



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 2, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, out at 6:19p.m., back at 6:31p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, 4:48p.m., out at 5:35p.m.
 JAMES LECRON, Present, 5:25p.m., out at 6:31p.m.
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, out at 6:19p.m., back at 6:31p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 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	Master Application & Submittal Fee - (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 28, 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 25, 2005.

Motion: Approval of the Minutes of the Architectural Board of Review Meeting of April 25, 2005, with corrections.

Action: Bartlett/Wienke, 5/0/0. LeCron, Eichelberger, Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Item A, reviewed by Randy Mudge.

Action: Manson-Hing/Mudge, 5/0/0. LeCron, Eichelberger, 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.

a) Mr. Sullivan announced that Board member LeCron would be absent from tonight's meeting. He will be present for Item 5, 2410 Fletcher Avenue.

b) Mr. Sullivan also announced that enforcement cases have been started, and the building inspectors are aware of violations at 1177 Harbor Hills Drive and 1248 San Miguel Street.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

THE BOARD RECESSED FROM 3:20P.M. TO 3:25P.M.**PRELIMINARY REVIEW**1. **316 W ORTEGA ST** R-4 Zone

Assessor's Parcel Number: 037-073-013
 Application Number: MST2003-00361
 Owner: Viejo Capital, LLC.
 Architect: Ferguson-Ettinger Architects

(The subject project consists of a proposal for three new residential condominium units on a 10,500 square foot lot. Unit 1 would be a 1,540 square foot three-bedroom unit, Unit 2 would be 1,469 square foot three-bedroom unit, and Unit 3 would be 1,029 square foot two-bedroom unit. Each unit would have two covered parking spaces. The existing single family residence, detached garage and sheds would be demolished. The project site is located adjacent to Mission Creek.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 013-05.)

3:25

Brett Ettinger, Architect; Arthur Carlson, Owner; and Puck Ericson, Landscape Architect; present.

Staff comment: Kathleen Kennedy, Case Planner, stated that a Victorian style design was recommended by the Planning Commission, but was not a requirement.

Motion: Preliminary Approval of the project with the following conditions: 1) Study using a variation on the color palette for unit B. 2) Provide taller landscape to mitigate the length of the exposed retaining wall footing on the west elevation. 3) The Board understands that the Planning Commission suggested a Victorian style design, but did not mandate it. Given the Board's prior support of the craftsman style design, the Board would continue to accept this.

Action: Wienke/Bartlett, 5/0/0. LeCron, Eichelberger, Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM2. **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 FOR A MODIFICATION, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A PUBLIC WORKS ENCROACHMENT PERMIT.)

3:50

Brian Escalera, Owner; and Phil Suding, Landscape Architect; present.

Chair Pierron read a letter submitted from Kilburn and Shirley Roby, neighbors, which stated that there was not a permit for the wall along Mission Ridge Road.

Motion: Continued two weeks with the following comments: 1) The Board does not find the proposal within the right-of-way (grading and landscaping) to be acceptable; it has negatively altered the scenic area of the neighborhood. 2) Bring the 30' front yard setback and the public right-of-way back to the original character of the street frontage (with some consideration to a retaining wall). 3) Return with additional documentation of the original topography; minimally using the City files. 4) To the extent feasible, document the removal of the trees. 5) The Board has concerns with the height of the walls. 6) Provide a full landscape plan for the 30' front yard setback and the public right-of-way to restore the compatibility of the neighborhood pattern of the landscape. 7) It is the applicant's responsibility to extend the landscape plan to its original design.

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

RECONSIDERATION

3. 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 360square 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.)

(REQUEST FOR POSSIBLE CONSIDERATION OF THE FINAL APPROVAL DECISION GRANTED 4/4/05.)

4:48

Kathlene Bonnigson, Owner, present.

Public comment opened at 4:51p.m.

Chair Pierron read a letter from Steve Raffetto which stated that he is concerned with the mass, bulk and scale of the project.

Motion: Open the item for reconsideration of the prior Final Approval motion.

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

Motion: Continued one week to the Consent Calendar for Review After Final with the comment to add landscaping to mitigate the second story mass of the neighbors at the west property line.

Action: Wienke/Eichelberger, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

4. **1353 SANTA ROSA AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-191-001

Application Number: MST2005-00202

Owner: Richard H. Ross

Architect: Barry Berkus

(Proposal to demolish 375 square feet of the existing residence and a 351 square foot garage to construct a 1,384 square foot first floor addition, a 1,205 square foot second floor addition, a 1,445 square foot cellar, and an attached two-car 497 square foot garage. There is currently a 1,003 square foot single story residence located in the Coastal Zone on 7,732 square foot lot. The project will result in a two story 3,217 square foot residence with an attached two-car 497square foot garage and a 1,445 square foot cellar.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

5:08

Ellen Adamson, Project Manager; and Richard Ross, Owner; present.

Public comment opened at 5:17p.m.

Chair Pierron read a letter from James and Kristine McCoy which stated that the home is so large in size that it looks like a castle and will be out of place with the neighborhood. The McCoy's would like the board members to conduct a site visit.

Chair Pierron read a letter submitted from several surrounding neighbors of the project, which stated that the style and size of the structure is out of scale with the neighborhood. The neighbors are concerned there will be a loss of privacy to their homes because of the large size of the structure.

Tim Harding, neighbor, stated that he believes the size and design of the project is appropriate.

Michelle Smith, neighbor, stated that she appreciates the improvements to the project, yet is concerned that the house is too large and not in keeping with the cottage style architecture of the neighborhood.

Jeannette Webber, neighbor, stated that the proposal is too large for the lot and does not fit into the character of the neighborhood. Ms. Webber would like the board to conduct a site visit.

Robert Levine, neighbor, stated that the style and size of the house is out of scale with the neighborhood. Mr. Levine is also concerned with the loss of privacy

Brett Locker, neighbor, stated that the tallest portion of the proposed project is “looming” towards his property and that the project will create unobstructed noise and loss of privacy.

Wayne Scoles, neighbor, stated that the design is not compatible with the neighborhood and is oversized.

Jose Ramirez, neighbor, stated that the project height is too aggressive for the neighborhood.

Michelle Giddens, neighbor, stated that she is in favor of the project, and does not have a problem with the size.

Dorothy Fox, neighbor, stated that she does not think the project is too large.

Public comment closed at 5:40p.m.

Motion: Continued indefinitely with the following comments: 1) The Board is to conduct an unorganized site visit. 2) One Board Member does not find the size, bulk, scale (nor the style) to be acceptable; and could not make Neighborhood Preservation Ordinance findings. 3) Two Board members find the project to be acceptable. 4) Three Board members find the project’s size, bulk and scale is too large, but feels the project has made a step in the right direction. 5) All the Board members are concerned with privacy issues. 6) The Board appreciates the elimination of the majority of the second floor rear deck. 7) Two Board members support the third floor roof deck and others find it to be problematic. 8) The applicant is to provide a landscape plan.

Action: Eichelberger/Wienke, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

5. 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-striping and reconfiguring the parking lot to add five parking spaces.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

6:19

Fred Sweeney, Architect; Jennifer Downing, Architect; Erin Carroll, Landscape Architect; and Mark Mullineary, Cottage Hospital; present.

Motion: Preliminary Approval and Final Approval with the finding that Development Approval Findings have been met and with the following conditions: 1) The Applicant is to return to the Consent Calendar for Review After Final with different light fixtures. 2) Lower the light fixtures on the south elevation.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 454 WILLIAM MOFFETT PL

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003

Application Number: MST2005-00219

Owner: City of Santa Barbara

Architect: Lenvik & Minor

Agent: Bill Stall

(Proposal to construct a 4,819 square foot office for Mercury Air Centers and related parking improvements. The project includes the demolition of hangar No. 6 and the Current Mercury offices. Also proposed is the relocation of (8) eight existing T-hangars to the north side of the airport site. Project requires Planning Commission Approval of a Coastal Development Permit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN APPROVAL FINDINGS AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

6:31

Ed Lenvik, Architect; Roger Rondepierre, General Manager, Mercury Air; and Erin Carroll, Landscape Architect; present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the site plan and the visual appearance of the project acceptable. 2) The Board finds finds the parking arrangement of the long and short term parking. 3) The Board understands there will be changes made in order to meet the security requirements. 4) The Board looks forward to seeing the architectural details. 5) The Board encourages the use of the combination of the metal awning components with the two-piece mission tile roof. 6) Add more canopy trees in the parking lot.

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

THE BOARD RECESSED FROM 7:01P.M. TO 7:27P.M.

CONCEPT REVIEW - NEW ITEM**7. 821 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-042-027
Application Number: MST2005-00232
Owner: Robert C. & Sara L. Birgbauer, Trustees
Applicant: Roger McConnell
Architect: Julie Foerster
Business Name: Taco Bell

(This is a concept review to construct a 309 square foot addition to an existing 1,635 square foot commercial building on a 10,500 square foot lot located in the Haley/Milpas Design District. Proposal will also include an interior remodel of the existing building.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

7:22

Roger McConnell, Applicant, present.

Motion: Denial of the project with the following comments: 1) The corporate design motif is not consistent with the Haley/Milpas Design guidelines for the following reasons: The colors, scale, lighting/illumination, and flamboyant nature of the project.. The logo brand at the entry way are not in keeping with Santa Barbara architecture.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 1303 FERRELO RD - LOT 28**

E-1 Zone

Assessor's Parcel Number: 029-271-028
Application Number: MST2005-00082
Owner: Robert A. Josey
Applicant: Kevin Goodwin

(Proposal to construct a 3,493 square foot, three-story (multi-level) residence with an attached 599 square foot garage on a 27,280 square foot vacant lot. The project includes approximately 300 cubic yards of grading to be balanced cut and fill on the site. A Modification is requested to allow encroachment into the front yard setback.)

(Third Concept Review.)

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

7:27

Kevin Goodwin, Applicant; and Corey Goodwin, Architect; present.

Public comment opened at 7:35p.m.

Chair Pierron read a letter submitted from Virginia Ramsey, property owner, which stated that she is concerned with the size, bulk and scale of the neighborhood and that she remains in opposition to the project.

Charlie Boss, neighbor, stated that he is concerned with the size of the project.

Miranda Field, neighbor, stated that she believes the project is too large and too intrusive.

Jeff Vinion, neighbor, stated that he is concerned with the amount of fill and the size of the project.

John Hutchings, neighbor, stated that the proposed structure is too large and not compatible with the neighborhood.

Robert Gleason, neighbor, stated that the project is too large and not compatible with the neighborhood. Mr. Gleason is also concerned with the amount of fill to be used.

Brian Hershkowitz, neighbor, stated that the slope issue is a concern and that the FAR's is not consistent with the properties within the neighborhood. The neighborhood consists of modest homes and the proposed project is too large.

Public comment closed at 7:49p.m.

Motion: Continued indefinitely with the following comments: 1) The proposal is inconsistent with the topography of the site. 2) The Board would like to see a building redesign that responds to the existing topography. 3) The proposal needs significant stepping of each level to match the topography. 4) It was suggested to lower the level of the garage. 5) The amount of deck space adds to the size, bulk and scale of the house. 6) The architecture should utilize element design. 7) The architecture includes significant under story volume that adds to the size, bulk and scale. Reduce or eliminate all under story volume. 8) The Board finds the apparent size, bulk and scale is inconsistent with the neighborhood and is concerned with the south downhill elevation. 9) The Board could support the front yard modification if used to the advantage of the architecture. 10) Study the driveway to reduce the amount of fill. 11) The Board will be requesting story poles upon further review of the project..

Action: Bartlett/Mudge, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM

9. **624 MULBERRY AVE**

R-3 Zone

Assessor's Parcel Number: 043-221-015

Application Number: MST2004-00107

Owner: Paul & Patricia Mullin

Architect: Vadim Hsu

(The subject project involves a proposal for a new 851 square foot two-bedroom condominium unit, a new 473 square foot attached two-car garage and an attached one-car carport on a 5,000 square foot lot. The existing two-bedroom single-family residence of approximately 690 square feet would be converted to a condominium unit. An uncovered parking space adjacent to the existing single-family residence would remain. The existing 384 square foot garage would be removed.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP AND A MODIFICATION.)

8:11

Vadim Hsu, Architect, present.

Motion: Final Approval with the following conditions: 1) Call out the permeable concrete paving material on the plans. 2) The landscape and hardscape plans are to match each other. 3) Return with the proposed light fixtures. 4) It is understood that the gate detail is shown on sheet A.1.1 of the plans.

Action: Bartlett/Wienke, 5/0/0. LeCron, Eichelberger, Christoff absent.

PRELIMINARY REVIEW

10. 114 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 017-091-014
Application Number: MST2004-00867
Owner: Maricela Tepeque
Designer: Laura Fernandez

(Proposed addition to an existing one-story residence which would result in a mixed-use building that includes a 333 square foot beauty salon. This includes the conversion of 163 square foot of residential area to commercial and the addition of 170 square feet. There is one uncovered parking space proposed at the front of the property for the beauty salon.)

Motion: Continued indefinitely due to the applicant's absence.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 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 landscaping alterations.)

Final Approval of the Review After Final changes with the condition that the basin wall is 30 inches below the dam wall.

REVIEW AFTER FINAL**B. 2818 VALENCIA DR**

E-3 Zone

Assessor's Parcel Number: 053-291-027
Application Number: MST2003-00587
Owner: Steven Long & Daniel Straub
Architect: Joaquin Ornelas, Jr.

(Proposal for an 800 square foot, second-floor addition and a 217 square foot, first-floor addition, to an existing 836 square foot residence on a 6,111 square foot lot, in the Mission Area Special Design District. The proposal includes the construction of an attached 493 square foot, two-car garage addition.)

(Review After Final changes including window and door alterations, removal of a dormer, and architectural features such as braces and plank siding.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**C. 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.)

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

Final Approval as noted and continued one week for landscaping.

CONTINUED ITEM**D. 848 CALLE CORTITA**

E-1 Zone

Assessor's Parcel Number: 041-177-007
Application Number: MST2005-00100
Owner: Ann Altimirano
Architect: Banyan Architects

(Proposal to construct a 135 square foot first floor and 522 square foot second floor addition to an existing two story 1,661 square foot residence and an attached 495 square foot two car garage. The project will result in a two story 2,318 square foot residence on a 9,207 square foot lot located in the Hillside Design District.)

(Second Concept Review.)

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

Postponed indefinitely due to the applicant's absence.

CONTINUED ITEM**E. 1722 GRAND AVE** R-2 Zone

Assessor's Parcel Number: 027-153-032
Application Number: MST2005-00224
Owner: Pietro Bernardi
Architect: R. Johnson

(Proposal to add 284 square feet to an existing 1,306 single family residence with a 297 square foot garage on a 5,077 square foot lot located in the Hillside Design District.)

(In-Progress Review is requested for changes consisting of increasing the addition 41 square feet.)

Revised Preliminary Approval of the project.

CONTINUED ITEM**F. 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 at the applicant's request.

CONTINUED ITEM**G. 2611 SAMARKAND DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-303-007
Application Number: MST2005-00247
Owner: Heebner Everton Family Trust
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 Full Board.

NEW ITEM**H. 400 BL CORONEL ST**

Assessor's Parcel Number: 035-270-0RW

Application Number: MST2005-00265

Owner: City of Santa Barbara

Applicant: Heather Diez

Architect: Susan Van Atta

(Proposed safety project to install fence along drop-off side of Coronel Street (which is closed to vehicular traffic) between Coronel Street and Loma Alta near McKinley School. The project includes the stabilization of the hillside above a parking lot area where school and neighborhood pedestrians travel.)

(THIS IS A COURTESY REVIEW FOR PUBLIC WORKS.)

Final Approval of the project as noted on the plans.

**** MEETING ADJOURNED AT 8:40 P.M. ****