



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, September 12, 2005      David Gebhard Public Meeting Room: 630 Garden Street**

**BOARD MEMBERS:** CHRISTINE PIERRON, Chair, Present  
 BRUCE BARTLETT, Vice-Chair, Present  
 STEPHANIE CHRISTOFF, Absent  
 DERRIK EICHELBERGER, Absent  
 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, 4:55p.m., out at 5:42p.m.  
 JOANNE LACONTE, Planning Assistant, Present  
 KELLY BRODISON, Planning Technician, 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 <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised</u></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 September 8, 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 September 6, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 6, 2005, with corrections.

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

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Items D, F, H and M, reviewed by Randy Mudge.

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

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****1. Ms. Brodison announced the following changes to the agenda:**

- a) Item 5, 812 Largura Place has been postponed indefinitely at the applicant's request. Item 6 will be heard in its place.

Motion: 812 Largura Place postponed indefinitely at the applicant's request.

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

**2. Ms. Brodison announced that Item B, 1720 Mission Ridge Road., from the Consent Calendar, will be heard at 5:40p.m.**

Motion: 1720 Mission Ridge Road referred to the Full Board.

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

3. Ms. Brodison stated that Derrick Eichelberger 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. **931 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-330-021

Application Number: MST2005-00483

Owner: Oscar Ball

Contractor: Dreamaker Custom Homes

(Proposal to construct a 314 square foot, two-story addition to an existing 1,288 square foot, two-story residence on a 20,493 square foot lot located in the Hillside Design District. The improvements also include a 390 square foot deck. A modification is requested for improvements within the required front yard setback.)

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

**(3:16)**

Oscar Ball, Owner; and Scott Taylor, Applicant; present.

Public comment opened at 3:26p.m.

A statement was read into the record submitted from Roxanne Milazzo, Modification Hearing officer, which stated Ms. Milazzo does not support the modification request.

A letter was read into the record submitted from Ute Lehming, which stated that he is concerned with the two large trees that are blocking his view; construction noise, and the hours of construction should be limited to reasonable times. Mr. Lehming does not believe that the house is compatible with the neighborhood.

Motion: Continued indefinitely with the following comments: 1) The applicant is to pursue clear direction from the Modification Hearing Office regarding the proposed encroachment into the front yard setback. 2) The applicant is to provide improved documentation showing the complete site plan, including property lines, setbacks, easements, right-of-ways. 3) The applicant is to provide an accurate topography plan including adjacent structures and the shared driveway. 4) Show documentation of all work proposed. 5) Provide photo documentation from the lower side of the parcel looking back towards the house, and from the view below. 6) Provide clear technical elevation drawings. 7) The Board is concerned with the design of the addition, as it is not compatible with the existing architecture. 8) The Board does not support parking in the front yard. 9) The Board does not support any visible understorey.

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

**FINAL REVIEW****2. 1701- 1704 LA VISTA DEL OCEANO LN 1706 & 1708**

E-1 Zone

Assessor's Parcel Number: 035-180-009  
Application Number: MST2003-00227  
Owner: King Heirs, LLC  
Owner: The Mesa at Santa Barbara, LLC  
Agent: Brent Daniels

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and re-subdivide 5.73 acres into six (6) lots, where the six residences are proposed. of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three car garages and swimming pools. Five guest parking spaces are also proposed. Estimated grading for the single family project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints would be 4,705 cy of cut and 1,650 cy of fill. The following discretionary applications are required for the Single Family Project: a Waiver of Public Street Frontage for Lots 3, 4, 5, and 6 on La Vista del Oceano Lane, a private road serving more than two units; Modification of Street Frontage Requirements for Lots 2, 4, 5 and 6 to allow less than the 90 feet of public street frontage requirement; Modification of the Front Yard Setback for Lots 1, 2, 3 and 4 to allow portions of proposed homes which front La Vista del Oceano Drive to encroach into the required 30 foot setback; Modification of Lot Area for Lots 1 and 2; Modification for Lot 1's garage to exceed a total aggregate floor area in excess of 500 square feet; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District ; and A Vesting Tentative Subdivision Map to merge and re-subdivide 5.73 acres into six (6) residential lots.)

**(Final review of the rough grading and erosion control plan only.)**

**(3:48)**

Brent Daniels, Agent, present.

Motion: Final Approval with the following conditions: 1) Staff is to verify that relevant Planning Commission conditions and notes are documented on the plans. 2) Indicate all routes for the mass grading of the work. 3) On future grading plans, the applicant will provide clear information to allow the Board to understand how the project is being altered from rough grading to finished grading. 4) If there is any inadvertent movement of the hillside grading, it is understood that the hillside shall be returned to its natural condition.

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

**CONCEPT REVIEW - NEW ITEM****3. 85 N LA CUMBRE RD**

R-3/SD-2 Zone

Assessor's Parcel Number: 057-233-010  
Application Number: MST2005-00295  
Owner: American Heart Association  
Applicant: Wye Road Properties, LLC  
Architect: Lenvik & Minor  
Agent: Tiffany Campbell

(Proposal to demolish an existing 10 unit apartment building, and to construct nine new condominiums, and 19 uncovered parking spaces.)

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

**(4:10)**

Dave Jones, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the site plan to be successful, but it was suggested to study flipping the site plan to lower the driveway grade and expose the entry front from State Street and La Cumbre approach. 2) The Board is concerned with the overall height of the building. 3) The Board would like to see further documentation of the adjacent structures. 4) Study reducing the plate heights. 5) Study the trellis connection between the two pieces of architecture; either eliminate it or lighten it with a lighter wood element. 6) Study ways to sink the parking more deeply into the site.

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

**CONCEPT REVIEW - NEW ITEM****4. 1744 PROSPECT AVE**

R-2 Zone

Assessor's Parcel Number: 027-141-028  
Application Number: MST2005-00588  
Owner: Christi Soto-Vovier  
Agent: Woody Boyce Builders  
Applicant: Chuck Santry

(Proposal to demolish an existing garage and rebuild the garage in the same footprint with a rooftop observation deck. A Modification is requested for the garage to encroach into the required front yard setbacks.)

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

**(4:30)**

Woody Boyce, Agent; and Chuck Santry, Applicant; present.

- Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:  
1) The Board supports the modification request for the encroachment of the deck into the front yard, and possibly the side yard. 2) The Board would like to see the design altered for the deck to fit squarely on top of the existing garage and eliminate the cantilever. 3) Match the detail of the deck and shingle relationship to the stone veneer as seen on the adjacent property side of 1746 Prospect Ave. 4) Lower the railing height to 36 inches.
- Action: LeCron/Wienke, 6/0/0.

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

**5. 812 LARGURA PL** A-1 Zone

Assessor's Parcel Number: 029-110-034  
Application Number: MST2004-00783  
Owner: Elizabeth Vos  
Applicant: Armando Arias

(This is a re-notice of the project heard 11/29/04. Proposal to construct a 567 square foot lower level, add 472 square feet to the second floor and add a 331 square foot third floor to an existing two story 1,584 square foot single family residence. Proposal will also include interior remodel. The project will result in a multi-level 2,954 square foot single family residence on a .42 acre lot located in the Hillside Design District.)

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

- Motion: Postponed indefinitely at the applicant's request.  
Action: LeCron/Wienke, 6/0/0.

### **CONCEPT REVIEW - CONTINUED ITEM**

**6. 1819 CLIFF DR C** C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-002  
Application Number: MST2005-00426  
Owner: Ernest J. Panosian  
Applicant: Tricia Knight  
Applicant: Kip Bradley

(Proposal to install an unmanned wireless telecommunication facility in an existing commercial building with an existing wireless facility. Six new antennas are proposed for the new facility. Four of the antennas are proposed to be mounted to the wall inside an existing cupola, and two antennas are proposed to be located inside the existing mansard roof.)

**(PROJECT REQUIRES VISUAL IMPACT FINDINGS AND COASTAL REVIEW.)**

**(4:40)**

Tricia Knight, Applicant; and Mark Pauperas, Construction Manager; present.

Motion: Final Approval with the following comments and conditions: 1) The applicant is to get a existing clean tile sample to match with the faux roof tile. 2) The panel installation on the tower shall be a complete power face that will feather into the existing plaster and remain consistent with the other corners of the buildings. Historically, the Board has had concerns with this method of installation being less successful than proposed. 3) The roof tile shall be a true match to the existing tile. 4) An annual report shall be submitted on the weathering of the tile. 5) It is suggested that the applicant save and store the existing tile. 6) The Board finds that the proposed project would not result in any adverse visual impacts.

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

**THE BOARD RECESSED FROM 5:12P.M. FROM 5:42P.M.**

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

**7. 3730 CALLE REAL**

R-1/SD-2 Zone

Assessor's Parcel Number: 051-371-018

Application Number: MST2005-00558

Owner: Alicia Delamora

Architect: Robert Stamps

(Proposal to construct a 246 square foot addition to an existing 2,214 square foot residence on a 12,583 square foot lot. The proposal includes the construction of a 500 square foot second floor addition (for storage) to an existing, detached 570 square foot garage. A modification is requested for detached accessory space in excess of 500 square feet.)

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

**(6:15)**

Robert Stamps, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board does not support the modification request for the addition of the accessory unit above the garage as proposed. Given the size of the lot, there are other alternatives to pursue. 2) The Board would like the building quality to match the tradition of the existing home. 3) The Board does not find the change of roof pitch of the as-built and second floor addition, to be acceptable. 4) Study alternate solutions to meet the solar design criteria. It is suggested to step the second floor back.

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



**CONCEPT REVIEW - CONTINUED ITEM****8. 2108 LAS CANOAS RD**

A-1 Zone

Assessor's Parcel Number: 021-030-031  
Application Number: MST2005-00456  
Owner: Donald A. and Lorna Lea McGilvray  
Architect: Scott Branch  
Applicant: 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.)

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

**(6:30)**

Scott Branch, Architect; and Donald McGilvray, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The proposed one story dwelling is beautifully designed and hidden from the public view. 3) The applicant is to return with a landscape-hardscape plan. 4) The Board finds that although tall, the retaining walls are deeply hidden from public view. 5) The Board appreciates that the guest house blends well with the natural topography. 6) It is understood that the retaining walls and under story are to be a stone face.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 327 N VOLUNTARIO ST**

R-2 Zone

Assessor's Parcel Number: 031-372-009  
Application Number: MST2005-00488  
Owner: Jeanette M. Padilla  
Architect: Robert Stamps

(Proposal to construct an 862 square foot two-story addition to an existing 885 square foot one-story residence which will become attached to the existing two-car garage on a 7,500 square foot lot. There is an existing 884 square foot residence at the rear of the lot which is proposed to remain unaltered. Two uncovered parking spaces are proposed.)

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

**(6:49)**

Robert Stamps, Architect; and Jeanette Padilla, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The Board is concerned with the maneuverability and site progression of the front door to the rear unit. 2) The Board would like to see the retaining wall pushed back to the wall face of the rear building and new entry steps. 3) The Board does not support the use of plaster in lieu of shingle, and looks forward to the same charm giving elements of the existing home. 4) The Board looks forward to seeing an upgrade of materials for the fence. 5) The applicant is to study the parking configuration to ensure there is clearance from the existing eave.

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

## CONSENT CALENDAR

### REVIEW AFTER FINAL

#### A. 25 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 015-311-006  
 Application Number: MST2004-00158  
 Owner: Scott Slater  
 Architect: Sherry & Associates

(Revised project to repair existing deck and construct a new site retaining wall on a 16,800 square foot lot located in the Hillside Design District. The existing 2,284 square foot two-story residence will remain unaltered.)

Final Approval as noted on the plans.

### REVIEW AFTER FINAL

#### B. 1720 MISSION RIDGE RD

E-1 Zone

Assessor's Parcel Number: 019-090-003  
 Application Number: MST2004-00434  
 Owner: Christopher & Carmen Geiler  
 Architect: Peter Ehlen

(Proposal for a 724 square foot addition to an existing 1,682 square foot, two-story residence with an existing 495 square foot garage. The proposal will result in a 2,161 square foot residence with an attached 740 square foot garage on a 14,628 square foot lot located in the Hillside Design District. Modifications are proposed for side yard setback, front yard setback and garage size.)

**(Review After Final changes to the details.)**

Referred to Full Board.

**(5:42)**

Pete Ehlen, Architect; and Christopher Geiler, Owner; present.

Straw Vote: Does the architect return with an alternate solution? 3/2/1. Pierron, Manson-Hing, abstained.

Motion: Final Approval of Review After Final changes as submitted and with the condition that two additional palms shall be added at the southwest corner.

Action: LeCron/Bartlett, 4/2/0. Pierron, Manson-Hing opposed.

**REVIEW AFTER FINAL****C. 802 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 019-300-029  
Application Number: MST2004-00587  
Owner: William A. Fletcher  
Landscape Architect: Kathryn Dole

(Proposal to construct a new swimming pool on a lot that contains an existing single family residence, in the Hillside Design District.)

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

(Review After Final changes to include a spa, relocation of a bridge, raise planter wall, patio extension, and relocated pool equipment.)

Final Approval as submitted.

**FINAL REVIEW****D. 308 S VOLUNTARIO ST** R-3 Zone

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

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

**(Final review of the project details.)**

Continued one week for applicant to provide window, door, roof, fence and trash enclosure details.

Final Approval of the landscape plan with the comment that the root barrier is to be shown on the plans.

**FINAL REVIEW****E. 2611 SAMARKAND DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-303-007  
Application Number: MST2005-00247  
Owner: Heebner Everton Family Trust  
Applicant: Eddie Villaruz

(Proposal to add 166 square feet with an upper deck area to the rear of an existing 2,206 square foot house with attached 475 square foot garage on a 12,240 square foot lot.)

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

Final Approval as noted on the plans.

**FINAL REVIEW****F. 2001 LAS TUNAS RD**

A-1 Zone

Assessor's Parcel Number: 019-013-015  
Application Number: MST2005-00268  
Owner: Kevin W. Boss  
Architect: Valerie Froscher

(Proposal to demolish an existing 1,450 square foot single family residence and construct a two story 3,007 square foot single-family residence on a 0.88 acre lot located in the Hillside Design District. The existing detached 810 square foot two-car garage is proposed to remain unaltered.)

Final Approval of the architecture as noted on the plans and Final Approval as submitted of the landscape plan.

**FINAL REVIEW****G. 1310 CACIQUE ST**

R-3 Zone

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

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

Continued indefinitely due to the applicant's absence.

**FINAL REVIEW****H. 3965 VIA LUCERO**

C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-027  
Application Number: MST2002-00735  
Owner: Robert & 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.)**

Final Approval of the landscape plan as submitted.

**NEW ITEM****I. 1530 FRANCESCHI RD**

A-2 Zone

Assessor's Parcel Number: 019-102-040  
Application Number: MST2005-00604  
Owner: Sand Stinson  
Architect: Vadim Hsu

(Proposal for landscaping improvements to rear yard consisting of replacement of existing Allen block walls with natural sandstone walls, terraced with enhanced landscaping.)

**(Revisions to work previously approved under MST2002-00495.)**

Final Approval as submitted.

**CONTINUED ITEM****J. 817 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-050-022  
Application Number: MST2003-00210  
Applicant: Scott Taylor  
Owner: Angela Hladyniuk, Trustee

(Proposal to construct a 342 square foot, second-floor addition to an existing 3,893 square foot, two-story house with an attached two-car garage and detached two-car carport. The proposal includes the replacement of the existing wood decks with concrete and/or Trex material, and reconfiguration of the hammerhead driveway to a circular driveway.)

**(Final review is requested.)**

Final Approval as submitted.

**CONTINUED ITEM****K. 3500 MCCAWE AVE**

P-R/SD-2 Zone

Assessor's Parcel Number: 051-230-005  
Application Number: MST2005-00553  
Owner: City of Santa Barbara  
Agent: Scott Jorgensen  
Architect: Steve Timm  
Applicant: Billy Goodnick

(Proposal for safety oriented improvements to align golfers away from boundaries to include approximately 32,000 cubic yards of grading for: tee boxes, two fairways, construct new concrete cart paths. Also proposed is to modify the recycled irrigation system and turf repair.)

Final Approval of the architecture and the landscape plan as submitted.

**NEW ITEM****L. 21 BATH ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-091-003  
Application Number: MST2005-00597  
Landscape Architect: Carol Gross  
Contractor: Kanyon Construction  
Owner: Marina Beach Motel Limited Partners

(Proposal to replace existing patio fences (along Mason Street) for Marina Beach Hotel located in non-appealable jurisdiction of The Coastal Zone.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A MODIFICATION, AND COASTAL REVIEW.)**

Continued indefinitely at the applicant's request.

**NEW ITEM****M. 3845 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-008  
Application Number: MST2005-00410  
Agent: Cahterine McKenna  
Owner: Riviera Dairy Products  
Applicant: Tony Gairan  
Business Name: Sears  
Contractor: Morgan Amrofell

(ABATE VIOLATIONS IN ENF2005-00472. Proposal to repair the existing retaining walls. Height and materials of retaining walls will remain the same. Proposal will eliminate approx. 12 parking spaces.)

Final Approval for the wall and a two week continuance for the applicant to return with a planting plan.

**\*\* MEETING ADJOURNED AT 7:12 P.M. \*\***