



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 18, 2005**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:06 P.M.**

**BOARD MEMBERS:**      CHRISTINE PIERRON, Chair, Present, 3:07p.m.  
                                  BRUCE BARTLETT, Vice-Chair, Absent  
                                  STEPHANIE CHRISTOFF, Absent  
                                  DERRIK EICHELBERGER, Absent  
                                  JAMES LECRON, Present  
                                  CHRISTOPHER MANSON-HING, Present  
                                  RANDY MUDGE, Present, out at 5:41p.m.  
                                  MARK WIENKE, Present

**CITY COUNCIL LIAISON:**      HELENE SCHNEIDER, Absent

**PLANNING COMMISSION LIAISON:**      STELLA LARSON, Absent

**STAFF:**      JAIME LIMÓN, Design Review Supervisor, Absent  
                          JOANNE LA CONTE, Assistant Planner, Present  
                          DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://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 July 14, 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 July 11, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 11, 2005, with corrections.

Action: Manson-Hing/Mudge, 4/0/1. LeCron abstained. Bartlett, Eichelberger, Christoff, absent.

**C. Consent Calendar.**

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

Action: Wienke/Manson-Hing, 4/0/0. Bartlett, Eichelberger, Christoff, absent.

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

1. Ms. La Conte announced there were no changes to the agenda.

2. Ms. La Conte also announced that Bruce Bartlett would be absent from tonight's meeting and that Derrik Eichelberger would be approximately 30 minutes late.

**E. Subcommittee Reports.**

No subcommittee reports.

**F. Possible Ordinance Violations.**

No reported violations.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 500 FOWLER**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003  
Application Number: MST2005-00394  
Owner: City of Santa Barbara  
Applicant: David Black  
Agent: Jeff Mckee

(Proposal to construct a World War II Aviator Memorial Area. The project consists of a 7 foot 4 inch tall monument, enhanced paving, hardscape, a viewing area and landscaping changes on the Santa Barbara Airport property to the east of the long-term parking area located in the appealable jurisdiction of the Coastal Zone. Planning Commission review is required for the approval of a Coastal Development Permit.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

3:16

Jeff McKee, Agent; and Sara Iza, Associate Planner, Santa Barbara Airport; present.

Motion: Continued indefinitely with the following comments: 1) The Board supports the proposed concept. 2) It is suggested to study the monument part of the design to make sure the diameter of the area around the obelisk comfortably accommodates the viewers. 3) The Board looks forward to a resolution of the sidewalk crossing the drainage area of the parking area. 4) Study the Americans with Disabilities Act requirements to best design the project aesthetically and for people using the area. 5) The Board appreciates the use of the enhanced paving for designating pedestrian traffic and vehicular traffic.

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

**PRELIMINARY REVIEW****2. 422 SANTA FE PL**

E-1 Zone

Assessor's Parcel Number: 035-191-001  
Application Number: MST2003-00620  
Owner: King Heirs, LLC  
Owner: The Mesa at Santa Barbara, LLC  
Agent: L&P Consultants  
Architect: Zehren and Associates  
Owner: The Mesa at Santa Barbara, LLC

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums. Of the 1.93 acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single Family Residential, to R-2, Two Family Residential. Seven of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and seven would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single Family Residence, to R-2, Two Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over density units on a lot in the R-2 Zone; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and a Vesting Tentative Subdivision Map to merge and re-subdivide 1.93 acres into one lot for condominium purposes.)

**(Fourth concept review. A preliminary review is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053-04A AND 053-04B.)**

3:34

Brent Daniels, Agent; David Lane, Architect; Laurie Romano, Landscape Architect, Louis Robinson, Architect; Marisela Salinas, Case Planner; present.

Motion: Preliminary Approval of the project and continued indefinitely with the following comments: 1) The Board finds the building design to be successfully accomplished. 2) The Board appreciates the entry sequence of the courtyards between the buildings. 3) The Board looks forward to the introduction of more canopy trees between the buildings. 4) Provide more detail towards the rear of the buildings and simplify some of the elements on the front and sides of the buildings. 5) Study the rear yard concepts to create stronger connections to the yards with patios or gateways. 6) The Board still finds that the enlarged bedroom balcony is too heavy and would like to see them scaled back. 7) Provide more recess detail to the doors and windows to strengthen the mass of the building and to provide adequate depth for the size of the opening. 8) The Board supports the introduction of color palettes for the homes. 9) The Board supports the use of the sandstone veneer and would support some minor alterations in the cut pattern and color.

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

**THE BOARD RECESSED FROM 4:38P.M. UNTIL 5:41P.M.**

**IN-PROGRESS REVIEW****3. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025  
Application Number: MST2002-00257  
Owner: Santa Barbara Mental Health Association  
Applicant: Ann Marie Cameron  
Architect: Hochhauser & Blatter  
Agent: Suzanne Elledge Permit Processing  
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

**(In-Progress Review. Preliminary Approval was granted March 7, 2005.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 048-03.)**

5:42

Jan Hochhauser, Architect; Carl Steinberg, Applicant; Tina Townsend, Architect; and Marisela Salinas, Case Planner; present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the increase in height and detail to the tower element. Continue to study the finial. 2) The Board appreciates the treatment to the solid arches along Garden Street and find them to be a good solution; particularly with the landscaping. 3) The Board looks forward to seeing all of the interior elevations of the courtyards. 4) It is suggested to study the massing of the tower column legs. 5) Study the star element of the entryway. 6) Continue to study the fenestration and find ways to emphasize traditional building techniques. 7) The Board looks forward to any prominent louvered elements to be designed in other traditional techniques such as tile infill or wrought iron. 8) It is understood that the window detail of the aluminum frame will have a beveled stop, with 3/4" bull nose corners on the returns of the windows and doors.

Action: Wienke/LeCron, 4/0/0.

**THE BOARD RECESSED FROM 6:06P.M UNTIL 6:47P.M.**

**CONCEPT REVIEW - CONTINUED ITEM****4. 1936 EL CAMINO DE LA LUZ** E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-010  
Application Number: MST2004-00727  
Owner: Bruce A. Taylor  
Applicant: Louis Robinson  
Architect: James LeCron

(Proposal to convert an existing 594 square foot garage to habitable space, construct a detached 441 square foot two-car garage, and construct a 771 square foot two-story addition to an existing 1,447 single story single family residence. The project will result in a two-story 2,812 square foot single family residence with a detached 441 square foot two-car garage on a 14,503 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.)

**(Third Concept Review.)**

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

6:47

Motion: Continued one week to Full Board at Staff's request.  
Action: Weinke/Manon-Hing, 4/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1040 N MILPAS ST** R-3 Zone

Assessor's Parcel Number: 029-202-028  
Application Number: MST2005-00381  
Owner: Daniel J. & Susanna O. Lang, Living Trust  
Architect: Don Swann

(Proposal to convert an existing detached accessory space above the existing two-car garage at the southwest corner of the property into a new attached residential unit. The proposal includes the construction of a 444 square foot addition to the accessory space which will be attached to the main residence resulting in a duplex on a 24,000 square foot lot located in the Hillside Design District. There is an existing second detached two-car garage at the rear of the existing residence to remain unaltered.)

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

6:48

Donn Swann, Architect; present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the comment that the project is ready for Final Approval.  
Action: Manson-Hing/LeCron, 4/0/0. Bartlett, Eichelberger, Mudge, Christoff, absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 216 NORTHRIDGE RD**

A-1 Zone

Assessor's Parcel Number: 055-120-013  
 Application Number: MST2005-00390  
 Owner: Donald C. & Terry Swann

(Proposal to demolish the 1,712 square foot one-story residence and detached 410 square foot garage and construct a one-story 2,784 square foot residence with an attached 491 square foot two-car garage on a 47,916 square foot lot located in the Hillside Design District. The proposal includes approximately 128 cubic yards of cut and fill outside the main building footprint and approximately 253 cubic yards of re-compaction underneath the main building footprint.)

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

7:05

Don and Terry Swann, Owners, present.

Public comment opened at 7:12p.m.

Chair Pierron read a letter submitted for the record from Robert Crawford, neighbor, which stated that approval by The ABR of the project will assure the neighborhood the building will be a one-story structure.

Public comment closed at 7:13p.m.

Motion: Preliminary Approval and continued indefinitely 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 with the comment the project is ready for Final Approval.

Action: LeCron/Weinke, 4/0/0. Bartlett, Eichelberger, Mudge, Christoff, absent.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 1801 LAS TUNAS RD**

A-1 Zone

Assessor's Parcel Number: 019-101-016  
 Application Number: MST2003-00128  
 Owner: Robert Hughes  
 Designer: Tom Kress

(Proposal for a 988.93 square foot utility room/storage addition on the first floor, a 673.37 square foot addition consisting of a morning room, laundry, and library on the second floor, a 407.62 square foot addition master bedroom dressing and sitting rooms on the third floor, and 164.87 square feet of additions to the existing garage on an existing 3,626 square foot residence with two car garage on a 25,441 square foot lot located within the Hillside Design District. The applicant is also proposing new decks and balconies.)

**(Review After Final changes to the previously approved pool equipment enclosure and solar panel location.)**

Final Approval of the Review After Final as submitted.



**CONTINUED ITEM****B. 624 W SOLA ST**

C-P Zone

Assessor's Parcel Number: 039-041-010  
Application Number: MST2001-00355  
Owner: Sally Glasgow  
Architect: Joaquin Ornelas, Jr.  
Agent: James Staples  
Agent: Kathleen Weinheimer

(Proposal to merge two lots (APNs 039-041-011 and 039-041-010) resulting in a one-lot subdivision of a 7,500 square foot lot for three condominium units. A 60 square foot addition is proposed for the existing 875 square foot residence at 1402 San Andres, which would be converted into a condominium. This proposal also includes two new condominium units at the rear of the lot of approximately 1,000 square feet each with an attached 400square-foot two-car garage. Four uncovered parking spaces are also proposed.)

**(Review After Final changes to the landscape plan and to relocate the existing trash area.)**

Final Approval of the Review After Final as submitted with the understanding that the trash enclosure will not be relocated.

**FINAL REVIEW****C. 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.)

**(Final review of the project is requested.)**

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

Continued one week at the applicant's request.

**REFERRED BY FULL BOARD****D. 308 S VOLUNTARIO ST**

R-3 Zone

Assessor's Parcel Number: 017-281-003  
Application Number: MST2005-00130  
Architect: Brian Anuskewicz  
Applicant: John Lyon  
Owner: John Lyon

(Proposal to construct a 4,153 square foot addition at the rear of the existing 1,171 square foot, one-story residence and construct a 2,096 square foot, two-story duplex at the rear of the 11,250 square foot lot. The proposal will result in two duplexes including four, two-car garages for a total of 7,420 square feet of development.)

**(Final review of the project is requested.)**

Continued indefinitely due to applicant's absence.

**FINAL REVIEW****E. 3775 MODOC RD**

R-2 Zone

Assessor's Parcel Number: 049-030-030  
Application Number: MST2005-00099  
Owner: The Internext Group  
Architect: Hochhauser Blatter Architects

(Proposal for a 283 square foot addition to the kitchen for the Vista Del Monte Retirement Community. The project includes the installation of rooftop mechanical equipment and a reroof.)

**(Final review of the equipment screen material. Review After Final change to the roof design**

Continued indefinitely due to applicant's absence.

**FINAL REVIEW****F. 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 a 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.)

**(Final review of the project is requested.)**

Final Approval as submitted.

**CONTINUED ITEM****G. 717 CIMA LINDA LN A-2 Zone**

Assessor's Parcel Number: 015-163-008

Application Number: MST2005-00431

Owner: Jeffrey and Susan Jordano, Family Trust

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

**(Second Concept review. Final review is requested.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE MEETING.)**

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

**CONTINUED ITEM****H. 1915 DE LA VINA ST C-2 Zone**

Assessor's Parcel Number: 025-362-018

Application Number: MST2005-00413

Owner: Rolf N. and Elisabeth Linn, 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 indefinitely due to the applicant's absence.

**CONTINUED ITEM****I. 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.)

**(Second concept review.)**

Preliminary Approval and continued indefinitely to the Consent Calendar with the applicant to provide accurate drawings and details of the carport.

**NEW ITEM****J. 528 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-201-029  
Application Number: MST2005-00452  
Owner: Laguna Vieja, LLC  
Applicant: Boris Baqueriro  
Business Name: From My Heart, Inc.

(Proposal to repaint existing building from a white and blue trim to an off-white and copperleaf trim.)

Final Approval as submitted.

**CONTINUED ITEM****K. VOLUNTARIO ST AND PUNTA GORDA ST**

Zone

Assessor's Parcel Number: 099-MS-0PW  
Application Number: MST2005-00025  
Applicant: Hal Hill, Project Manager  
Owner: City of Santa Barbara

(Proposal to construct approximately 1,000 linear feet of sidewalk, curb and gutter, additional paving to connect The existing roadway paving to the new curb, landscaping, and street lighting on Voluntario and Punta Gorda Streets.)

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

Continued indefinitely due to the applicant's absence.

**\*\* MEETING ADJOURNED AT 7:20 P.M. \*\***