



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 1, 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, out at 5:00p.m., back at 5:22p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Absent
 RANDY MUDGE, Present
 MARK WIENKE, Present, 4:46p.m., out at 5:19p.m., back at 6:00p.m.

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:42p.m., back at 5:00p.m., out at 5:10p.m.

SUZANNE JOHNSTON, Planning Technician II, Present

DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

- ** 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 July 28, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 a.m. on Channel 18.

GENERAL BUSINESS:**A. Public Comment:**

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

Jaime Limon stated that there was misrepresentation regarding noticing. City Attorney was notified and received all documents. He advised not be opened to the public, as it is not on the Agenda and should not be discussed for that reason. Recession of the item must be considered carefully.

Chair Pierron stated that the item would not be open for public comment.

Bob Noel, stated that all meetings must provide for public comment regardless if the item is scheduled on the agenda or not and that the process is to provide an amicable solution to those involved.

Leila Noel, stated that she concurs with her husband, Bob Noel's, comments.

Michael Aller, neighbor, stated that it is unfortunate that he and the other neighbors did not receive notice of the hearing, and is disappointed he was not able to attend. Mr. Aller further stated that the neighbors do not have a problem with Mr. Pritchett building on the lot, but the issue is not being notified of the meeting, and the inability to speak with Mr. Pritchett regarding the plans.

Emily Nichols, neighbor, stated that she is concerned with the size of the square footage of the house being on such a small lot. Ms. Nichols finds the project to be out of scale with the neighborhood.

Rita Zadona, neighbor, stated that she agrees with Mr. Noel's comments.

B. Approval of the minutes of the Architectural Board of Review meeting of July 25, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 25, 2005, with corrections.

Action: LeCron/Bartlett, 5/0/0. Wienke, Manson-Hing, Christoff, 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 G and P, reviewed by Randy Mudge, and Item O, reviewed by Derrik Eichelberger.

Action: LeCron/Mudge, 5/0/0. Wienke, Manson-Hing, Christoff, absent.

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

1. Ms. Johnston announced there were no changes to the agenda.
2. Ms. Johnston further announced that Christopher Manson-Hing would be absent from tonight's meeting and that Mark Wienke would be arriving late.

E. Subcommittee Reports.

Jaime Limon, Design Review Supervisor, stated that the Hwy. 101 Operational Improvement meeting is scheduled for August 17, 2005, from 9:00AM to 11:00AM. Attendance is requested by subcommittee members, Bruce Bartlett, Derrik Eichelberger and Randy Mudge.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM1. **MASON ST BRIDGE AT SYCAMORE CREEK**

Zone

Assessor's Parcel Number: 099-MSC-0PW

Application Number: MST2005-00035

Applicant: Kevin Roberson

Owner: City of Santa Barbara, Public Works Department

(Proposal to construct a new pedestrian bridge parallel to the existing vehicular bridge over Sycamore Creek along Mason Street.)

(Preliminary Review is requested.)

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

3:29

Kevin Roberson, Applicant; and Susan VanAtta, Architect; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) Introduce a tree at road level where the previous eucalyptus tree was. 3) Study termination of the bridge to stonewall juncture.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 6100 HOLLISTER AVE**

Assessor's Parcel Number: 073-080-065
Application Number: MST2005-00480
Owner: City of Santa Barbara Airport Department
Business Name: Gateway Center
Agent: Suzanne Elledge Permit Processing
Applicant: Bermant Development Company

(Proposal to develop a mixed use industrial and commercial development, totaling 180,000 square feet located in sub-area #2 and sub-area #3 of the Santa Barbara Airport Area Specific Plan. This project was previously reviewed under MST97-00715 and received Preliminary approval by the Architectural Board of Review.)

(COMMENTS ONLY; PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 029-99.)

3:42

Andrew Bermant, Applicant; Brian Poliquin, Architect; Tom Lunneberg, Vice-President, CTG Energetics; and Laurie Owens, Case Planner, Santa Barbara Airport; present.

Staff Comment: Laurie Owens, Case Planner, stated that while the development plan for the site is similar, the architectural design is fundamentally different. Today's review is a concept review of the new design prior to review by the Planning Commission for substantial conformance determination.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board finds the alteration to the site planning and the additional story to be acceptable. The scale of the addition height relative to the setback from Hollister Avenue and the vehicular nature of Hollister Avenue allows for the three story mass of the building. 2) The addition of the third story creates an improved design with a nice hierarchy of window fenestration and improved proportions. 3) The Board appreciates the redistribution of the square footage which allows for significant open areas. 4) The Board applauds the applicant's pursuit of a leed certification energy rating and looks forward to working with the applicant in providing Santa Barbara quality detail; as well as meeting the goals of the leed certification. 5) Some details which meet both criteria are the significant overhang kickers at the top of the building, the trellises and the proportion of the windows. 6) The Board would like the applicant to further study the access off of Francis Botello Road with emphasis to reduce the amount of hardscape, and to create a stronger pedestrian connection to the entrance. 7) The Board looks forward to further development of the landscape plan sustainability. 8) The Board understands that the applicant is trying to reach a balance between Goleta, Santa Barbara and Airport aesthetics while complying with the Airport Design Guidelines, however, some Board members are concerned with the building sensibility tying more strongly back into a Santa Barbara design aesthetics; because it is a gateway to the City. 9) As to the retail building, the Board has some concern with the buttress elements and arches.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING3. **324 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 031-372-029
Application Number: MST2005-00081
Owner: Elconin Family Trust, 4/15/03
Agent: Isaac Romero

(Proposal to convert four (4) existing one-story single-family residences to condominium units. 120 square feet in addition to the existing 4,268 square feet is proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

4:44

Isaac Romero, Agent; and Don Elconin, Owner, present.

Motion: Continued indefinitely to the Planning Commission and return to the Consent Calendar with the suggestion that the applicant explores a ribbon driveway.

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

THE BOARD RECESSED FROM 5:00P.M. UNTIL 5:10P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING4. **420 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Lenvik & Minor

(Proposal to construct two new condominium units and add a 270 square foot second story to an existing single-family residence for a total of three two-story condominium units. An existing one-car garage is proposed to be demolished and replaced with three new two-car garages. A total of 7,235 square feet is proposed for the 9,044 square foot lot.)

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

5:10

Jeff Gorrell, Architect, present.

Public comment opened at 5:18p.m.

Deborah Clayton, neighbor, stated that she is in support of the project.

Public comment closed at 5:19p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the preservation of a one story bungalow. 2) The Board finds the proposal to be too aggressive in the site planning and in its verticality. 3) The Board is uncomfortable with the size, bulk and scale of the entire proposal, particularly the third story element. 4) The Board finds that the third story element should be studied as an attic form, as the neighborhood consists of one story homes. Clear documentation should be provided showing that the form will not be seen from street. 5) The Board overall, is not in support of the side yard modification request and finds that the loss of landscape space is too much of a detriment. 6) The modification request for the open yard is potentially supportable, however, only with future review of the site plan and an increase of open space landscaping. It is potentially supportable due to the perceived 10 foot right-of-way and the large open porch for the front unit. 7) The Board appreciates the applicant working with the neighbors to protect their privacy, however are concerned with the south elevation. 8) The Board appreciates the quality of detail as shown in the other elevations, and would like to see some of those same charm giving elements applied to the south elevation.

Action: Bartlett/Mudge, 5/0/0. Wienke stepped down.

THE BOARD RECESSED FROM 5:41P.M. UNTIL 6:00P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 2108 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-030-031

Application Number: MST2005-00456

Owner: Donald A. & Lorna Lea McGilvray

Architect: Scott Branch

(Proposal for a new 2,031 square foot one-story single-family dwelling and a 484 square foot detached garage with a second-floor 484 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District.)

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

6:00

Britt Jewett, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The project is ready for Preliminary Approval. 2) The project integrates well into the topography of the large lot and cannot be seen from public view. 3) The mass of the house is nicely broken up into smaller components. 4) The applicant is to submit a landscape plan for review by Ann Marx, Wildland Fire Specialist. 5) The applicant is to provide grading information and retaining wall heights.

Action: LeCron/Wienke, 5/1/0. Mudge opposed.

CONCEPT REVIEW - NEW ITEM**6. 232 VISTA DE LA CUMBRE** E-3/SD-2 Zone

Assessor's Parcel Number: 053-092-014
Application Number: MST2004-00272
Owner: Sergio Michel
Architect: Keith Nolan

(Proposal to demo the existing carport and driveway and to build a new two car tandem garage/carport within the existing interior yard setback.)

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

6:17

Justin Van Mullem, Architect; Dave Sullivan, Agent; and Sergio Michel, Owner; present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:
1) The Board supports the two modification requests. 2) The two car tandem garage is a favorable solution. 3) The modification of the interior yard setback has no adverse visual impact and the side yard modification has no impact to the adjacent neighbor. 4) The Board would suggest the use of stone to create a sense of buried structure for the garage. 5) It is suggested to eliminate the dormer windows. The Board would support the use of flat-glass skylights.

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

REVIEW AFTER FINAL**7. 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 change to the second floor balcony railing to allow for a partial glass railing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

6:35

Cliff Hickman, Designer; and David Searls, Owner; present.

Motion: Final Approval of the Review After Final changes 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 that the glass railing shall be a maximum of 1'9" of exposed glass.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 619 W ORTEGA ST** R-3 Zone

Assessor's Parcel Number: 037-101-005
Application Number: MST2003-00147
Owner: John & Hazel Blakenship; Gil & Martha Garcia
Architect: Gil Garcia

(Proposal to construct a 5,100 square foot, two-story, multi-residential building on an 11,438 square foot lot. Also proposed are a detached two-story building consisting of five, one-car garages with a 988 square foot residential unit above and five attached one-car carports. A total of five condominiums are proposed.)

(Review After Final change to the front porch details.)

Final Approval as submitted of the Review After Final changes.

REVIEW AFTER FINAL**B. 305 E HALEY ST** C-M Zone

Assessor's Parcel Number: 031-211-019
Application Number: MST2004-00238
Owner: John & Janna Price
Architect: Lenvik & Minor Architects
Landscape Architect: Sam Maphis

(Proposal to replace a chain link fence and rolling gate with a wrought iron fence and gate. The proposal includes changing an existing wood handrail detail to a wrought iron detail.)

(Review After Final change to add a pedestrian gate.)

Final Approval as submitted of the Review After Final changes with the condition that the applicant is to provide a planter to the west of the pedestrian gate as shown with prior submittal and approval.

REVIEW AFTER FINAL**C. 547 OWEN RD** A-2 Zone

Assessor's Parcel Number: 015-202-044
Application Number: MST2004-00756
Owner: Marilyn Distelrath
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.)

(Review After Final change to add two windows on the west elevation, add a chimney to the north and east elevations, and window and door alterations on the south elevation.)

Final Approval as submitted of the Review After Final changes.

REFERRED BY FULL BOARD

- D. **328 W PEDREGOSA ST** R-4 Zone
Assessor's Parcel Number: 025-352-019
Application Number: MST2005-00407
Owner: Rod Caughell

(This project was previously reviewed under MST2002-00152. The ABR approval has expired. Proposal to construct a 613 square foot second-story residence above a new 468 square foot two-car garage. Also proposed are a new 200square foot one-car carport with a 124 square foot deck above it and a 58 square foot laundry room. There is an existing 1,030 square foot single-story residence on the 4,260 square foot lot. The project includes the demolition of the existing garage. A modification for the reduction of one parking space was granted when MST2002-00152 was reviewed. The applicant is requesting an extension of that modification approval.)

(Final review of the project is requested. The Modification request was approved on July 27, 2005.)

Reinstated Preliminary Approval with the comment to return to the Consent Calendar for Final Approval.

REVIEW AFTER FINAL

- E. **3721 MODOC RD** E-3/R-2 Zone
Assessor's Parcel Number: 049-030-018
Application Number: MST99-00510
Applicants: Murray Duncan, Tom Smith, Trent Lyon, Mark Shlight, and Emanuel Lutheran Church

(Proposal to install six temporary classroom buildings totaling 9,120 square feet. Minor landscaping improvements are also proposed. The existing church and school facility consists of structures which total 18,750 square feet and 131 parking spaces on a 4.3 acre lot. The project description has been changed to reflect the revised project.)

(Review After Final change to relocate the proposed trash enclosure.)

Final Approval as submitted of the Review After Final changes.

FINAL REVIEW

- F. **430 LOMA MEDIA RD** E-1 Zone
Assessor's Parcel Number: 019-272-004
Application Number: MST2005-00408
Owner: John N. Manson
Applicant: John N. Manson

(Proposal to replace two existing retaining walls. The "rear" retaining wall will be replaced in kind. The "front" wall will be replaced at the same height with a change in materials from adobe with plaster to concrete with stucco and a brick top.)

Final Approval as submitted 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.

NEW ITEM**G. 231 N MILPAS ST** C-2 Zone

Assessor's Parcel Number: 017-042-018
Application Number: MST2005-00491
Owner: Thrifty Oil Company
Architect: Tait & Associates

(Proposal for disabled access improvements including a new curb ramp and accessible parking for an existing service station.)

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

Final Approval of the project as submitted. Landscape reviewed by Randy Mudge.

NEW ITEM**H. 619 E ORTEGA ST** R-3 Zone

Assessor's Parcel Number: 031-103-019
Application Number: MST2005-00495
Owner: April Montoya
Designer: Carlos Venagas

(Proposal for and addition of 139 square feet to a single family house and removal of attached rear porch on a 7,500 square foot lot with an additional single family house.)

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

Continued one week due to the applicant's absence.

NEW ITEM**I. 1520 FRANCESCHI RD** A-2 Zone

Assessor's Parcel Number: 019-102-039
Application Number: MST2005-00499
Owner: David S. & Anna S. Smith

(Proposal to replace an existing concrete tile roof with a three-dimensional Presidential brand composition shingle roof. Replace existing 1/2" rigid insulation with 1-1/2" rigid insulation and cover with 7/16" OSB sheathing.)

Final Approval of the project with the condition that the roof material shall match Landmark Series colored wood.

NEW ITEM**J. 215 NOGALES AVE** C-O Zone

Assessor's Parcel Number: 025-112-021
Application Number: MST2005-00502
Owner: Lawrence L. & Barbara T. Luan, Trust
Applicant: Ernest Watson

(Proposal to construct a new second story 320 square foot patio cover.)

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

Continued indefinitely for the applicant to provide clear documentation which shows that the patio is not fully enclosed and to include a floor plan.

NEW ITEM**K. 166 LA VISTA GRANDE** E-1 Zone

Assessor's Parcel Number: 015-083-021
Application Number: MST2005-00481
Owner: Scott Habermann

(New French doors to replace existing windows. Replace existing wood siding with new exterior plaster finish.)

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

Final Approval of the project as submitted 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.

NEW ITEM**L. 418 CONEJO RD** A-1 Zone

Assessor's Parcel Number: 019-061-010
Application Number: MST2005-00478
Owner: Keith L. & Marsha A. Wright

(Proposal to replace an existing retaining wall same materials 80 linear feet long and 10 feet tall.)

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

Final Approval of the project as submitted 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.

NEW ITEM**M. 602 W ANAPAMU** P-R Zone

Assessor's Parcel Number: 039-151-014
Application Number: MST2005-00459
Owner: City of Santa Barbara
Architect: Doug Reeves

(Remodel for new entry Boys & Girls Club building located in Public Park. This will result in a net reduction of 48 square feet to the building.)

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

Continued indefinitely with the following comments: 1) The proposed changes to the entry make the entry more functional. 2) Improvement to the aesthetic impacts. 3) Raising the roof is an improvement to balance two-story portions and hide mechanical and creates an identifiable entry.

NEW ITEM**N. 1310 CRESTLINE DR** E-1 Zone

Assessor's Parcel Number: 049-251-002
Application Number: MST2005-00484
Owner: Larry Urzua
Architect: Joaquin Ornelas, Jr.

(Proposed replacement of existing windows for an existing 2,876 square foot single family residence on a 25 acre lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project with the following condition: 1) Eliminate the plaster soffet detail at the entry and expose the wood framing to match the existing architecture and with the comment that the colors are acceptable as submitted.

CONTINUED ITEM**O. 2280 SANTIAGO RD** A-1 Zone

Assessor's Parcel Number: 019-072-003
Application Number: MST2004-00225
Owner: Joseph E. Johnston
Applicant: Lisa Johnston
Applicant: James Macari

(Proposal to increase the size of the recently approved 882 square foot accessory building below the 882 square foot garage by an additional 394 square feet. The project will result in a 2,158 square foot detached building on a 2.79 acre lot located in the Hillside Design District. A modification is requested to allow the detached accessory space to exceed 500 square feet. Proposal will also include an 840 square foot detached three-car carport, as well as, a pool with a 189 square foot open pavilion, 1,086 square foot trellis and associated site walls. Proposal requires 1,324 cubic yards of grading.)

Final Approval of the architecture as noted on the plans and Final Approval of the landscape plan with the condition that the Oak tree notes are added to the grading and utility plans. Landscape by Derrik Eichelberger.

FINAL REVIEW**P. 1245 FERRELO RD**

E-1 Zone

Assessor's Parcel Number: 029-271-011

Application Number: MST2005-00178

Owner: Ray E. & Barbara A. Johnson, Trustees

Architect: Charles McClure, Landscape Architect

(Proposal to enclose an existing carport to a two car garage in the Hillside Design District. Proposal will also include a new retaining wall and additional landscaping.)

(The Modification request was approved on June 15, 2005. Final review is requested.)

Final Approval of the architecture and 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. Final Approval as submitted of the landscape plan. Landscape reviewed by Randy Mudge.

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