



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 20, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:06 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, out at 4:40p.m., back at 4:50p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, 3:43p.m.
 JAMES LECRON, Present, 3:35p.m.
 CHRISTOPHER MANSON-HING, Present, out at 5:00p.m.
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 JOANNE LACONTE, Assistant Planner, 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 June 16, 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 June 13, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 13, 2005, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping, 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. Ms. LaConte announced there were no changes to the agenda.
2. Ms. LaConte also announced that Jim LeCron will be 30 minutes late today and will be absent for the June 27th and July 11th meetings. Coverage will be needed for Consent Calendar on July 11th.
3. Derrik Eichelberger will be late for today's meeting.
4. Christopher Manson-Hing stated he would be leaving tonight's meeting at 5:00p.m.
5. Christine Pierron stated she would be stepping down for Item 5.

6. 121 W De La Guerra Street- (MST2004-000474) The Proposal to demolish 1,200 square foot office building which was listed on the city's Potentials for Designation list. The proposed project will result in 14 residential condominium units (3 of which are affordable), a new 3,310 square foot office building and parking for 44 cars on a 22,500 square foot property which is located immediately adjacent to El Pueblo Viejo Landmark District. A Historic Structures Report was reviewed and accepted by the Historic Landmarks Commission in March of this year which will allow the existing structure to be demolished. The project has received two concept reviews after the Historic Landmarks Commission's acceptance of the Historic Structures Report and Archaeology Report. Because the project will no longer involve additions or alterations to a potential structure, the purview would defer back to the Architectural Board of Review. The question is would the ABR like to consider deferral of all future review of this project to the Historic Landmarks Commission? Christine Pierron responded that the ABR would be willing to defer all future review of this project to the Historic Landmarks Commission.
7. The Milpas to Hotsprings - Highway 101 Operational Improvements Subcommittee will meet bi-weekly on Tuesdays between 9 a.m. and noon in the David Gebhard Public Meeting Room beginning Tuesday, August 16, 2005 and concluding Tuesday, October 4, 2005. There will be an exception to the meeting location on September 13, 2005. The meeting will be held in the Public Works Engineering Conference Room. Representatives from the HLC and ABR subcommittees are required to attend. Listed representatives of ABR are Randy Mudge, Derrik Eichelberger, and Bruce Bartlett.

E. Subcommittee Reports.

Bruce Bartlett stated that he attended the Neighborhood Preservation Ordinance Subcommittee meeting and the committee reviewed graphics which are to be included in the Single Family Design Guidelines.

F. Possible Ordinance Violations.

No reported violations.

DISCUSSION ITEM

1. **FUNK ZONE**

Zone

(3:15) Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2005-00391
Applicant: Mayor Marty Blum
(General discussion of the Funk Zone.)

The Mayor stated that the funk zone has been of interest to her since she was on the Planning Commission. She discussed the possibility of defining the funk zone and making the guidelines cost wise for the artists and people in that area. The Mayor suggested to define the area using lampposts, sidewalk improvements, and striping at the street corners. The Mayor brought in a brochure with a map of the funk zone area that has already been designed which shows where things are. The Mayor asked if it would be of interest to the ABR to have a subcommittee for the area. There are concerns that if sidewalks and gutters are put in the area, that it would change the character of the funk zone. The question is what can be done to keep the character of the funk zone and make it something different to help them evolve in a wonderful way. A suggestion was to have charettes, which the Board members agreed would be a good idea.

PRELIMINARY REVIEW**2. 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

(Revised proposal for the addition of two as-built Alan block retaining walls and minor grading work on the hillside.)

3:35

Richele Mailand, Designer, present.

Public comment opened at 3:42p.m.

Tony Fisher, Attorney, stated that he believes the project seems to be growing in size. Mr. Fisher advised that he had obtained permits from the Building Department which stated that permits are required to continue building the retaining walls and a stop work order had been issued. In addition, a Soils Reports is required by the Building Department. Mr. Fisher advised that additional lighting has been added to the property, which is visible to the neighbors. He further expressed concern about the accessory building/"health room" as it appears to be habitable space and there is potential parking concerns. Mr. Fischer also spoke about the letters from Mr. Cahill which were submitted into the record.

Jill Kent, neighbor, stated that the accessory building has become habitable space. She is concerned with the parking in front of her house, and there is a deck with views facing her house.

Public comment closed at 3:48p.m.

Motion: Continued indefinitely with the following comments: 1) Applicant is to provide full documentation of the following: a) the existing and proposed grading plans; b) top of wall and bottom wall; c) site sections showing natural grade and proposed grade; d) the relationship of the retaining wall to the existing conditions, and; e) the perimeter fencing gates both existing and proposed. 2) The Board would like to see an entire scope of the master plan. 3) The Board would like to see how the driveway interacts with the neighbors and showing existing neighbors house footprints.

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

CONCEPT REVIEW - NEW ITEM**3. 320 BARRANCA AVE**

R-2/SD-3 Zone

Assessor's Parcel Number: 045-071-012
Application Number: MST2005-00052
Owner: Rosemarie A. Ledbetter
Applicant: Cynthia Goena
Architect: Cliff Hickman

(Proposal to abate violations listed in ENF2004-00455. The proposal includes the conversion of two existing garages to habitable space and conversion of one additional garage area to storage. The exterior changes include the removal of two one-car garage doors, enclosing an exterior staircase, and as-built storage area on Unit D.)

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

4:09

Cliff Hickman, Designer, Jess Ledbetter, Owner, present.

Motion: Continued indefinitely with the following comments: 1) Provide documentation of what was permitted for parking on the site plan and clearly define where there is hardscape and where there is landscape. 2) Define from the previously permitted sets which parking space was uncovered and clarify which is the new-proposed parking under ABR pervue. 3) Applicant is to provide an accurate site plan.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 1177 HARBOR HILLS DR**

E-1 Zone

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

(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.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

4:20

Phillip Webber, Owner, present.

Motion: Continued indefinitely with the following comments: 1) The applicant insists that the deck and the railing were constructed with a permit. 2) The applicant is to provide documentation showing that the expansion of the deck and railing were permitted. 3) The applicant is to provide a set of plans that meets the submitted requirements for elevations and floor plans. 4) Show the proposed deck with the change of material to be resubmitted to ABR for review. 5) The Board is acting under the information provided, that this is not a permitted structure.

Action: Manson-Hing/LeCron, 7/0/0.

PRELIMINARY REVIEW**5. 737 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-150-019
Application Number: MST2003-00636
Owner: Anapamu Properties, LLC
Architect: Brian Cearnal

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH THE PLANNING COMMISSION RESOLUTION NO. 039-05.)

4:40

Craig Shallenberger, Agent, Peter Lewis, Owner; and David Black, Landscape Architect, present.

Motion: Preliminary Approval of the project, site plan, architecture, and landscaping and continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Final Approval. 2) Restudy the trash location, as the ABR does not accept the location of the trash enclosure at the corner. 3) Set the trash enclosure back to provide for landscaping at the corner. One solution may be to restudy the entry to the studio unit to allow more space to relocate the trash enclosure.

Action: Bartlett/Manson-Hing, 6/0/0. Christoff absent, Pierron stepped down.

PRELIMINARY REVIEW**6. 518 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-211-028
Application Number: MST1999-00916
Owner: Planned Parenthood
Architect: Peter Ehlen

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of a new 7,150 square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley-APN031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial and the second story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 017-05.)

4:50

Peter Ehlen, Architect, and David Black, Landscape Architect, present.

Motion: Preliminary Approval and continued indefinitely with the following conditions and comments: 1) The project is ready for Final Approval. 2) The Landscape Architect is to study adding at least one skyline tree. 3) The Board looks forward to traditional Spanish detailing of the new administration building. 4) The Board supports the enhanced paving including that within the public right-of-way as an acceptable transition to the building and street frontage. 5) The light fixtures as presented are acceptable with the understanding they shall be shielded at the property line.

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

THE BOARD RECESSED FROM 5:33P.M. UNTIL 5:59P.M.

CONCEPT REVIEW - NEW ITEM

7. 2531 MESA SCHOOL LN

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-017

Application Number: MST2005-00349

Owner: Anna Karczag

Applicant: Peter Hunt

(Proposal for a 1,198 square foot first story and second floor addition to an existing one story residence. The proposal includes the demolition 560 square foot first floor addition and 513 square feet second floor on a 6,013 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission review is required for a Coastal Development Permit.)

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

5:59

Peter Hunt, Applicant; and Anna Karczag, Owner, present.

Motion: Continued indefinitely to the Planning Commission and back to the Consent Calendar with the following comments: 1) The Board finds the size, bulk and scale acceptable and the architecture is nicely conceived. 2) The Board is concerned with the arrangement of the carport. 3) If a modification is required, the Board would like to see a solid wall and a high quality garage or carriage door instead of the carport. 4) The Board would like to see landscape to screen the carport or garage to the adjacent driveway and to help mitigate the view; or an architectural element as the designer sees appropriate.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 3060 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 053-342-032
Application Number: MST2003-00762
Owner: Donald and Juanita Abel, Trustees
Applicant: A and S Engineering

(Proposal for alterations on an existing Shell gas station/mini mart including raising the existing canopy from 12.5 feet to 14.5 feet and replacing the existing canopy lighting with flush mounted non-drooped lenses. Also proposed are, handicap striping and color changes to the existing buildings.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

6:17

Jeff Gorrell, Architect, present.

Motion: Continued indefinitely and back to the Consent Calendar with the following comments:
1) The project is ready for Preliminary Approval and Final Approval. 2) The applicant is to provide a photometric study for the new lights. 3) It is suggested that the gutters should be ogee profile.

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

CONCEPT REVIEW - NEW ITEM**9. 506 DE LA VISTA AVE**

R-2 Zone

Assessor's Parcel Number: 029-032-002
Application Number: MST2005-00154
Applicant: Bob McPhillips
Architect: Richard Redmond
Owner: Barbara Edmison

(Proposal for a 423 square foot second story addition to an existing 843 square foot one-story residence and to construct a 402 square foot detached second floor accessory dwelling unit above a 480 square foot garage located on a 5, 200 square foot lot. One uncovered parking space is provided to meet the parking requirements.)

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

6:26

Richard Redmond, Architect, present.

Motion: Continued indefinitely with the following Comments: 1) The project is ready for Preliminary Approval pending the Environment Assessment. 2) Staff will verify the technical aspects concerning the garage encroachment and the accessory unit above. 3) The Board finds the size, bulk and scale of the project to be acceptable. 4) Applicant is to provide photo documentation of the impacts to surrounding neighbors from the proposed decks. 5) The Board highly encourages the applicant to look at solar panels/products that integrate into the architecture. 6) The applicant is to restudy vehicular circulation and turnaround areas at the site.

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

CONCEPT REVIEW - CONTINUED ITEM**10. 1406 SANTA ROSA AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-010
 Application Number: MST2005-00320
 Owner: Kate Falberg
 Architect: Andy Roteman

(Proposal to enclose a 122 square foot first floor porch; enclose a 114 square foot second floor covered balcony to an existing 2,682 square foot residence located in the nonappealable jurisdiction of the coastal zone. The proposal includes changes to the first floor half-bath to a three-quarter bath; relocate the laundry room; add a fireplace on the first floor; and reconfigure the second floor master bedroom, bath, and closet.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 043-99.)

6:44

Andy Roteman, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
 1) Given the internal nature of project, the enclosure of the deck space is acceptable.
 2) The existing second floor has substantial setbacks and meets the single family design guidelines. 3) The Board sees the truss elements of the decks to be positive pieces of the architecture. Ways of integrating them into the proposal would be to retain a partial deck or by integrating them into the wall plane. 4) Some study of the fenestration proposed to be more consistent with the windows and more vertical than horizontal. 5) Restudy the chimney design to integrate it back into the massing of the building. 6) It is recommended that if the adjacent houses are improved, they should be heard on a case by case basis.

Action LeCron/Wienke, 6/0/0.

CONSENT CALENDAR**CONTINUED ITEM****A. 202 E HALEY ST**

C-M Zone

Assessor's Parcel Number: 031-272-001
 Application Number: MST2005-00335
 Owner: 202 E Haley, LLC
 Architect: Dwight Gregory
 Business Name: J N L Glass

(Proposal to remove doors and windows and relocate doors and window, revise landscaping and convert lube building to materials display room for window products.)

Final Approval of the Architecture with the condition that the sizes of plants, botanic names, irrigation plan with lower water use statement must be met. Preliminary Approval and continued indefinitely for the landscape plan with the condition to add a canopy tree along Haley Street frontage.

REVIEW AFTER FINAL**B. 1411 JESUSITA LN**

A-1 Zone

Assessor's Parcel Number: 055-240-021
Application Number: MST2004-00883
Owner: Robeck 1997 Trust
Architect: Robin Donaldson

(Proposal to construct an 874 second story addition to an existing one story 3,018 square foot single family residence with an attached 753 square foot three car garage and workshop on a 3.05 acre lot located in the Hillside Design District. Proposal will also include a swimming pool and spa in the rear yard. The project will require 50 cubic yards of cut and fill.)

(Review After Final to eliminate second story addition, pool, spa and deck and minor changes to flat work.)

Final Approval as submitted as noted on the plans.

REFERRED BY FULL BOARD**C. 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.)

(Final Review of the project is requested.)

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

Final Approval of the architecture with the following conditions: 1) Extend the intermediate planter of the east side of the driveway from the property line to the garage as noted on sheet A-4 to eliminated the need for a guardrail. 2) The stone veneer on the front facing deck is not to be entirely on the house. Final Approval of the landscaping as noted on the plans.

REFERRED BY FULL BOARD**D. 2020 EDGEWATER WAY**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-062
Application Number: MST2004-00745
Owner: Winger Living Trust
Designer: Sophie Calvin

(Proposal to construct an 816 square foot second story addition with a 294 second story deck to an existing 1,825 square foot one story single family residence on a 7,547 square foot lot. Proposal will also include an interior remodel of an existing 328 square foot portion of the first floor. The proposal will result in a two story 2,641 square foot single family residence with an attached 339 square foot two car garage located in the appealable jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 027-05.)

Final Approval of the project as submitted.

CONTINUED ITEM**E. 316 W MONTECITO ST**

C-2 Zone

Assessor's Parcel Number: 037-232-006
Application Number: MST2004-00746
Owner: Sona Star, Inc.
Applicant: Santa Barbara Cottage Hospital
Agent: Isaac Romero
Architect: Phillips, Metsch, Sweeney & Moore

(Proposal for a Conditional Use Permit for a chemical dependency facility. The proposal includes exterior alterations consisting of restriping of the parking lot, new window screens, new security gate and exterior color change to building.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-05.)

Final Approval of the project as noted on the plans.

REFERRED BY FULL BOARD**F. 3768 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 053-300-034
Application Number: MST2005-00358
Owner: Gwen Griffin, Santa Barbara LLC
Architect: PDG Architects
Business Name: Washington Mutual

(Proposal to construct a new ATM next to an existing ATM, remove part of the planter and a new awning.)

(Final Review is requested.)

Final Approval as noted on the plans. Lower the awning to match the existing.

NEW ITEM**G. 824 BATH ST** R-3/R-4 Zone

Assessor's Parcel Number: 037-041-021
Application Number: MST2005-00385
Owner: Donna L. Mrotek

(Proposal to construct a swimming pool, approximately 20'x37', on a lot that contains an existing, 3,300 square foot triplex.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Postponed one week at the applicant's request.

NEW ITEM**H. 963 COYOTE RD** A-1 Zone

Assessor's Parcel Number: 021-061-020
Application Number: MST2005-00386
Owner: Susan Macy and Judith Mostyn
Architect: Sherry & Associates
Contractor: Morgan De Lucia

(Proposal to remodel existing art studio and demolish the illegal carport addition.)

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

Continued indefinitely at Staff's request.

NEW ITEM**I. 1632 LOMA ST** R-2 Zone

Assessor's Parcel Number: 027-152-0
Application Number: MST2005-00377
Owner: Bruce Warren Scollin and Barbara Roge
Contractor: Day Construction

(Proposal to remove an existing trellis at the rear of the existing two-story single family residence and replace with a 294 square foot prefabricated sun room.)

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

Final Approval as noted on the plans. The colors shall match the existing and the fence shall not exceed eight-foot maximum.

NEW ITEM**J. 801 LOMA ALTA DR** A-1 Zone

Assessor's Parcel Number: 035-050-052
Application Number: MST2005-00395
Owner: Dreir Group
Architect: Bill Wolfe

(Proposal to construct a new, black, vinyl-coated, 8'-0" "no climb" chain link fence around the entire perimeter of parcel.)

Final Approval of the project with the understanding that the applicant is to avoid the removal of all significant landscape or tree removal.

NEW ITEM**K. 1704 MISSION RIDGE RD** E-1 Zone

Assessor's Parcel Number: 019-090-005
Application Number: MST2005-00373
Owner: Michael Cooper Living Trust
Architect: Rex Ruskauff

(Proposal for an addition of a family room and pantry/storage room for a total of 431 square feet, legalize an as-built 64 square foot closet, reframe the existing roof, new roof over existing patio and new outdoor spa at a single family residence located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval and continued indefinitely 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 with the condition the retaining wall shall not exceed eight-feet high.

CONTINUED ITEM**L. 716 JUANITA AVE** E-1 Zone

Assessor's Parcel Number: 035-102-012
Application Number: MST2005-00015
Owner: Devon and Kelly Lazarus
Applicant: Joaquin Ornelas

(Proposal to construct a 139 square foot addition to an existing one-story 1,389 square foot single family residence and remodel the main entry, two bedrooms, dining room and master bathroom. Proposal will also include a new roof over the garage and a portion of the existing residence. The project will result in a 1,528 single family residence with an attached 415 square foot garage on an 11,767 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the new roof structure to encroach into the required front and interior yard setbacks.)

Final Approval as noted on sheet A-3.

REFERRED BY FULL BOARD**M. 1732 CHAPALA ST** R-4 Zone

Assessor's Parcel Number: 027-101-001
Application Number: MST2003-00071
Owner: Jacqueline Andrew
Architect: Dawn Sherry

(Proposal for a new 600 square foot second-story detached residential unit above a new 800 square foot four-car garage. Also proposed is a 110 square foot laundry room on the ground floor. There is an existing 1,661 square foot one-story triplex on the 7,500 square foot lot. The project includes the demolition of a 645 square foot garage at the rear of the lot.)

(Proposal to reinstate the previous approval granted on December 8, 2003. The Modification was reinstated on June 15, 2005.)

Final Approval of the project as submitted.

REVIEW AFTER FINAL**N. 1278 DOVER LN** E-1 Zone

Assessor's Parcel Number: 019-220-000
Application Number: MST2003-00386
Owner: David Searls
Designer: Cliff Hickman

(Proposal to construct a new 4,655 square foot two and one-half story residence with an attached 672 square foot three-car garage located on a 17,404 square foot lot in the Hillside Design District. Modifications are requested to allow the garage to exceed 500 square feet and a reduction in the required open yard.)

(Review After Final changes including new partial glass railing detail, window alterations, front entry alterations and to add a pool, a spa and a stone terrace with barbeque and bench.)

Final Approval of the Review After Final changes.

**** MEETING ADJOURNED AT 7:05 P.M. ****