foot one-story commercial shopping center with 420 existing parking spaces on a 289,198 square foot lot. The proposal includes a facade remodel and parking lot enhancements adjacent to the expansion area.)

(Review after Final for changes consisting of the installation of wrought iron grilles on the front facade of the building instead of mural designs.)

6:49

Christopher Cochran, Agent, present.

Motion: Final Approval of the Review After Final with the following conditions: 1) The proposed wrought iron is not acceptable. 2) There are two options for the applicant to consider: Option A) Use the approved murals; or Option B) Remove the molding and existing light fixtures, and, repair the plaster finish surrounding walls. 3) Return for Review After Final to introduce pedestrian scale site amenities and architectural improvements of the seating area.

Action: Manson-Hing/Mudge, 5/0/0. Pierron, Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM

7. 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.)

(Third Concept Review.)

7:03

Gretchen Zee, Architect; and Libby McClure, Owner; present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) The Board appreciates the changes in the size, bulk and scale. 2) The Board appreciates the enclosure of the east elevation potting shed. 3) Reduce the size of the rear deck to ensure privacy of the neighbors. 4) It is suggested that the roof pitch over the existing garage remain as is. 5) The Board appreciates the new garage doors. 6) Remove the wrought iron to the chimney on the east elevation.

Action: Motion failed. Wienke/no second.

Amended

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) The applicant is to return with an in-progress review. 2) The Board appreciates that the applicant has reduced the size of the project by reducing the plate heights. 3) The project is acceptable as designed. 4) The Board appreciates the change in the lower floor to eliminate the piles. 5) The garage roof pitch is to remain the same pitch to avoid the need of a modification. 6) Reduce the size of the rear deck so it has less of an impact to the neighbor. 7) Eliminate the wrought iron of the second story chimney of the east elevation. 8) The project is well set back from the street. Although it is a second story addition, upon review of additional photos, the project will have minimal impact on the neighbors. 9) The Board understands that under the direction of the Planning Staff, the interior wet bar in the accessory building shall be removed.

Action: Wienke/Mudge, 4/1/0. Bartlett opposed.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 207 - 213 BATH STREET R-4/SD-3 Zone**

Assessor's Parcel Number: 033-031-009
Application Number: MST2000-00615
Owner: Barbara & Helen Ropchak, Trustees
Architect: Karl Eberhard
Owner: John Blankenship

(Proposal to construct five three-story condominium units with covered parking on two parcels totaling 14,983 square feet, to be merged. The project includes the demolition of two existing duplexes and two detached two-car garages.)

(Review after Final for changes consisting of an exterior color alteration.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**B. 713 KIMBALL M-1/SD-3 Zone**

Assessor's Parcel Number: 017-161-004
Application Number: MST2002-00834
Owner: Martin Anguiano
Agent: Steve Ondre
Architect: Robert Pester

(Proposal to construct a 531 square foot office building to accommodate a roofing business. Three uncovered parking spaces and an outdoor storage area are also proposed. The existing 1,090 square foot residential duplex will be demolished. The proposed project will abate the violations in ENF2002-00481.)

Final Approval is requested for the architecture and landscaping.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 003-05.)

Final Approval of the project as submitted.

REVIEW AFTER FINAL**C. 317 ALAMEDA PADRE SERRA**

R-2 Zone

Assessor's Parcel Number: 031-392-020
Application Number: MST2003-00177
Owner: Philip & Jeannette Condon, Trustees
Architect: Bryan Murphy

(Proposal to construct a one story 165 square foot addition to an existing two story duplex located in the Hillside Design District.)

(Review after Final for changes consisting of installing a new door accessing the patio and revising a footing detail.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL**D. 14 ALISAL RD**

A-1 Zone

Assessor's Parcel Number: 019-312-010
Application Number: MST2003-00378
Owner: Gable Trust
Architect: Robin Donaldson
Architect: Shubin & Donaldson

(Proposal to convert an existing under story to habitable space and add 325 square feet to the area. The proposal includes a 525 square foot, second-story addition with a 350 square foot, terrace area to an existing 1,724 square foot, two-story, single-family residence with an attached 406 square foot garage, on a 1.9 acre lot located in the Hillside Design District.)

(Review after Final for changes consisting of a swimming pool, pool equipment, 5' chain link fence, revisions to the height of a retaining wall, and a pool solar heating system.)

Continued one week with the following comments: 1) Add landscape to mitigate the south facing wall. 2) Add significant landscaping at the south end of the motor court wall. 3) The basin wall should be as tall as possible in relation to the dam wall.

REVIEW AFTER FINAL**E. 1518 CLIFTON ST R-2 Zone**

Assessor's Parcel Number: 015-242-002
Application Number: MST2003-00396
Owner: Douglas Sillers
Applicant: Jason Grant

(Proposal to remove and repair an existing 146 square foot deck, to rebuild and extend the deck by 377 square feet for a total of 523 square feet of deck for an existing two-story duplex. In addition, the project includes replacing existing windows to match the existing windows of the lower units. The project requires a modification for the deck to encroach into the front yard setback.)

(Review after Final for changes consisting of installing new drainage scuppers, introducing low voltage deck lighting & additional exterior lighting, replacing existing fascia & plaster eaves, constructing a 3 foot garden wall, replacing existing windows, doors, & sliders, installing a new window on the garage wall, introducing a smooth trowel plaster finish with a new color and framing the ground floor deck with a 3'6" wall.)

Final Approval with the condition that the garden block shall be a sandstone color.

CONTINUED ITEM**F. 1624 SAN ANDRES ST R-3 Zone**

Assessor's Parcel Number: 043-221-016
Application Number: MST2003-00810
Owner: Jeffrey & Susan Menelli
Agent: Kelly Brodison
Agent: Justin Van Mullem

(The project consists of a proposal for the conversion of an existing 1,040 square foot single family residence(1624 San Andres St.) and the adjacent two-unit apartment building (626 & 628 Mulberry Avenue) into three (3) condominium units. The two-unit apartment building consists of a 1,020 square foot, two-bedroom unit and a 1,037 square foot, three-bedroom unit, each with an attached two-car garage. A new one-car carport is proposed for 1624 San Andres St.)

(Preliminary Approval for the details to the carport, fence and landscape plan are requested.)

Final Approval of the architecture and landscape with the condition that the applicant attaches a landscape compliance statement to the landscape plans before building permit issuance.

FINAL REVIEW**G. 223 W PEDREGOSA ST**

R-4 Zone

Assessor's Parcel Number: 027-021-002
Application Number: MST2004-00152
Owner: David Boylan
Architect: Alex Pujo

(Proposal for three new two-story condominiums, each with an attached two-car garage. The proposal will amount to a total of 4,108 square feet for the three condominiums, which will be located on a 9,337 square foot lot. Project includes the demolition of the existing 1,068 single-family residence and an existing two-car garage.)

(An "In-Progress" Review for the front porch of unit #1, driveway paving surface, iron railing details and chimney caps is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 008-05.)

Continued one week to the Consent Calendar with the following comments: 1) Simplify the paving patterns and study using a ribbon driveway. 2) Study introducing a permeable swale in the driveway which would create more useable landscape space. 3) Provide chimney details.

REVIEW AFTER FINAL**H. 424 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-311-026
Application Number: MST2004-00659
Owner: Donald W. & Mary Lou Sherwin, Trustees
Applicant: Tarah Brown
Architect: James Armstrong
Business Name: Pat's Liquor

(Proposal for a facade remodel including removal of existing storefront and replacement with new storefront and decorative tile detailing for an existing liquor store.)

(Review after Final for changes consisting of the addition of an awning along the building's Milpas Street frontage.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**I. 1513 PORTESUELLO AVE** E-1 Zone

Assessor's Parcel Number: 049-261-018
Application Number: MST2005-00199
Owner: Diane Frank
Applicant: Eric Swenumson

(Proposal to add 156 square feet to the first floor of an existing single story 1,994 square foot single family residence on a 15,508 square foot lot located in the Hillside Design District. Proposal will also include an entry tower of 53 square feet and the removal of an unpermitted roof extension, spa & patio cover.)

(Final Approval of the architectural details is requested.)

Final Approval with the condition to clarify the plans by calling out detail locations on the site and floor plan.

NEW ITEM**J. 116 VIA DEL CIELO** E-1 Zone

Assessor's Parcel Number: 035-050-046
Application Number: MST2005-00222
Owner: Daniel Davy Odowd & Amy Chu-Hua Chang
Architect: Kurt Magness

(Proposal to construct a 120 square foot deck, a 120 square foot patio cover, a new 3' retaining wall and to add new sliding glass doors to a 4,100 square foot house with an attached 564 square foot garage on a 0.85 acre lot located in The Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the comment that staff is to verify with photos provided by the applicant that the deck on the south elevation cannot be seen from Via Del Cielo.

NEW ITEM**K. 1417 CRESTLINE DR** E-1 Zone

Assessor's Parcel Number: 049-241-001
Application Number: MST2005-00231
Owner: Franklin I. & Sandra B. Branders
Architect: Craig Burdick

(Proposal to construct a 225 square foot addition to an existing one story 2,410 square foot residence located on a 17,460 square foot lot in the Hillside Design District. Proposal will also include a 1,840 square foot interior remodel to the master bedroom, master bathroom, living space and library.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project with the condition that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the retaining walls along the western portion of the property shall not exceed five feet in height from the natural grade.

NEW ITEM**L. 3969 VIA LUCERO** R-3/SD-2 Zone

Assessor's Parcel Number: 057-233-026
Application Number: MST2005-00237
Owner: Worden W. & Betty M. Steele
Applicant: Tom Thompson
Contractor: W. Thomson Construction

(Proposal to demolish, backfill and landscape an existing pool on a lot with an existing two story 18-unit apartment complex.)

Continued one week with the following comments: 1) Study a more drought resistant ground cover. 2) Include an irrigation plan. 3) Attach a landscape compliance statement to the plans.

NEW ITEM**M. 847 DEERPATH RD** A-2 Zone

Assessor's Parcel Number: 015-100-006
Application Number: MST2005-00240
Owner: Steve Crossland
Agent: Eddie Deras

(Proposal for a 136 square foot wood deck to an existing detached square foot accessory building located in the Hillside Design District. Proposal will also include window & door alterations and a new six foot tall wood fence that spans 132 linear feet along the rear property line.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week.

NEW ITEM**N. 2611 SAMARKAND DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-303-007
Application Number: MST2005-00247
Owner: Heebner Everton Family Trust October
Applicant: Eddie Villaruz

(Proposal to add 166 square feet with an upper deck area to the rear of an existing 2,206 square foot house with attached 475 square foot garage on a 12,240 square foot lot.)

Continued one week to the Consent Calendar with the comment that the maximum distance from the finished floor height to the top of the finished deck should be ten feet.

**** MEETING ADJOURNED AT 7:42 P.M. ****