



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, July 5, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Absent
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Present, 3:28p.m., out at 3:56p.m.

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 JOANELLA CONTE, Planning Assistant, 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 30, 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 27, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 27, 2005, with corrections.

Action: Wienke/Bartlett, 5/0/1. LeCron abstained. Manson-Hing, Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping reviewed by Derrik Eichelberger.

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

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 320 BARRANCA AVE**

R-2/SD-3 Zone

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

(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.)

3:25

Cynthia Goena, Attorney; and Cliff Hickman, Designer, present.

Motion: Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) The Board finds that the aesthetics of the Architecture to be acceptable, however, would like to see the garage doors match. 2) As to the modification request, the Board understands that although they cannot state there is no adverse visual impact, it is an existing non-conforming condition to have the uncovered parking spaces and is beyond the pervue of the Board. 3) The existing trash enclosure condition is to be located outside of the setback.

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

CONCEPT REVIEW - NEW ITEM**2. 801 SHORELINE DR**

P-R/SD-3 Zone

Assessor's Parcel Number: 045-250-012
Application Number: MST2005-00419
Owner: City of Santa Barbara
Applicant: Kevin Strasburg

(Proposal to install above-grade utility pedestals with water, electricity and sewer stubs for future connection and the associated regulatory signage. The three existing regulatory outposts will be removed.)

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

Kevin Strasburg, Applicant, present

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the project to be acceptable. 2) Height of the posts are to be staggered similar to the existing height with the tallest post to be higher than the unit. 3) Balance wrapping the posts around the unit, with the need to have a flat space for the sign. 4) The posts should be dark brown or similar in color. 5) The utility box should be dark brown or bronze. 6) The unit located in the parking lot should be relocated to a central island in the parking lot.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 401 S HOPE AVE**

E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-018
Application Number: MST2005-00091
Owner: Cutter Properties, Ltd.
Contractor: Lusardi Construction Co.

(Proposal to enclose existing 1,142 square foot display area for an existing 34,687 square foot car dealership and add two special elevated display areas in the display parking lot. The addition would require five additional parking spaces. Planning Commission review is required for Development Plan Approval.)

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

3:51

Mike Ramsey, Lusardi Construction Co., present.

Motion: Continued indefinitely to the Planning Commission and back to the Consent Calendar with the following comments: 1) The Board accepts the Land Rover off-road demonstration course as it does not eliminate any existing landscaping. 2) The Board understands that the maximum height of the course is still to be engineered, and will withhold comment on maximum height restraints. 3) The Board supports the Jaguar and Land Rover circular displays with the understanding they are a maximum of 1.6 feet high to 3-feet in height. 4) Applicant is to provide a landscape plan which shows landscape improvements to the deteriorated conditions of the existing landscaping. 5) Improvements to the landscaping should also include special attention to the area along the street and sidewalk area. 6) The Board supports the glassing in of the veranda and finds it is acceptably recessed into the columns. 7) The Board understands that the store front system will match the existing and would like to see all doors centered. 8) The signage as shown is existing and are permitted signs.

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

THE BOARD RECESSED FROM 4:09P.M. UNTIL 4:30P.M.

CONCEPT REVIEW - NEW ITEM**4. 1812 SAN PASCUAL ST**

R-3 Zone

Assessor's Parcel Number: 043-163-011
Application Number: MST2005-00331
Owner: Thomas O. and Alma M. Powell, Family Trust
Agent: Nick Vergara

(This is an enforcement case. Proposal to remove an existing four-car carport and replace with the same for a property developed with a duplex and a single family residence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

4:30

Nick Vergara, Agent, present.

- Motion: Continued one week to Consent Calendar for the applicant to provide photo documentation showing the as-built deck, the rear of the property where the proposed carport will be and the relocation area of the stairs.
- Action: Eichelberger/LeCron, 6/0/0.

THE BOARD RECESSED FROM 4:41P.M. UNTIL 4:58P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. **1310 CACIQUE ST**

R-3 Zone

Assessor's Parcel Number: 017-233-019
Application Number: MST2005-00374
Owner: Miriam and Guillermo Rodriguez
Agent: Patricio Nava

(Proposal to convert an existing non-conforming 600 square foot single-story detached accessory building/garage to a studio unit with an attached one-car garage and an uncovered parking space on a 6,750 square foot lot. There is an existing 822 square foot one-story residence and a detached 279 square foot, two-car carport which are proposed to remain unaltered.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

4:58

Patricio Nava, Agent, present.

Public comment opened at 5:01p.m.

Joseph Diaz, neighbor, stated that he was able to review the plans and the photos and he is concerned with parking issues and traffic congestion.

Public comment closed at 5:03p.m.

- Motion: Continued indefinitely to the Consent Calendar with following comments: 1) The project is ready for Preliminary Approval with pending review of any necessary alterations to the front due to outstanding zoning violations which need to be reviewed. 2) The proposed use is deeply internal to the site and would like to see the landscaping maximized with trees added, and minimize the hardscape.
- Action: LeCron/Bartlett, 6/0/0.

THE BOARD RECESSED FROM 5:25P.M. TO 5:45P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 954 ROBLE LN**

E-1 Zone

Assessor's Parcel Number: 019-251-016
Application Number: MST2005-00379
Architect: Kurt Magness
Owner: Angela J. Magness

(Proposal for a 772 square foot addition to an existing 1,512 square foot dwelling with an attached 520 square foot garage on a 7,127 square foot lot in the Hillside Design District. A modification is requested to allow the reduction of the required open yard.)

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

5:45

Kurt Magness, Owner, present.

Public comment opened at 5:49p.m.

Nancy Duffy, neighbor, stated that she would like a review of the visual impact, as the structure is very large for the small lot. Adding an additional 772 square feet is too much for the site.

Public comment closed at 5:54p.m.

Motion: Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The project nicely considers the Hillside Design Guidelines by burying the proposed square footage into the grade with significant amount of setbacks for the introduction of the second floor. 3) The project is nicely conceived in matching the existing architecture. 4) If a modification is necessary for the open yard space, it is technical in nature and has no aesthetic visual impact.

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

PRELIMINARY REVIEW**7. 2032 MODOC RD**

R-3 Zone

Assessor's Parcel Number: 043-091-011
Application Number: MST2005-00115
Owner: Laurel Foster
Architect: James Zimmerman

(Proposal for a 60 square foot addition to 1,078 square foot, one-story residence, the demolition of the existing 420 square foot garage, and the construction of an 860 square foot, two-story addition on a 6,195 square foot lot. The two-story addition includes a 427 square foot garage, with a 433 square foot residential unit above. The proposal includes the addition of one uncovered parking space at the front of the lot.)

(Preliminary review of the project is requested. The modification request was approved on May 18, 2005.)

6:08

Laurel Foster, Owner; and James Zimmerman, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Board finds the changes to the architecture acceptable. 2) Reduce the driveway apron to the absolute minimum and add as much landscaping as possible. 3) Add one or two trees in the front yard. 4) Introduce a ribbon driveway.

Action: Eichelberger/ Bartlett, 6/0/0. LeCron, Christoff absent.

CONCEPT REVIEW - NEW ITEM

8. **2435 CALLE LINARES**

E-1 Zone

Assessor's Parcel Number: 041-411-010

Application Number: MST2005-00365

Owner: Joseph D. and Elaine C. Webster

Applicant: Ron Sorgman

(Proposal to construct a 96 square foot addition to an existing single family residence by enclosing an existing 72 square feet second story deck and a 24 square foot addition along the west elevation. The project includes the replacement of existing handrails and an interior remodel.)

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

6:28

Ron Sorgman, Applicant; and Elaine Webster, Owner; present.

Motion: Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) Aesthetically, the Board finds the infill of the deck in the side yard to be acceptable because it makes use of the existing deck and roof structure which steps away from the slope and therefore, not significantly altering it's presence to the downhill view. 2) Most of the Board supports the addition of a new deck. 3) The Board would support a modification request. 4) The Board accepts the deck as shown on the south elevation of sheet A-3.

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

PRELIMINARY REVIEW9. **1827 DE LA VINA ST**

R-4 Zone

Assessor's Parcel Number: 027-021-010
Application Number: MST2004-00827
Owner: Joe Campanelli
Agent: Isaac Romero
Architect: Dale Pekarek

(Proposed condominium conversion for an approved two-unit addition to an existing single-family residence currently under construction. The proposal will result in a single story 1,263 square foot condominium with a two-car 427 square foot garage, a two-story 964 square foot condominium with a two-car 427 square foot garage, and a two-story 1, 092 square foot condominium with a two-car 449 square foot garage on a 7,500 square foot lot.)

(Preliminary Review of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 043-05.)

6:41

Isaac Romero, Agent; and Joe Campanelli, Owner, present.

Motion: Preliminary Approval and continued one week back to the Consent Calendar with the following comments and conditions: 1) The ribbon driveway shall carry through to the entry access of Unit B 2) It is understood that the walkway path at Unit C shall be stamped concrete.

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

CONSENT CALENDAR**FINAL REVIEW**A. **2109 CLIFF DR**

E-3/SD-3 Zone

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

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

(Final review of plan is requested.)

Final Approval of the Architecture as noted on the plans.

REVIEW AFTER FINAL**B. 14 CHASE DR**

E-1 Zone

Assessor's Parcel Number: 015-031-002
Application Number: MST2003-00891
Owner: Barret Hilzer and Suellen Hilzer
Applicant: William Cooper

(Proposal to remove an existing entry cover roof and replace with a new 190 square foot balcony and the change to existing windows on the second floor to French doors.)

(Review After Final changes to window, door, and fireplace locations, railing detail, and an extension of the existing site wall along driveway to create a trash enclosure.)

Final Approval of the Review After Final as submitted.

CONTINUED ITEM**C. 1313 PITOS ST**

R-4 Zone

Assessor's Parcel Number: 017-342-013
Application Number: MST2004-00311
Owner: Alan and Maria Cunningham , Trustees
Applicant: Allen Cunningham
Architect: Jose Esparza

(Proposal to demolish an existing 689 square foot one-story single family residence with a detached 266 square foot one-car garage. Proposal includes the construction of a new 2,090 square foot 2-story duplex with a3-bedroom apartment and a one bedroom apartment on a 5,000 square foot lot. The new duplex includes a 664square foot 3-car garage and one uncovered parking space.)

(Final approval of landscaping is requested.)

Final Approval of the landscaping as noted on the plans.

CONTINUED ITEM**D. 3443 SEA LEDGE LN**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-005
Application Number: MST2004-00814
Owner: Thomas E. and Katherine M. Dunlap
Applicant: Thomas E. and Katherine M. Dunlap
Applicant: Eva Turenchalk

(Proposal to legalize an as-built gate structure and walls.)

(PROJECT REQUIRES COASTAL REVIEW.)

Final Approval with the condition that the lighting will comply with the outdoor lighting ordinance and pending approval of Coastal Review.

CONTINUED ITEM**E. 229 LA JOLLA DR** E-3/SD-3 Zone

Assessor's Parcel Number: 041-363-008
Application Number: MST2005-00047
Owner: Lisa & Tom Carosella
Architect: Banyan Architects

(Proposal for a 100 square foot first floor addition, 559 square foot to create a new second story, and remodel for an existing 1,620 square foot residence with a two car garage. The project includes a new clerestory, entry elements, and site wall that require zoning modifications to encroach into the required front yard setback.)

(Final Review is requested.)

Final Approval of the landscaping and Architecture as noted on the plans and continued one week to the Consent Calendar for review of the color board.

NEW ITEM**F. 214 ANACAPA ST** OC/SD-3 Zone

Assessor's Parcel Number: 033-053-023
Application Number: MST2005-00150
Owner: Kjerulf Family Partnership

(Proposal to install a 6 foot high redwood fence on the property line between two commercial properties.)

Final Approval as noted on the plans, subject to the condition of obtaining approval from the Transportation Department and the Fire Department.

FINAL REVIEW**G. 1177 HARBOR HILLS DR** E-1 Zone

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

(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. A deck expansion with glass panel railings was reviewed, approved and permitted.)

(Final approval of the project is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted of the window with the understanding that the existing deck and glass railing were approved and permitted under a prior submittal.

NEW ITEM**H. 2905 DE LA VINA ST** C-2/SD-2 Zone

Assessor's Parcel Number: 051-202-009

Application Number: MST2005-00411

Contractor: Bob's Canvas Shop

Owner: Blackmore Trust, dated 4/15/02

(Proposal to install two awnings on the Arden Street facade above main entrance and window.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval of the project as submitted.

NEW ITEM**I. 1915 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 025-362-018

Application Number: MST2005-00413

Owner: Linn Rolf N/Elisabeth Trustees

Business Name: Travis Twining Santa Barbara BBQ

(This is an enforcement case. Proposal to permit an as-built fence to enclose an existing patio for Santa Barbara BBQ.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week due to the applicant's absence.

NEW ITEM**J. 1109 SENDA VERDE** E-3 Zone

Assessor's Parcel Number: 049-040-054

Application Number: MST2005-00414

Owner: American Baptist Homes of the West

Applicant: Craig Burdick

(Proposal for a 115 square foot addition and a 200 square foot remodel to an existing two-bedroom residential unit at Valle Verde Retirement Community.)

Final Approval of the project as submitted.

NEW ITEM**K. 736 MAS AMIGOS B** E-3 Zone

Assessor's Parcel Number: 049-040-053

Application Number: MST2005-00415

Owner: American Baptist Homes of the West

Applicant: Craig Burdick

(Proposal for a 152 square foot addition and kitchen remodel to an existing one bedroom residential unit at ValleVerde Retirement Community.)

Final Approval of the project as submitted.

NEW ITEM**L. 1617 PATERNA RD** E-1 Zone

Assessor's Parcel Number: 019-193-015
Application Number: MST2005-00416
Owner: Robinson Mary Kay Trustee (For) Rob
Agent: John Looker

(Proposal to remove the existing pool and replace with a new pool and spa with 45 cubic yards of grading for a 54,106square foot lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND SUBSTANTIAL CONFORMANCE DETERMINATION WITH PLANNING COMMISSION RESOLUTION NO. 028-00)

Continued one week to the Consent Calendar with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the comment that the project is ready for final approval pending substantial conformance, environmental assessment and subject to compliance with Planning Commission Resolution No. 028-00.

NEW ITEM**M. 1116 BATH ST** R-4 Zone

Assessor's Parcel Number: 039-221-025
Application Number: MST2005-00420
Owner: Northern Trust of California Trustee
Agent: Robert Stamps
Owner: Frank Guzman

(Proposed front lot line and property line fences for a property currently developed with 11 residential units.)

Final Approval as noted on the plans.

NEW ITEM**N. 1156 N ONTARE RD** A-1 Zone

Assessor's Parcel Number: 055-160-028
Application Number: MST2005-00425
Owner: Wypac Iv, LLC
Contractor: Macaluso Pools

(Proposal to add a new pool, spa, and related equipment with 50 cubic yards of grading on a 14.42 acre lot currently developed with a single family residence in the Hillside Design District.)

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

Continued one week to the Consent Calendar with applicant to return with accurate plans.

NEW ITEM**O. 717 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-163-008

Application Number: MST2005-00431

Owner: Jeffrey & Susan Jordano, Family Trust

(Proposal for a 361 square foot addition and a 428 square foot trellis at the rear of a 1,608 square foot dwelling with an attached 480 square foot garage on a 16,376 lot in the Hillside Design District.)

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

Continued one week to the Consent Calendar or administrative review with the finding that 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 comment the project is ready for Preliminary and Final Approval pending the environment assessment.

**** MEETING ADJOURNED AT 7:00 P.M. ****