



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 22, 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, Absent
 JAMES LECRON, Present, out at 4:08p.m., back at 4:29p.m.
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, out at 3:20p.m., back at 3:32p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:20p.m., back at 5:04p.m., out at 5:30p.m., back at 5:34p.m., out at 5:45p.m.
 JOANNE LACONTE, Assistant Planner, Present
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<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 folded plans 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 August 18, 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 15, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 15, 2005, with corrections.

Action: LeCron/Wienke, 5/0/1. Pierron abstained. Eichelberger, Christoff, absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett.

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

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

1. Ms. LaConte announced there were no changes to the agenda.
2. Ms. LaConte also announced that there will be an organized site visit scheduled for 3501 Sea Ledge Lane, at a date convenient for the Board Members.
3. Ms. LaConte further announced that Derrick Eichelberger would be absent from tonight's meeting.
4. Randy Mudge stated he would be stepping down for Item 1, 617 Garden Street.
5. Jim LeCron stated he would be stepping down for Item 3, 2020 El Camino De La Luz.

E. Subcommittee Reports.

Bruce Bartlett stated that he, Derrick Eichelberger and Randy Mudge attended the Milpas to Highway 101 Operational Improvements Subcommittee meeting. The committee had not met for approximately eight months. The goal is to restudy the drawings to present to the HLC and ABR members. The subcommittee will continue meeting for the next four weeks.

F. Possible Ordinance Violations.

No reported violations.

THE BOARD RECESSED FROM 3:16P.M. UNTIL 3:20P.M.

FINAL REVIEW**1. 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.)

(Final review of the grading plan is requested.)

(3:20)

Jan Hochhauser, Architect, present.

Motion: Final Approval of the rough grading plans with the following comments and conditions:
 1) It is understood that this approval is for rough grading only. Finished grading and visible retaining walls shall be reviewed on a subsequent submittal in conjunction with landscaping plans. 2) The applicant shall provide green screen details for perimeter construction fencing.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 420 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-191-007
 Application Number: MST2004-00007
 Owner: Stephen F. Leroy, Trust
 Agent: Molly Murphy

(This is a revised project. Proposal to convert three existing attached two story apartments to condominiums. One new covered parking space is proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.)

(Fourth concept review. The applicant has revised the project following denial of previous proposal by the Planning Commission.)

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

(3:32)

Laura Hanson, Agent; and Stephen Leroy, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the housing of all of the automobiles; as it is an important part of the condominium conversion. 2) The applicant should study the condominium conversion standards to find ways to separate the entries and to provide individuality of the units, taking into consideration the architectural character of the quality of condominium design standards. 3) Suggestions were made to strengthen the entries by introducing different stair entries for Units B and C and to create a pedestrian entry off of the street for all units. 4) Given the amount of breadth of the concrete drive, the Board would like to see enhanced landscaping to the maximum extent possible. 5) The applicant is to provide verification with the Transportation Department that Unit A's garage meets the standards.

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

CONCEPT REVIEW - NEW ITEM

3. 2020 EL CAMINO DE LA LUZ E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-005
 Application Number: MST2005-00513
 Owner: John Ruiz
 Designer: Jason Grant

(Proposal to construct a 1,950 square foot first and second story addition to an existing 1,594 one-story residence on a .25 acre lot located in the Appealable Jurisdiction of the Coastal Zone. Project consists of a 963 square foot first floor addition, a 987 square foot second story addition and garage demolition and reconstruction. Planning Commission approval of a Coastal Development Permit is requested.)

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

(4:08)

Jason Grant, Agent, present.

A letter was read into the record from Dennis Thompson and Lois Phillips, which stated that they are concerned with the size of the proposed house in relation to the nearby houses.

A letter was read into the record from Pat and Joe Wheatley, neighbors, which stated that they would like the project delayed so that the plans can be reviewed by themselves and the neighbors.

John Boettner, neighbor, stated that he does not want the square footage of the neighborhood to be tripled in size. The house is too large for the neighborhood.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board finds that given the size of the lot, the area of the addition is in proportion to the mass, bulk and scale. 3) The Board appreciates the preservation of the existing one-story street presence. 4) The Board appreciates the internalization of the garage. 5) The deck location is deeply internal to the site, with no visual impact to the neighbors. 6) The Board suggested some study of the west elevation to reduce massing over the stairwell. 7) Study the articulation of the rear roof and overhang at the west elevation.

Action: Bartlett/Manson-Hing, 5/0/0. LeCron stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. THOMAS ST AT ISLAY ST**

R-3 Zone

Assessor's Parcel Number: 043-010-012
Application Number: MST2005-00541
Owner: Southern Pacific Company

(Proposal for an unmanned wireless facility consisting of a single panel antenna inside a fake transformer on an existing utility pole located in the Southern Pacific Company right-of-way at the corner of Thomas and Islay Streets for Sprint Wireless.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACT.)

(4:29)

Trisha Knight, Agent, present.

Motion: Continued indefinitely with the following comments: 1) The Board would consider an antenna mounted to the existing pole in the most discrete manner possible, and would prefer to see it without the false transformer concept. 2) Study ways of eliminating the fence surrounding the utility device, or reducing it to the absolute minimum. 3) Provide a landscape plan to screen the view of the utility device as seen from Islay Street. 4) The antenna should be painted a color compatible with the pole color.

Action: Wienke/Manson-Hing, 6/0/0.

PRELIMINARY REVIEW**5. 915 SPRING ST**

R-2 Zone

Assessor's Parcel Number: 029-314-006
Application Number: MST2003-00832
Owner: Arthur Lopez
Architect: Nicholas Vergara

(Proposal to add a new 672 square foot second-floor attached unit (Unit B) to an existing single-story residence (Unit A). The proposal includes the demolition of an existing 200 square foot legal non-conforming garage and replacing it with the construction of a new 458 square foot two-car garage and one un-covered parking space on a 5,000 square foot lot. A modification is requested to allow the proposed garage to encroach into the setbacks.)

(Revised preliminary approval is requested. The project was revised to eliminate the need for a modification.)

(4:44)

Nicholas Vergara, Architect, present.

Public comment opened at 4:51p.m.

Ken Ranchel, neighbor, stated that there will not be any access to the back yard and that the project windows will face directly into his property. He will lose a significant amount of privacy.

Don Poppy, neighbor, stated that the plans for the driveway are not accurate. Mr. Poppy stated that there will not be enough room to accommodate the additional cars for parking.

Alison Hansen neighbor stated that if the project height remains as proposed, the new house will look down into her yard, and she will lose her privacy. Ms. Hansen also stated that she is concerned with proper drainage.

Two letters were read into the record from Alison Hansen, neighbor, which stated that she would like ABR to deny the modification requests. There would not be enough room for most cars to park, and there is no way a fire truck could get through safely

Public comment closed at 5:00p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds that as stated in the prior motion, the hedge along the driveway is an asset and needs to be retained. 2) The Board is concerned with the existing narrow driveway and that the nine-foot dimension includes the width of driveway to property line which is located at the center line of the existing hedge. 3) The applicant is to provide either a paper document (or e-mail) from the Transportation Division that states the driveway width and maneuverability is acceptable, or reconfigure the laundry room and stairs to provide adequate driveway dimensions. 4) The Board is concerned with the drainage as proposed and would like the applicant to provide an adequate drainage plan. 5) Provide updated documentation for all changes and that the chimney as shown is correct. 6) The Board does not support the nine-foot plate height given concern of loss of privacy of neighbors. 7) Study the rear balcony railing to address privacy concerns of the neighbors. 8) The Board will study the fenestration arrangement upon further review of the alterations to address the privacy concerns.

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

FINAL REVIEW

6. 336 N NOPAL ST

M-1 Zone

Assessor's Parcel Number: 031-363-001
Application Number: MST2005-00117
Owner: Vincent E. and Judith A. Wood, Trustees
Architect: Vadim Hsu
Business Name: Airtrix
Contractor: Cortan Construction

(Proposal to construct a new 2,564 square foot, two-story commercial/industrial building for office and low-hazard industrial uses. Demolish existing 1,150 square foot industrial building. The project includes 5 uncovered and 2 covered parking spaces. This project as proposed requires Development Plan Approval.)

(Final review of the project is requested.)

(5:15)

Vadim Hsu, Architect; and Vincent E. Wood, Owner; present.

Straw Vote: Is the upper wall/fence too high? 3/3.

Straw Vote: Would the Board support the use of false windows? 1/5.

Motion: Final Approval with the following comments and conditions: 1) The windows on the front elevation are to be clear glass and unobstructed. 2) If there are any alterations to the design, the applicant is to return to the Full Board for review. 3) The proposed perimeter fence is to be eliminated. 4) It is understood that the driveway gate and fencing is acceptable.

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

(THE BOARD RECESSED FROM 5:53P.M. TO 6:25 P.M.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 3 VIA ENCANTO

A-1 Zone

Assessor's Parcel Number: 015-010-037

Application Number: MST2005-00518

Owner: Jeffrey R. James

Architect: James LeCron

(Proposal to construct a new three-story 3,231 square foot residence with an attached 737 square foot garage on a vacant 3.59-acre parcel in the Hillside Design District.)

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

(6:25)

Jim LeCron, Architect, present.

Public comment opened at 6:37p.m.

A letter was read into the record which was submitted by Rosemarie Colon, neighbor, which stated that the plans do not indicate her adjacent development. Ms. Colon is concerned with the true elevations and building heights and the loss of privacy.

Public comment closed at 6:38p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds the home is on a significant sized lot and that the design is appropriate for the lot, as it is nestled into the topography with no visual impacts. 2) The project adheres to the Hillside Design Guidelines. 3) The Board appreciates the use of stone, and would like to see the continued use of the stone to help ground it into the terrain. 4) It is suggested to continue development of the tower element to simplify the design and to consider the amount of volume space it is used for; and to find ways to situate it more firmly into the architecture. 5) Break up some of the railing with more stone elements. 6) It is understood that the detail and massing will be traditional in nature.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 754 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-014
Application Number: MST2005-00186
Owner: Shirley Jay
Applicant: Michael Ratway
Designer: Casa Bella Designs

(Proposal for a 2,803 square foot addition and an attached 507 square foot garage on a 13,300 square foot lot located in the Hillside Design District. The proposal includes the demolition of a majority of the existing 1,818 square foot residence and attached garage; approximately 316 square feet will be retained. The project will result in a 3,626 square footage residence including the attached garage with approximately 462 cubic yards of grading outside the main building footprint.)

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

(6:59)

Michael Ratway, Applicant, present.

Public comment opened at 7:13p.m.

Blas Garza, neighbor, stated that he is concerned about drainage, that the water flows to the street and not onto his property. Since construction, Mr. Blas has experienced a problem with large rats, and he is hoping the builder will clear the land out thoroughly.

Public comment closed at 7:14p.m.

Motion: Continued indefinitely with the following comments: 1) The project needs a significant restudy. 2) The pieces of architecture need to be broken down into smaller pieces. 3) The design is too massive and boxy. 4) The Board does not accept the encroachment into the setback. 5) The introduction of the front terracing is exacerbating the size, bulk and scale, creating too much mass. 6) The elimination of the hard scape to the rear would be a mechanism to recess the structure away from the street. 7) The project uses flat lot construction and the Board recommends using a stepped massing design as outlined in the Hillside Design Guidelines. 8) The Board is concerned with drainage issues, and applicant will need to submit a drainage plan at a later date. 9) The second story is to be setback significantly.

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

CONCEPT REVIEW - CONTINUED ITEM**9. 619 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-102-009
 Application Number: MST2004-00736
 Owner: Ramon and Martha Munoz
 Architect: Jose Esparza

(Proposal to construct a two-story 1,226 square foot additional residential unit with an attached 445 square foot two-car garage and demolish an existing 446 square foot detached accessory structure on a 6,250 square foot lot. The lot is currently developed with an existing 870 square foot, single-story, residential unit and a 291 square foot detached garage on the property which are proposed to remain.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

7:35

Jose Esparza, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the redesign of the site and the relocation of the parking to the rear. 2) The Board encourages the applicant to consult with the Transportation Division in finding ways to reduce the amount of driveway. 3) Restudy the interior space to introduce more living space and more windows. 4) Restudy the east and west elevations to alleviate the boxy appearance of the building. 5) The Board is concerned with the breadth of the project. 6) Restudy eyebrow elements of the windows to be shed elements. 7) Verify the roof pitch on the existing building.

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

REVIEW AFTER FINAL**A. 420 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-171-035
 Application Number: MST2005-00474
 Owner: Donald Olson, Nancy M. Franas and P. Clark
 Applicant: Brian Hofer

(Proposal to add a 57 square foot laundry room and bedroom addition to an existing unit on a lot with 3 units (one duplex and one single unit). A new 53 square foot second story deck.)

(Review After Final changes to extend the porches at Units A & B, to remove the laundry room and to add a trellis and storage shed.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**B. 3965 VIA LUCERO**

C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-027
Application Number: MST2002-00735
Owner: Robert and Bettie Dullea, Trustees
Architect: Vadim Hsu

(Proposal to construct three three-bedroom condominiums of approximately 1,145 square feet each, with attached one-car garages of 264 square feet, located on a vacant lot of 6, 850 square foot. Two uncovered parking spaces are proposed. A modification is requested to allow the building to encroach into the interior- and rear-yard setbacks. A parking modification is requested to provide one uncovered parking space less than what is required by the zoning ordinance.)

(Final Review is requested.)

Continued indefinitely due to the applicant's absence.

FINAL REVIEW**C. 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. Proposal to construct a 613 square foot second-story residence above a new 468 square foot two-car garage. Also proposed are a new 200 square 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.)

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

Continued one week with the comment that the applicant is to resolve the fence height with the Transportation Division.

CONTINUED ITEM**D. 232 CONSTANCE LN**

E-1 Zone

Assessor's Parcel Number: 051-141-048
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 NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely due to the applicant's absence.

FINAL REVIEW**E. 556 N HOPE AVE** E-3/SD-2 Zone

Assessor's Parcel Number: 057-151-017
Application Number: MST2005-00525
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.)

(Final Review is requested.)

Continued indefinitely due to the applicant's absence.

CONTINUED ITEM**F. 707 CHIQUITA RD** E-2 Zone

Assessor's Parcel Number: 031-132-009
Application Number: MST2005-00262
Owner: David and Elizabeth Conway
Architect: Steve Hausz

(Proposal for minor alterations to an existing 3,731 square foot residence on a 13,073 square foot lot located in the Hillside Design District. The alterations consist of replacing and relocating existing doors and windows, replacing and extending the first and second floor balconies, and constructing a 600 square foot second floor deck.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(Preliminary Review is requested. Modification granted on June 1, 2005.)

Continued one week with the comment that the applicant is to provide complete elevations and clearly describe all changes; including changing the carport to a garage.

FINAL REVIEW**G. 750 SANTECITO DR** A-2 Zone

Assessor's Parcel Number: 015-070-008
Application Number: MST2004-00428
Owner: Seaton Trust
Architect: James LeCron

(Proposal to construct a new 510 square foot addition to a 1,853 square foot one-story residence and a 256 square foot addition to the existing 413 square foot two-car garage. Proposal includes approximately 20 cubic yards of grading. This residence is located on a 14,804 square foot lot in the Hillside Design District.)

(Revised Preliminary approval is requested. Project requires Neighborhood Preservation Ordinance Findings.)

Revised Preliminary Approval 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**H. 1530 MARQUARD TERR** R-1 Zone

Assessor's Parcel Number: 041-031-009
Application Number: MST2005-00555
Owner: Brad Miller and Tracey Hooper
Applicant: Joaquin Ornelas

(Proposal to change out all windows from wood to same size, vinyl clad windows and replace 40 square feet of lower roof over garage with comp shingle to match existing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week with the following comments: 1) Indicate on the plans the metal, clad, wood windows. 2) Confirm with Archive Records the original garage configuration. 3) Applicant to return with additional photographs regarding the "as-built" condition.

NEW ITEM**I. 110 SANTA BARBARA ST** OC/SD-3 Zone

Assessor's Parcel Number: 017-022-007
Application Number: MST2005-00171
Owner: Bertha Claveria, Trustees
Applicant: Tynan Group
Architect: Don Nulty

(Proposal for a new entry and ramp and internal remodel. A coastal exclusion was required for a change of use from bar/night club to athletic training and research facility.)

(Final approval is requested.)

Final Approval as submitted with the comment that the applicant was advised that the sign requires review and approval by the Sign Committee.

NEW ITEM**J. 328 E MISSION ST** E-1 Zone

Assessor's Parcel Number: 025-332-003
Application Number: MST2005-00552
Owner: Joan McCormick
Agent: Joan Farrell

(Proposal to replace wood shake roofs, and underlayment and installment 1/2 CDX with a Presidential 50-year dimensional composition in an autumn blend color.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project 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 condition that the color shall be shadow gray and the material to be Presidential Shake TL.

**** MEETING ADJOURNED AT (8:00) P.M. ****