



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 15, 2005**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**  
 CHRISTINE PIERRON, Chair, Absent  
 BRUCE BARTLETT, Vice-Chair, Present, out at 6:02p.m., back at 7:08p.m.  
 STEPHANIE CHRISTOFF, Absent  
 DERRIK EICHELBERGER, Present  
 JAMES LECRON, Present  
 CHRISTOPHER MANSON-HING, Present  
 RANDY MUDGE, Present  
 MARK WIENKE, Present

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

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, out at 3:51p.m., back at 3:55p.m., out at 4:27p.m., back at 4:30p.m., out at 4:40p.m., back at 6:20p.m., out at 6:40p.m., back at 6:45p.m., out at 7:08p.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)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 folded plans are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](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 August 11, 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 August 8, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 8, 2005, with corrections.

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

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Item A, reviewed by Randy Mudge.

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

## 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 also announced Christine Pierron would be absent from tonight's meeting.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. **1340 CLIFTON ST**

R-2 Zone

Assessor's Parcel Number: 017-154-018  
Application Number: MST2005-00500  
Owner: Richard Golden

(Proposal to construct a new 1,109 square foot three-story residence to include an existing two-car detached garage as the first floor on a 6,067 square foot lot with an existing 1,004 square foot two-story residence with the same two-car garage configuration. A modification is required as the proposal includes less than 1,250 square feet of open yard space.)

**(COMMENTS ONLY; PROJECT REQUIRES A MODIFICATION.)**

3:21

Richard Golden, Owner; and Ed St. George, Agent; present.

Public comment opened at 3:36p.m.

Ray George, neighbor, stated that his primary concern is with the proposed building elevation, as it is not at street level. He is concerned that the size of the new home will interfere with his privacy. Mr. George opposes the project.

Ray George, neighbor, read a letter from Artermio Ortiz, neighbor, which stated that he is against the building of a two-story house. It will be too high and is not compatible with the neighborhood.

Ann Harkey, neighbor, stated that the plans do not reflect the accuracy of the elevation. Ms. Harkey is opposed to a three story project.

Ron Harkey, neighbor, stated that the project is too large and not compatible with the neighborhood.

Sonja Ospina, neighbor, declined to speak and deferred her comments to Maria Zate.

Maria Zate, neighbor, stated that when the project was presented two years ago, the neighbors did not oppose it. She and the neighbors wanted to see the charm of the 1920's home preserved. The project as presented today is too large and a three-story house is not compatible with the neighborhood.

Public comment closed at 3:49p.m.

- Motion: Continued indefinitely with the following comments: 1) The Board understands this is a new project, since the prior permits have expired. Although the project received a prior ABR Approval, it was based on the preservation of two bungalows being relocated to this site, and the Board does not find the reconstruction of House B to be acceptable as proposed. 2) The Board would be supportive of a house larger than the bungalow, yet is not comfortable with the three-story element as designed. 3) The Board would consider a third-story elements expressed as architectural features, such as dormer-window expressions and should be respectful to the neighbor's privacy. 4) The Board looks for a different style than House A, and should be more in keeping with the style of the Equestrian bungalow materials and detailing. 5) Before reconsideration of the project, the applicant is to return with accurate topography and footprints, with a complete survey of the existing conditions, including, relationship to adjacent properties. 6) Provide written documentation from the Transportation Division that the garage meets Code requirements for ingress and egress. 7) Provide landscape plans on future submittals.
- Action: LeCron/Manson-Hing, 6/0/0.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **2. 716 E YANONALI ST**

M-1 Zone

Assessor's Parcel Number: 017-081-003  
Application Number: MST2005-00515  
Owner: D. M. Ortega Hill Partnership  
Architect: Ed Lenvik

(Proposal to construct a 1,171 square foot commercial building for the purpose of conducting commercial sandblasting on an 8,085 square foot vacant lot. Development plan approval by the Architectural Board of Review is required.)

#### **(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS)**

4:27

Ed Lenvik, Architect, present.

- Motion: Continued three weeks to Full Board with the comment that the proposal is acceptable as designed.
- Action: Eichelberger/Wienke, 6/0/0.

**CONCEPT REVIEW - NEW ITEM****3. 522 E SOLA ST**

R-2 Zone

Assessor's Parcel Number: 029-091-006  
 Application Number: MST2005-00063  
 Owner: Steven W. Gowler  
 Architect: Jeff Shelton

(Proposal for a one-lot subdivision for two condominium units. (See MST 2003-00715 for ABR approvals of addition and second unit.) The lot is currently developed with a 1,083 square foot single-family residence with a 383 square foot addition and 525 square foot garage under construction. A building permit was also issued for the 2nd unit (1,486 square feet) on 2/4/05; therefore, this is a condominium conversion project. Requires ABR for recognition as condos and review after final for minor change to approved carport. Applicant now proposes a one-car garage instead of a two-car carport.)

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

4:43

Motion: Continued indefinitely due to the applicant's absence.  
 Action: LeCron/Eichelberger, 6/0/0.

**PRELIMINARY REVIEW****4. 3202 CAMPANIL DR**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-110-006  
 Application Number: MST2004-00841  
 Owner: Anthony and Mary Sances, Jr.  
 Architect: William Cooper

(Proposal to remodel and add 165 square feet to an existing kitchen, add 600 square feet to an existing deck, add a trellis of 225 square feet, and add an 880 square foot storage area under the kitchen & deck area. Proposal will require 125 total cubic yards of cut & fill under the footprint of the existing residence. The project will result in a three-story 6,045 square foot single family residence on a 3.26 acre lot located in Hillside Design District and Coastal Zone.)

**(Preliminary Review is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-05.)**

4:44

Anthony Sances, Owner; and William Cooper, Architect; present.

Public comment opened at 4:49p.m.

Bruce Bartlett read a letter submitted by Benjamin Bollag, neighbor, which stated that the nine outdoor light fixtures which will be located in the outdoor area of the project can be seen from their property. He would the ABR to take this into consideration.

Public comment closed at 4:50p.m.

- Motion: Final Approval of the project 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 and with the comment that the project is in compliance with Planning Commission Resolution No. 034-05.
- Action: LeCron/Manson-Hing, 6/0/0.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

5. **501 MEIGS RD**

E-1 Zone

Assessor's Parcel Number: 035-341-007  
Application Number: MST2005-00519  
Owner: Donald Friedman  
Architect: Keith Rivera

(Proposal to demolish an existing greenhouse and accessory storage building; enclose an existing carport; and construct a 2,030 square foot one-story addition to an existing 1,772 one-story single-family residence on a 40,179 square foot lot in the Hillside Design District.)

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

4:57

Keith Rivera, Architect, present.

Public comment opened at 5:10p.m.

Bruce Bartlett read a letter submitted from Walter and Isabelle Stefens, neighbors, which stated that they have reviewed the plans with the owners, and are pleased with the plans and the proposed project.

Susan Trescher, neighbor, stated that the proposal is over scaled for the neighborhood. If however, the FAR is not the same as what the La Mesa Homeowner's Associated calculated, their comments are withdrawn.

Public comment closed at 5:12p.m.

- Motion: Continued indefinitely to the Consent Calendar with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.8.060 of the City of Santa Barbara Municipal Code and with the comment that the project is well conceived and is ready for Preliminary Approval.
- Action: Manson-Hing/Wienke, 6/0/0.

**THE BOARD RECESSED FROM 5:20P.M. UNTIL 5:43P.M.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1061 GARCIA RD**

A-1 Zone

Assessor's Parcel Number: 029-282-014  
Application Number: MST2005-00520  
Owner: David G. Jones  
Architect: Sherry & Associates

(Proposal to build a 360 square foot second-story addition and a 170 square foot first-story addition to an existing 1,728 square foot two-story residence on a 16,984 square foot lot in the Hillside Design District. Project requires a modification for a proposed stairway encroachment into the side yard setback.)

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

5:43

Dawn Sherry, Architect, present.

Public comment opened at 5:51p.m.

Beth Anna Cornett, neighbor, stated that she was concerned about the height of the tower element, and feels that it is awkwardly located.

Public comment closed at 5:52p.m.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Board finds that the modifications as requested have no adverse visual impact and supports both modifications as follows: a) The stair encroachment into the side yard is necessary to gain access to the second floor. b) The trellis encroachment in the front yard is an enhancement to the elevation. 2) The Board appreciates the size, bulk and scale of the project as it complies with the Hillside Design guidelines. 3) The Board would support an increase of approximately one-foot to the height of the tower providing that the solar ordinance requirements are met.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1443 SAN MIGUEL AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-003  
Application Number: MST2005-00498  
Owner: Jill Maureen Vlahos  
Architect: Kevin Dumain

(Proposal to demolish an existing 400 square foot residence and construct a new 2,363 square foot three-story residence with an attached 461 square foot two-car garage on a 6,767 square foot lot. The project will require a Coastal Development Permit.)

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



6:02

Kevin Dumain, Applicant; and Jill Vlahos, Owner; present.

Public comment opened at 6:19p.m.

Scott Blair, neighbor, stated that they have lived in their home for over 45 years and the main concern is with the size, bulk and scale of the project, as most of the houses in the neighborhood are single story in size. Mr. Blair would like confirmation that the house is within the FAR's of the neighborhood. In addition, Mr. Blair has requested story poles

Ivana Gjurasic, on behalf of her parents, (neighbors of the applicant) stated that they are concerned with the size of the project, as most homes in the neighborhood are one-story homes. They have also requested story poles be placed. Ms. Gjurasic had also submitted a letter prior to the meeting date, which requested a continuation of the item so her parents could attend the meeting.

Michael Clevenger, neighbor, neighbor, stated that the vegetation screens his property from view of the project. Mr. Clevenger reviewed the plans and does not have any objection to it.

Susan Trescher, behalf of La Mesa Neighborhood Association, stated that the association objects to the size, bulk and scale of the project.

A letter was read submitted from John Lawrence, neighbor, who stated that he, reviewed the plans and that the proposal is too high for the street. The second floor level should be lowered by approximately five-feet.

A letter was read submitted from Jeannette Webber, which stated she objects to the over scale size of the new structure and that it will affect her frontage view.

Jim LeCron read statements submitted from the following neighbors.

Susie and Kent Briggs, neighbors, stated that they reviewed the plans and the project is well laid out, with consideration for the neighbor's privacy appreciated. They find the project will be an enhancement to the neighborhood.

Michael Clevenger, neighbor, stated he supports the project.

Jason Vedder, neighbor, stated that he does not feel the plans demonstrate any impact on his home or views.

Mary Rem, neighbor, stated that she is in support of the project.

Christopher Browne, neighbor, stated that he has no problem with the size of the project and that it will be a great addition to the neighborhood.

John Lawrence, neighbor, stated that he has reviewed the plans

Public comment closed at 6:42p.m.

- Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board appreciates the architectural design and finds it is an enhancement to the neighborhood. 2) The .42 FAR is high due to the small lot; however, the square footage is appropriate. 3) The Board feels there could be some reduction in the overall height, with approximately 6-12" of grading to lower the finished floor height. 4) The Board understands that story poles may be required for Planning Commission review, and would like to coordinate a site visit with the Planning Commission. 5) The applicant has explored and protected view corridors of adjacent neighbors.
- Action: Wienke/Eichelberger, 4/1/0. Manson-Hing opposed. Bartlett stepped down.

### **CONCEPT REVIEW - NEW ITEM**

8. **260 EUCALYPTUS HILL DR** A-2 Zone  
Assessor's Parcel Number: 015-050-012  
Application Number: MST2005-00517  
Owner: David and Marilyn Wenner  
Applicant: J. M. Sewall

(Proposal to change the existing roof pitch and re-roof of the existing 4,888 square foot residence with a 1,382 square foot basement on a 3.4 acre lot located in the Hillside Design District. The project will result in a steeper pitched roof, new dormers over living room area and extended height of chimneys. The lot is currently developed with a detached 2,878 square foot accessory structure with attached 761 square foot four-car garage.)

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

7:08

J.M. Sewall, Applicant, present.

- Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. 2) The applicant is to provide photographs from the street which will show there is adequate screening.
- Action: Eichelberger/Bartlett, 6/0/0. Pierron, Christoff, absent.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 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 400 square-foot two-car garage. Four uncovered parking spaces are also proposed.)

**(Review After Final changes to the approved landscape plans)**

Final Approval of the Review After Final landscape plan changes as submitted.

**REVIEW AFTER FINAL****B. 620 DEL MONTE AVE**

R-3 Zone

Assessor's Parcel Number: 037-021-016  
Application Number: MST2004-00227  
Owner: David Scott  
Applicant: Eric Swenumson

(Proposal to construct a new 1,105 square foot two-story single-family residence with a 5,000 square foot lot with an existing 660 square foot single-family residence. The existing garage is proposed to be demolished and a new attached two-car garage constructed. Two additional uncovered parking spaces are provided.)

**(Preliminary Review of the project is requested.)**

Final Approval of the Review After Final changes as submitted.

**FINAL REVIEW****C. 2528 ORELLA ST** R-3 Zone

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

(Proposal to demolish a 314 square foot garage and construct a two-story 744 square foot residential unit, a two-story 1,271 square foot residential unit, and four uncovered parking spaces on a 6,440 square foot lot with an existing one-story 892 square foot residential unit. The project will result in three residential units totaling 2,907 square feet with four uncovered parking spaces. A Modification is requested to permit 4 instead of 5 parking spaces and to permit parking within the second front yard setback facing the alley.)

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

Preliminary Approval and continued indefinitely with the following comments: 1) Resolve the entry to the two units. 2) Provide architectural details. 3) Provide a landscape plan. 4) Staff to verify the need for a modification for the parking at the rear of the structure off the alley.

**FINAL REVIEW****D. 1722 GRAND AVE** R-2 Zone

Assessor's Parcel Number: 027-153-032  
Application Number: MST2005-00224  
Owner: Pietro Bernardi  
Architect: R. Johnson

(Proposal to add 284 square feet to an existing 1,306 single family residence with a 297 square foot garage on a 5,077 square foot lot located in the Hillside Design District.)

**(Final review is requested.)**

Final Approval of the project as submitted and with the comments that the as-built window changes and the as-built chimneys are acceptable as shown in the photographs.

**CONTINUED ITEM****E. 824 BATH ST** R-3/R-4 Zone

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

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

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

Continued indefinitely due to the applicant's absence.

**REVIEW AFTER FINAL****F. 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 a 1,608 square foot dwelling with an attached 480 square foot garage on a 16,376 lot in the Hillside Design District.)

(Review After Final changes to reconfigure the flagstone patio, remove a trellis, and replace a door and window with a French door.)

Final Approval of the Review After Final changes as submitted.

**CONTINUED ITEM****G. 232 CONSTANCE LN** E-1 Zone

Assessor's Parcel Number: 051-141-04

Application Number: MST2005-00453

Owner: Braverman Moloney Trust

Architect: Richard Walters

(Proposal to construct a 168 square foot addition to an existing 2,942 square foot residence on a 0.35 acre lot located in the Mission Area Special Design District. A new driveway and entrance material are also proposed.)

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

Preliminary Approval and continued one week for the applicant to provide window details and the comment that the skylight is acceptable if it is a flat glass. Landscape reviewed when the applicant returns.

**CONTINUED ITEM****H. 215 NOGALES AVE** C-O Zone

Assessor's Parcel Number: 025-112-021

Application Number: MST2005-00502

Owner: Lawrence L. and Barbara Luan, Trustees

Applicant: Ernest Watson

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

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

Final Approval of the project as submitted.

**NEW ITEM****I. 516 E GUTIERREZ ST** M-1 Zone

Assessor's Parcel Number: 031-351-014  
Application Number: MST2005-00523  
Owner: Roy Allen Cole and Annie Yut-Wa  
Contractor: Action Roofing

(Proposal to remove the existing BUR roofing material behind the existing parapet wall and install a 80 mil to be white PVC roofing material.)

Final Approval of the project as submitted.

**NEW ITEM****J. 556 N HOPE AVE** E-3/SD-2 Zone

Assessor's Parcel Number: 057-151-017  
Application Number: MST2005-0052  
Owner: Bethany Congregation Church of Santa Barbara  
Applicant: James Demourkas

(Proposal to remove a light from an existing Southern California Edison utility pole and install a Lithonia fixture on a single pole light in parking lot finger planter.)

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

Preliminary Approval of the project as submitted and with the condition that the conduit confirmed depth shall be 18".

**NEW ITEM****K. 3201 CAMPANIL DR** A-1/SD-3 Zone

Assessor's Parcel Number: 047-110-005  
Application Number: MST2005-00536  
Owner: Lou Bishop  
Applicant: Martin Roofing

(Proposal to remove existing wood shakes and underlayment and install new protex slate (gray) simulated shake roof on existing residence on a 3.75 acre lot in the Hillside Design District.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

Final Approval as submitted 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.

**NEW ITEM****L. 914 MEDIO RD**

E-1 Zone

Assessor's Parcel Number: 029-262-003

Application Number: MST2005-00510

Owner: Thomas D. Bates

Architect: Ken Kruger

(Proposal to add a French door on the second floor, change an existing window on the first floor in the front yard setback. A modification is required for increased door openings in the required setback. The proposal includes the replacement of all single pane windows with dual pane windows. The existing staircase and deck will be removed.)

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

Continued indefinitely with the following comments: 1) There is no adverse aesthetic impact. 2) The proposed improvement shall further define the upper 8-foot walls and the lower 5-foot maximum wall will be legally mitigated.

**\*\* MEETING ADJOURNED AT 7:40 P.M. \*\***