



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 6, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:05 P.M.**

BOARD MEMBERS:
 CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present, out at 4:52p.m., back at 5:14p.m.
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 3:25p.m., back at 4:52p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:15p.m., back at 5:10p.m., out at 5:19p.m.
 SUZANNE JOHNSTON, 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 <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised</u> <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 an 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 June 2, 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 May 31, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 31, 2005, with corrections.

Action: LeCron/Bartlett, 5/0/1. Wienke abstained. Christoff, Mudge, absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Items I, M and H, reviewed by Derrik Eichelberger and Item G, reviewed by Randy Mudge.

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

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 N, 1402 Grand Avenue (listed on the Consent Calendar) is a Full Board item.
- b) Item 6, 1353 Santa Rosa Avenue, has been continued indefinitely at the applicant's request.

Motion: Continued indefinitely at the applicant's request.

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

2. Jaime Limon, Design Review Supervisor, stated that since he was not able to review the Conflicts of Interest memorandum from Steve Wiley, City Attorney, which was distributed to the Planning Commission, Historic Landmark's Commission and the ABR members. Mr. Limon has requested Mr. Wiley attend a future ABR meeting to discuss the memorandum more thoroughly and be available to answer questions from the Board members.
3. Bruce Bartlett stated that he would be stepping down for Item 3.
4. Derrik Eichelberger stated that he would be stepping down for Item 2.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

THE BOARD RECESSED FROM 3:19P.M. TO 3:25P.M.

PRELIMINARY REVIEW

1. **1706 LA VISTA DEL OCEANO LN** E-1 Zone
Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00021
Owner: King Heirs, LLC.
Owner: The Mesa at Santa Barbara, LLC.
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,525 square foot single family residence at 1706 LaVista Del Oceano (Lot 5) with a 704 square foot two-car garage on a 45,064 square foot lot in the Hillside Design District

(Preliminary Approval is requested for the architectural details and overall landscape plan.)

3:25

Mark Lloyd, Agent; Brent Daniels, Agent; Louis Robinson, Architect; Francis Racioppi; Architect and Laurie Romano, Landscape Architect, present.

Public comment opened at 3:37p.m.

Anthony Bladon, neighbor, stated that he is concerned with the visibility of the post and rail and believes it would be advantageous to move the pool back, which would create more privacy.

Public comment closed at 3:39p.m.

Motion: As to the Architecture: Preliminary Approval and continued indefinitely with the following comments and conditions: 1) The Board finds that the significant recess at the entry element and reduced roof plane height will create a significant shadow line creating a sense of two separate masses. 2) The stone material helps ground the architecture. 3) The site work and architectural undulation on the south east corner helps to mitigate the two story mass balcony portion of the kitchen. 4) The proposed color board is acceptable. As to the Site plan: 1) Continued indefinitely to the Full Board for Preliminary Approval. 2) The Board is concerned with the associated grading with the location and level of the proposed pool. Suggested alternatives are as follows: a) pull the pool closer to the house. b) eliminate the infinity pool edge. c) reduce the width of the pool. d) add additional low site walls. The goal is to help round off the top of the slope to create a planting edge at the southern end of the pool. 3) Provide additional canopy trees close to the house to bracket views. 4) The Board appreciates the hammerhead turnaround. As to the Fence: 1) The Board finds the fence to be acceptable.

Action: Wienke/Bartlett, 6/2/0. Manson-Hing, Mudge opposed.

Mark Lloyd, Agent; Brent Daniels, Agent; Louis Robinson, Architect; and Laurie Romano, Landscape Architect, present.

Public comment opened at 4:24p.m.

Ben Short, neighbor stated that having large trees, he will lose his ocean view. The ordinance for this zone requires smaller trees and Mr. Short is also concerned with the amount of trees being planted, as the area is in a high fire zone.

Anthony Bladon, neighbor, stated that he concurs with Mr. Short.

Public comment closed at 4:27p.m.

Motion: As to the overall landscape plan for the subdivision: Continued indefinitely with the following comments: 1) Introduce more trees to screen and mitigate the graded fill slope area. 2) Placement of the additional trees should be planted at least 15 feet from the building to soften the architecture and to bracket views. 3) The Board appreciates any additional trees between the layers of architecture to help layer the landscaping and the architecture. 4) The Board is concerned with the 2:1 grading of Lot 5. 5) The Board looks forward to natural undulation of the grading. 6) Introduce significant shrubbery and ground cover within the fenced areas.

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

CONCEPT REVIEW - CONTINUED ITEM

2. 29 W CALLE LAURELES

C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004
 Application Number: MST2005-00110
 Owner: 29 West Calle Laureles, LLC.
 Applicant: Sprint PCS
 Architect: Alcoa Wireless Services
 Agent: Tricia Knight

(Proposal to add a second unmanned wireless facility that includes three five-foot panel antennas to be screened behind a new roof element on the existing roof tower. The new wireless equipment cabinets will be located within the existing building.)

(Second Concept Review.)

(PROJECT REQUIRES NO VISUAL IMPACT FINDINGS.)

4:52

Tricia Knight, Agent, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the proposed location and design unacceptable. 2) The pole needs to be placed more internal to the site and away from Calle Laureles Street. 3) The Board would consider a different alternative to using the flag pole concept.

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

PRELIMINARY REVIEW

3. **1216 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-214-018

Application Number: MST2004-00479

Owner: Coryat Family Living Trust

Architect: James Zimmerman

(The project consists of a proposal to construct a new 2,537 square foot, two-story, single-family residence with a 400 square foot two-car basement garage, 742 square feet of decks and a 1,525 square foot basement. The existing 2,264 square foot, two-story, single-family residence, attached carport and roof deck would be demolished. The parcel is located in the appealable jurisdiction of the Coastal Zone.)

(Preliminary Review of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 012-05.)

5:14

Jim Zimmerman, Architect and Mr. and Mrs. Coryat, Owners, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) Study adding a planter and landscape element at the front elevation entry patio for screening. 2) Study the steepness of the cut side walls into the garage. 3) Study the use of a railing or hedge (for safety) along both sides of the driveway. 4) Mitigate the side balcony with a canopy tree. 5) Add at least one canopy tree in the front to screen from public view. 6) Provide exterior lighting in compliance with the Planning Commission. 7) The front face of the building under story shall be stone. 8) Applicant is to ensure that the building is not within any setbacks.

Action: LeCron/Bartlett, 4/1/1. Pierron opposed. Manson-Hing, abstained.

RELIMINARY REVIEW**4. 2528 ORELLA ST**

R-3 Zone

Assessor's Parcel Number: 025-022-022
Application Number: MST2004-00760
Owner: Laird and Lenis Riffle
Applicant: Eric Swenumson

(Proposal to demolish a 314 square foot garage and construct a two-story 899 square foot residential unit, a two-story 1,102 square foot residential unit, an attached 241 square foot one car garage and four uncovered parking spaces on a 6,440 square foot lot with an existing one-story 945 square foot residential unit. The project will result in three residential units totaling 2,946 square feet with one covered parking space and four uncovered parking spaces.)

(Third Concept Review.)

5:43

Stan Riffle, Agent, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:
1) The Board supports the modification request for the reduction of the parking in the rear alley. 2) The Board appreciates the introduction of the front porch to the existing one story. 3) Flip the middle unit to face the street to create street presence, and provide an exterior window. 4) The Board would like the entry(s) of the middle unit and the rear unit be on the north side to better utilize the side yard space. 5) The Board would like refinement in the details of the columns to be more traditional, bungalow style columns. 6) The Board finds the overall, size, bulk and scale to be appropriate for an R-3 neighborhood. 7) The applicant shall return to Consent Calendar.

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

THE BOARD RECESSED FROM 5:57P.M.TO 6:17P.M.

CONCEPT REVIEW - CONTINUED ITEM**5. 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 497 square foot garage and a 1,445 square foot cellar.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A COASTAL DEVELOPMENT PERMIT.)

Motion: Postponed indefinitely at the applicant's request.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 144 LAS ONDAS**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-162-020
Application Number: MST2005-00276
Owner: John and P. Hughes
Architect: Paul Zink
Owner: Barr C.E.

(Proposal to demolish an existing 1,228 square foot single family residence with a 200 square foot one-car garage and construct a two story 2,333 square foot single family residence with an attached 422 square foot two-car garage on a 6,230 square foot lot located in the non-appealable coastal zone.)

(Second Concept Review.)

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

6:17

Paul Zink, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) A majority of the Board finds the reduction in the square footage and mass is sufficient for the neighborhood. 2) Some Board members are still concerned with the aggressiveness of the floor to floor plate heights. Further study reducing the plate heights. 3) The Board would like to see further articulation of the second story roof forms to be more representative of the raised floor area of the study. 4) The Board is concerned with the cascading gable ends of the west elevation. 5) Further study the rear yard balcony railing to be more ornate instead of plexiglass.

Action: Bartlett/LeCron, 5/1/0. Pierron opposed.

CONCEPT REVIEW - CONTINUED ITEM**7. 1177 HARBOR HILLS DR**

E-1 Zone

Assessor's Parcel Number: 035-200-019
Application Number: MST2005-00292
Owner: Webber Phillip

(This is part of an active enforcement case. Proposal to replace and increase the opening of an existing window. There is currently an existing 2,877 square foot residence with a 500 square foot garage on a 1.34 acre lot located in the Hillside Design District. There are existing clear panel railings that have been installed along the rear decks without permits.)

(Third Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

6:39

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

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

CONCEPT REVIEW - NEW ITEM**8. 1402 GRAND AVE**

E-1/A-1 Zone

Assessor's Parcel Number: 029-110-036
Application Number: MST2005-00359
Designer: Richele Mailand
Owner: Midwest Institution LLC.

(Proposal to install 10 - 75 watt low level lights along the existing access road and electrical conduit for future electronic entry gates on a 5 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**6:40**

Richele Mailand, Designer, present.

Public comment opened at 6:44p.m.

Tony Fisher, Attorney read a letter from Mrs. Pedersen (neighbor) which stated that the work hours begin very early in the morning and continue late into the night; sometimes seven days a week. The lights for construction are very bright and glare into her bedroom, and she has been told not to use the road, which is blocked with equipment and materials.

Tony Fisher, Attorney, stated that there is concern with the lighting and questioned if the lighting would be within the extensive retaining walls. Mr. Fisher requested that the construction design does not disrupt the flow of water in the area.

Mike Cahill, neighbor, requested an inspection of the site. The lighting is problematic as well as the proposed electronic gate. There are concerns with the building having a pitch roof, the placement of the garage, two meters on the property and the electrical plans. Mr. Cahill questioned if the retaining walls have been properly engineered. The area is in a high fire zone.

Nelson Lichtenstein, neighbor, stated that the proposed lighting is acceptable; however, he is concerned that traffic up and down the street could be problematic.

Public comment closed at 6:59p.m.

Motion: Continued one week to the Consent Calendar with the following comments: 1) The Board supports the general placement of the light fixtures. 2) The light fixtures will be a maximum 18 inch, low voltage and should be set in one direction to avoid light cast. It is understood that the lights are on a motion sensor. 3) Document the trenching within the driveway. 4) The Board reserves comment on the electronic gate at this time. Future reviews of the gate will be seen at Full Board under separate review. 5) The Board has some concerns with the ongoing construction of the project site.

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

CONSENT CALENDAR**FINAL REVIEW****A. 1429 OLIVE ST**

R-3 Zone

Assessor's Parcel Number: 029-022-008
Application Number: MST2002-00531
Owner: Richard Weger and Kathleen Dagg
Architect: Jyl Ratkevich

(The subject project involves a proposal for a new 1,843 square foot, three-story, three-bedroom condominium unit with an attached 430 square foot two-car garage on a 6,250 square foot lot. The existing 1,206 square foot, one-story, two-bedroom, single family residence with an attached 240 square foot one-car carport would be converted to a condominium unit and an additional garage space would be provided. An existing elm tree would be removed.)

(Final review is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 007-05.)

Final Approval of the project with the condition that the roofing material shall match the existing house.

FINAL REVIEW**B. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Architect: Brian Cearnal
Architect: Erich Burkhart

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project requires Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Final review of the a temporary driveway ramp to access the existing surface parking lot located behind the Knapp building at 2400 Bath Street.)

Final Approval as submitted of the interim parking plan for the Knapp Building site.

CONTINUED ITEM**C. 1575 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers
Agent: Bob Goda

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(Review of a minor change to the garage elevation.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

Continued indefinitely to the Planning Commission with the comment that the changes as presented are acceptable and minimizes the paving and adds more dimension of layer to the architecture.

REVIEW AFTER FINAL**D. 1227 MANITOU LN**

R-1 Zone

Assessor's Parcel Number: 041-010-040
Application Number: MST2004-00491
Owner: Rick and J. Martinez
Architect: Don Swann
Applicant: Don Swann

(Proposal for a new primary 3,627 square foot two-story residence with a 685 square foot attached two-car garage and with a 281 square foot one-car garage located in the Hillside Design District.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 054-01.)

Final Approval of the project as submitted.

REVIEW AFTER FINAL**E. 1555 MARQUARD TERR**

R-1 Zone

Assessor's Parcel Number: 041-032-003
Application Number: MST2004-00503
Owner: Arthur Biancone
Applicant: Tom Dain

(Proposal to convert a 148 square foot carport to a two-car garage by adding 292 square feet. Proposal also includes a 189 square foot second story addition and a 127 square foot stairwell addition to an existing 1,680 square foot single-family residence. The additions will result in a 2,436 square foot single-family residence on a 6,000 square foot lot in the Hillside Design District.)

(Review After Final change to the design of the proposed stairwell.)

Final Approval of the Review After Final with the condition to revise the site plan to reflect the change.

REVIEW AFTER FINAL**F. 402 S HOPE AVE**

E-3/PD/SD-2 Zone

Assessor's Parcel Number: 051-240-017
Application Number: MST2004-00647
Owner: Cutter Properties, Ltd.
Contractor: Lusardi Construction Co.
Business Name: Cutter Motors

(Proposal to remove double glass door and window and construct 3 single glass doors.)

(Review After final changes to the configuration of the handicap ramp on the Hitchcock street frontage.)

Final Approval of the Review After Final as submitted. It is understood that the landscape area in the center of the ramp will be elevated to the level of the ramp.

FINAL REVIEW**G. 547 OWEN RD**

A-2 Zone

Assessor's Parcel Number: 015-202-044
Application Number: MST2004-00756
Owner: Distelrath Marilyn
Architect: Eberhard & Associates

(Proposal to construct a two-story 3,245 square foot single family residence with an attached 485 square foot two-car garage, and a detached 240 square foot accessory structure on a 1.87 acre lot in the Hillside Design District.)

(Final review of the landscape plan is requested.)

Final Approval of the landscape plan as noted on the plans.

FINAL REVIEW**H. 1810 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-083-012
Application Number: MST2004-00815
Owner: Gordon and Carol Lane
Applicant: Tom Smith

(Proposal to add 166 square feet to the first floor, 60 square feet to an existing attached 400 square foot garage, and a new second floor addition of 856 square feet to an existing single story 1,966 square foot single family residence. The project will result in a two-story 2,988 square foot single family residence with a 460 square foot attached garage located on a 28,488 square foot lot in the Hillside Design District. Proposal will also include the replacement of overhead power lines with underground power lines.)

(Final review of the project is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project and the landscape plan 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**I. 308 PALM AVE**

M-1 Zone

Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Owner: Jaya and 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.)

(Review After Final for the landscape plans.)

Continued one week with applicant to provide a licensed landscaper's signature on the landscape compliance statement and to provide genus and species of all plants.

FINAL REVIEW**J. 1016 E COTA ST**

R-2 Zone

Assessor's Parcel Number: 031-242-005
Application Number: MST2005-00086
Owner: Flores C. Porfirio
Applicant: Paul Poirer

(Proposal to demolish the existing 571 square foot residence and construct a 1,441 square foot, two-story residence with a 481 square foot attached garage located at the rear of a 10,125 square foot lot. The lot is currently developed with a 1,064 square foot, one-story residence at the front of the lot which is proposed to remain unaltered.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Final Approval of the project as noted on the plan and with the following comments: 1) Saw cut the existing driveway to add a ribbon driveway down the center line. 2) On Sheet A.8.1. (eave details) omit the fascia to match the exterior elevations.

FINAL REVIEW**K. 1661 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-173-040
Application Number: MST2005-00138
Owner: Rebecca Cleary-Shaw
Architect: Banyan Architects

(Proposal for a 240 square foot addition and relocation of existing solar heating system to roof. The project will result in a 2,566 square foot single family residence located on a 20,066 square foot lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project with the following conditions: 1) The solar panels shall be installed per Sheet A.2, pull down from ridge line and away from the rake. 2) The solar installation sheet shall be revised to reflect the position as indicated on Sheet A.2.

NEW ITEM**L. 3900 BLK VIA LUCERO**

Assessor's Parcel Number: 015-233-0RW
Application Number: MST2005-00267
Owner: City of Santa Barbara
Agent: Alex Alonzo
Contractor: Donovan Electric

(Proposal for maintenance and repair of an existing sewer lift station. Proposal will include the installation of an emergency back-up generator between existing trash enclosures and the existing control panel. The existing control panel will be replaced.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)

Continued one week with the following comments: 1) The applicant should return with elevations and a fence on the site plan. 2) The applicant should consult with the Transportation Department regarding the fence height and location (adjacent to the existing driveway). 3) Provide an APCP permit prior to issuance of a building permit.

CONTINUED ITEM

M. 121 NORTHRIDGE RD

A-1 Zone

Assessor's Parcel Number: 055-120-006

Application Number: MST2005-00306

Owner: Alan P. and Adrienne P. Jones

(Proposal to construct multiple concrete swales and add landscaping along the rear yard to restabilize a slope on a lot located in the Hillside Design District.)

(Final review of the landscape and drainage plan is requested.)

Final Approval of the project as submitted.

**** MEETING ADJOURNED AT 7:30 P.M. ****