



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, September 19, 2005      David Gebhard Public Meeting Room: 630 Garden Street      3:03 P.M.**

**BOARD MEMBERS:** CHRISTINE PIERRON, Chair, Present  
 BRUCE BARTLETT, Vice-Chair, Present  
 STEPHANIE CHRISTOFF, Present  
 DERRIK EICHELBERGER, Present, 3:08p.m., out at 5:30p.m., back at 6:14p.m.  
 JAMES LECRON, Absent  
 CHRISTOPHER MANSON-HING, Present  
 RANDY MUDGE, Present, 3:06p.m.  
 MARK WIENKE, Present

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

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, 3:08p.m., out at 3:40p.m., back at 4:17p.m., out at 5:01p.m., back at 5:34p.m., out at 5:58p.m.  
 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	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

- \*\* All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Kelly Brodison, 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 15, 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 12, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 12, 2005, with corrections.

Action: Bartlett/Manson-Hing, 4/0/1. Mudge abstained. LeCron, 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, L, M and N, reviewed by Derrick Eichelberger.

Action: Manson-Hing/Mudge, 6/0/0. Pierron abstained from Items L and M. LeCron, 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 2, 412 Anacapa Street has been continued one week at the applicant's request.

Motion: Continued one week at the applicant's request.

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

## 2. Ms. Brodison further announced that Jim LeCron would be absent from tonight's meeting.

## 3. Ms. Brodison also stated that tonight's meeting would be televised; however, there will not be a television in the David Gebhard Room for public view.

## E. Subcommittee Reports.

1. Christopher Manson-Hing stated that he attended the Lower Mission Creek Subcommittee meeting on September 16, 2005. The next meeting is scheduled for December 9, 2005.

2. Bruce Bartlett stated that he, Derrick Eichelberger, and Randy Mudge attended the Milpas to Highway 101 Operational Improvement subcommittee meeting on September 13, 2005. Discussion items included, sound walls and fencing, and at the next meeting the committee will discuss landscape items.
3. Jaime Limon, Design Review Supervisor, stated that there will be a City Council Ordinance Committee meeting next Monday, September 26, 2005 at 12:30, in the David Gebhard Room. The committee will discuss the Interim Neighborhood Preservation Ordinance update regarding second story homes which will be going before the ABR for review.
4. Christine Pierron stated that on September 14, 2005, she and Bruce Bartlett attended the Advisory Board Chair Luncheon meeting, which was hosted at the Library.

F. Possible Ordinance Violations.

Derrick Eichelberger stated that the landscape along the wall on Cliff Drive has died and needs to be replaced. Staff indicated that CalTrans would be contacted to determine landscape maintenance.

**CONCEPT REVIEW - NEW ITEM**

**1. 100 W ANAPAMU ST**

C-2 Zone

Assessor's Parcel Number: 037-052-0RW

Owner: City of Santa Barbara

Applicant: Heather Diez

Architect: Conceptual Motion

(Proposal to install pedestrian lighting, repair sidewalk, and enhance intersections such as curb extensions and crosswalks, and new landscaping.)

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

**(3:23)**

Heather Diez, City of Santa Barbara; Steve Yates, Architect; Edward de Vicente, Architect; and Sam Maphis, Landscape Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the attention given to the streets, and the importance of the safety aspects for the traffic calming. 2) The Board strongly supports the bulb outs with the understanding that there will be an analysis by the Public Works Department for its flood implications. It is understood they are not at the loss of any other funding for other aspects of the proposal. 3) The Board supports the placement height and selection of the new street lights. 4) The Board would support placement of the lights over the sidewalk which creates safety for pedestrians. 5) The Board would like to see bulb outs and streetlights included at the Chapala Street intersections at Anapamu and Ortega Streets. 6) It is understood that the bulb outs in the residential area will be grey concrete and will follow the existing pattern of the residential neighborhood and the bulb outs will meet the Chapala Street Guidelines. 7) The Board strongly recommends the retention, replacement and the augmentation of the sandstone curbs.

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

**CONCEPT REVIEW - NEW ITEM****2. 412 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-271-019  
Application Number: MST2005-00234  
Owner: Ernest C. & Clara Ruiz, Trustees  
Architect: Shubin & Donaldson  
Applicant: Anabilt Properties, LLC

(Proposal to replace existing outdoor storage with a mixed use project of 10 residential condominiums totaling 11,546 square feet and 5,286 square feet of commercial space on a 13,500 square foot lot. The proposed building is three stories above a parking basement with fourth floor roof decks. Three of the proposed condominium units are proposed to be affordable. Planning Commission approval of a tentative subdivision map is required.)

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

Motion: Continued one week at the applicant's request.  
Action: Wienke/Bartlett, 6/0/0.

**CONCEPT REVIEW - NEW ITEM****3. 336 W FIGUEROA ST**

R-4 Zone

Assessor's Parcel Number: 039-212-029  
Application Number: MST2005-00516  
Owner: Gust & Beatrice A. Ballas, Trustees  
Architect: Brian Nelson

(Proposal to demolish an existing 1,276 square foot duplex and 347 square foot two-car garage and to construct a 1,950 square foot two-bedroom condominium with an attached 400 square foot two-car garage and a 1,929 square foot, four-bedroom condominium unit with an attached 420 square foot two-car garage, all on a 5,432 square foot lot. Planning Commission approval is required for an open yard area modification, a tentative subdivision map, and condominium development.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)****(4:15)**

Brian Nelson, Architect, present.

Jaime Limon stated that he would like the ABR to comment on the three following issues: 1) The proposed elevation heights of the buildings, and whether or not the size, bulk and scale meet neighborhood compatibility findings. Mr. Limon would also like to make sure there are adequate photographs for review by the ABR that depict the size and scale of the existing, adjoining structures. 2) As to the location of the proposed trash location, an alternative solution is requested by Staff. 3) Overall, Staff is supportive of the modification request, providing permeable paving material is used and the palm tree is relocated or there is a proper mitigation of the tree.

- Motion: Continued one week with the following comments: 1) The proposal is not in keeping with the neighborhood. 2) The Board is concerned with the size, bulk, and scale of the project and the three-story nature of the design and does not find the overall height and bulk to be acceptable. 3) The Board sees opportunity to reduce the overall height. 4) The volume is exacerbated by enclosed porches. 5) In addition to significant alterations to the boxiness and height of the proposal, the Board sees opportunities to create a lighter structure as follows: a) to use open rail columns where there are entry porches rather than closed rail; b) restudy the aggressive size of the proposed dormers to be more in scale and size of traditional dormers. 6) The increased height and overall size of the perimeter retaining wall used as a mechanism for screening is not successful. Restudy the retaining wall to be the same or similar height as the existing wall. 7) The approaches to the units are problematic and not in keeping with a traditional staired porch entry. 8) The Board is concerned that the aggressive nature of the proposal is creating the need for a modification. The Board withholds judgment on their support of the modification request until applicant returns with revised plans. 9) The Board is concerned with the height difference between the doors and the windows of the first level and the attic third story. 10) Applicant is to provide building and site sections to show the relationship of the proposed finished floor, sidewalk, and street levels. 11) Return with proposed trash enclosure locations noted on the plans. 12) Clarify with Staff the required front yard setbacks on the three-story building. 13) The Board supports the off-site relocation of the palm tree. 14) Study the turn out radius and width of the curb cut and the driveway.
- Action: Bartlett/Mudge, 6/0/0.

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

#### **4. 500 BLOCK W ANAPAMU**

Zone

Assessor's Parcel Number: 039-010-0RW  
Application Number: MST2005-00608  
Owner: Caltrans  
Applicant: Kyle Rogers  
Designer: Betchel  
Contractor: Connect 2 Wireless

(Replacement of equipment approved under MST2002-00208. The proposal to remove the three existing radio cabinets and install one larger radio cabinet for an existing unmanned wireless facility which is located under the pedestrian street bridge in the CalTrans Right of Way.)

**(THIS IS A COURTESY REVIEW.)**

**(5:00)**

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

**PRELIMINARY REVIEW****5. 610 SUTTON AVE**

R-3 Zone

Assessor's Parcel Number: 037-061-011  
Application Number: MST2005-00272  
Owner: Armando Herrera  
Architect: Jose Esparza

(Proposal to construct a 1,156 square foot, two-story structure consisting of a 715 square foot residential unit and an attached 441 square foot two-car garage. The lot is currently developed with a one-story 1,219 square foot residential unit with one uncovered parking space existing on a 5,000 square foot lot. The proposal includes the demolition of an existing 190 square foot detached garage and a 97 square foot accessory structure. Modifications are requested for the new two-car garage to encroach into the interior yard setback and to reduce the parking requirement.)

**(MODIFICATIONS APPROVED 9/7/2005.)**

**(5:01)**

Jose Esparza, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Board finds the size, bulk and scale to be acceptable. 2) The Board finds the redesign of the roof pitches to be acceptable. 3) The Board appreciates the introduction of the ribbon driveway. 4) Restudy increasing the eaves to 18 inches and the rakes to 12 inches. 5) Restudy the proportions and locations of the windows. In particular, the two windows of the living area at the south elevation; and the window at the north elevation of the second floor.

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

**CONCEPT REVIEW - NEW ITEM****6. 416 E MICHELTORENA ST**

R-3 Zone

Assessor's Parcel Number: 029-022-003  
Application Number: MST2005-00577  
Owner: Maxwell P. & Shelly S. Ruston, Trustees  
Contractor: Michael Vining  
Business Name: Riviera Market

(Proposed changes to the rear of the building include the repair and remodel of the existing 240 square foot storeroom and washroom, window and door changes, material changes from mixed wood siding to stucco and re-roof of an existing legal non-conforming neighborhood market. All changes to the structure are at the rear of the building due to front portion being a potential historic resource.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**(5:15)**

Michael Vining, Contractor; Bob Joyce, Joyce Communications; and Maxwell Ruston, Owner; present.

Public comment opened at 5:20p.m.

Charlie Disparte, neighbor, stated that a compressor was installed at the project address and Mr. Disparte would like a sound barrier installed when construction begins.

Public comment closed at 5:21p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the proposal in kind, with the change in materials to plaster and vinyl windows to be acceptable. Typically, the Board does not support the use of vinyl windows; however, given the lack of visibility, the Board finds the application as presented is acceptable. 2) The Board would like to see the applicant pursue the use of a sound wall on the west side wall and to be in compliance with the Building Code. The Board would find the enclosure on both the west and east side of the wall to be acceptable, in an attempt to mitigate the sound. 3) The Board suggests to enclose the south side walls or to relocate the units to alleviate any sound. 4) The Board finds the walls to be aesthetically acceptable; and defers the applicant to work with the Building and Safety Division to reach an acceptable solution to for the appropriate decibel level for the neighborhood.

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

Amended

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the proposal in kind, with the change in materials to plaster and vinyl windows to be acceptable. Typically, the Board does not support the use of vinyl windows; however, given the lack of visibility, the Board finds the application as presented is acceptable. 2) The Board would like to see the applicant pursue the use of a sound wall on the west side wall and to be in compliance with the Building Code. The Board would find the enclosure on both the west and east side of the wall to be acceptable, in an attempt to mitigate the sound. 3) The Board suggests to enclose the south side walls or to relocate the units to alleviate any sound. 4) The Board finds the walls to be aesthetically acceptable; and defers the applicant to work with the Building and Safety Division to reach an acceptable solution to for the appropriate decibel level for the neighborhood. 5) The Board finds the location of the existing payphone to be acceptable as noted.

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

## **CONCEPT REVIEW - NEW ITEM**

### **7. 34 E LOS OLIVOS ST**

E-1 Zone

Assessor's Parcel Number: 025-242-005

Application Number: MST2005-00618

Owner: Arthur W. Carlson

Architect: Jeff Shelton

(Proposal for a 1,276 square foot residential addition of two bedrooms and storage area and 684 square foot deck area and demolish an existing 400 square foot attached garage and construct a new, 440 square foot attached garage, all on a 9,375 square foot lot in the Upper East neighborhood. Modifications are requested to make alterations in the front yard setback on a legal, nonconforming structure and for the raised deck to encroach into the required open yard.)

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



**(5:36)**

Jeff Shelton, Architect; and Mr. and Mrs. Carlson, Owners; present.

Motion: Continued indefinitely to the Modification Hearing Officer and to the Consent Calendar with the following comments: 1) The Board supports the modification request. 2) The Board is in support of modification because the amount of existing non-conforming encroachment is being reduced by relocation of the garage. 3) The design and improvements to the existing building are an improvement and delightful. 4) The proposed addition is beautifully conceived. 5) The Board can make Neighborhood Preservation Ordinance findings based on maintaining the significant one-story presence and by scaling back the second-story; internalizing it into the site. 6) The significant brick pieces break up the mass between the two structures. 7) The garage steps down into the terrain which helps marry the second story into the neighborhood. 8) Applicant is to verify the existing chimney height. 7) Study an appropriate location for the trash enclosure.

Action: Wienke/Manson-Hing, 5/0/0. Eichelberger stepped down.

**THE BOARD RECESSED FROM 5:54P.M. UNTIL 6:13P.M.**

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

**8. 3405 MADRONA DR**

E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-322-006

Application Number: MST2005-00599

Owner: Kimberley Heaton & Brian McCarthy

Architect: Rex Ruskauff

(Proposal to construct a first and second story addition totaling 1,341 square feet to an existing 1,429 square foot one-story residence on a 7,000 square foot lot. A modification is requested to allow the garage to encroach into the required front yard setback.)

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

**(6:14)**

Rex Ruskauff, Architect; and Kimberley McCarthy, Owner; present.

Straw vote: Does the Board support the modification request? 5/1

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Board, overall, supports the modification request and finds there is no aesthetic visual impacts as there is an existing pattern to the neighborhood with similar conditions. 2) The Board finds the size, bulk and scale to be acceptable. The second story is largely set in on all sides. 3) The Board looks forward to the strengthening of the pedestrian entry door. 4) The Board would support the concept of a deck towards the north, nestled into the roof form in lieu of the deck in the rear. However, the Board withholds judgment at this time until the new proposal is submitted. 5) The Board does not support the fireplace chimneys as proposed. It is understood they will be restudied to integrate better into the architecture.

Action: Manson-Hing/Wienke, 5/1/0. Bartlett opposed.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 155 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-121-010  
 Application Number: MST2005-00583  
 Owner: Brian Milburn  
 Architect: Gregory Rech, Architects West

(Proposal to construct a new first and second floor addition of 1,241 square feet to an existing 2,527 square foot single story residence, construct an attached 703 square foot garage and a 388 square foot workshop on a .93 acre lot located in the Hillside Design District. The proposal includes the demolition of an existing 285 square foot shed and repave the existing driveway.)

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

**(6:38)**

Gregory Rech, Architect; and Brian Milburn, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments:  
 1) The project is ready for Preliminary Approval pending an Environmental Assessment. 2) Given the large size of the site, the addition is acceptable. 3) The existing encroachments are small in scale and of one-story nature. 4) The Board finds there are no aesthetic visual impacts. 5) The Board looks forward to the minimization of hardscape at the new motor court for additional turnaround area. 6) The applicant is to provide footprints of the adjacent structures. 7) Clearly delineate the required five-foot high fencing surrounding the pool. 8) Clearly define the grading.

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

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

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 2514 CASTILLO ST**

R-3 Zone

Assessor's Parcel Number: 025-012-019  
 Application Number: MST2003-00766  
 Owner: Ann Tappan  
 Agent: Alex Pujo

(Proposal for a 651 square foot first-floor addition and a 580 square foot second-floor addition to Cottage No. 1 and one uncovered parking space. Proposal will also include a 657 square foot basement addition. The lot is currently developed with two cottages of 696 square feet each and a detached two-car garage. A modification is requested to provide three parking spaces instead of the required four.)

**(Review After Final including changes to the window and door details, replace siding, relocate parking space and install an air conditioning unit.)**

Final Approval of the Review After Final changes.

**REVIEW AFTER FINAL****B. 102 VIA TUSA**

A-1 Zone

Assessor's Parcel Number: 055-240-003  
Application Number: MST2005-00159  
Owner: Robert Bartlett  
Applicant: Robert Bartlett

(Proposal to construct an 888 square foot, two-story addition (cabana/studio) to the rear of the attached 1,055 square foot garage of an existing 3,617 square foot, residence located on a 2.4 acre lot located in the Hillside Design District. The proposal includes a 600 square foot patio at the rear of the existing residence and 100 linear feet of new fencing.)

**(Review After Final for additional site work consisting of swimming pool, pool equipment and associated grading. Project received Final approval previously on 6/27/05.)**

Final Approval of the Review After Final changes.

**FINAL REVIEW****C. 16 NICHOLAS LN**

E-1 Zone

Assessor's Parcel Number: 015-033-001  
Application Number: MST2003-00721  
Owner: Paul Kontos

(Revised proposal for a 1,418 square foot second-floor addition over an existing 1,688 square foot residence with a 473 square foot attached two-car garage located in the Hillside Design District. A 150 square foot turret and 285 square feet of second-floor covered porches are also proposed. The 152 square foot workshop at the rear of the garage will be converted to a covered porch.)

**(Final Approval is requested.)**

Continued indefinitely due to the applicant's absence.

**FINAL REVIEW****D. 1604 LOMA ST**

E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014  
Application Number: MST2005-00039  
Owner: Dwight Henry Peterson  
Architect: John Dewey

(Proposal to construct a 551 square foot, two-car garage and a 751 square foot two-story addition to the existing 2,094 square foot, two-story residence on a 10,671 square foot lot located in the Hillside Design District. The existing one-car garage will be converted to a storage area. The project will result in a 3,576 square foot residence with an attached two-car garage.)

**(Final Approval is requested.)**

Final Approval of the architecture as submitted.

**FINAL REVIEW****E. 707 CHIQUITA RD** E-2 Zone

Assessor's Parcel Number: 031-132-009  
Application Number: MST2005-00262  
Owner: David & 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.)

**(Final Approval is requested. Modification approved on 6/1/2005.)**

Final Approval of the project as submitted.

**FINAL REVIEW****F. 412 W SOLA ST** R-4 Zone

Assessor's Parcel Number: 039-051-011  
Application Number: MST2005-00393  
Owner: Kate Russell  
Architect: Bryan Pollard

(Remove existing 486 net square foot three-car garage and rebuild the three-car garage within the existing legal non-conforming footprint. A modification is required for an additional encroachment into the side-yard setback to meet minimum 20' x 20' parking requirements. Also proposed is a 443 square foot, second story accessory space above the three-car garage.)

**(Final Approval is requested. Modification approved on 9/7/05.)**

Continued indefinitely due to the applicant's absence.

**FINAL REVIEW****G. 885 MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 021-050-034  
Application Number: MST2005-00461  
Owner: Forbes Perkins  
Agent: R.M.K. Engineering

(Proposal to construct a new retaining wall, maximum height 5 feet, and repair an existing slope between Mountain Drive and a driveway for an existing house in the Hillside Design District.)

**(Final Approval is requested. Modification approved on 9/7/2005.)**

Final Approval of the project as noted on the plans and with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

**FINAL REVIEW****H. 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.)

**(Final Approval is requested. Modification was granted on 9/7/2005.)**

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

Continued indefinitely to the Consent Calendar for Final Approval and with the comment that the applicant needs to submit a complete set of plans and provide a color board.

**CONTINUED ITEM****I. 21 BATH ST**

R-4/SD-3 Zone

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

(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, MODIFICATION, AND COASTAL REVIEW.)**

Continued indefinitely to the Modification Hearing Officer with the comment that the ABR supports the modification request due to the aesthetic upgrade.

**NEW ITEM****J. 80 LA VISTA GRANDE**

E-1 Zone

Assessor's Parcel Number: 015-083-007  
Application Number: MST2005-00610  
Owner: Frederick E. Frey

(Proposal to replace existing rolled roofing (red) with an eco-star, Midnight gray simulated slate roof for an existing residence located in the Hillside Design District.)

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

Final Approval of the project as submitted with the comment that the Board is concerned with the product's applicability on a low sloped roof or a flat roof. The item is approved due to the limited visibility of this roof.

**NEW ITEM****K. 732 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-122-031  
Application Number: MST2005-00613  
Owner: J.R. & Jamie S. Miller  
Applicant: Brooke Dene  
Architect: AB Design Studio  
Contractor: Schipper Construction  
Business Name: The Dog House

(Proposal to repaint and restrain the exterior walls of an existing snack bar/restaurant, repair countertop, and repaint the covered patio floor, replace one existing window, one new awning, new lamp and repair sidewalk for ADA requirements.)

Preliminary Approval with the condition that the applicant is to provide a revised color for the canvas awning.

**NEW ITEM****L. 19 GREENWELL LN**

E-3/PUD Zone

Assessor's Parcel Number: 049-100-038  
Application Number: MST2005-00615  
Owner: Modoc Road Investors, LP  
Applicant: Patrick & Norma Dewey

(Proposal to install a removable 41 square foot barbeque, 50 square foot prefabricated fireplace and an 8'4" long x 6' tall (fully extended) outdoor television and 9' diameter fire retardant coated African thatched grass palapa. Gas line and electrical line extensions into the yard to serve these is also proposed.)

Final Approval of the project as submitted.

**FINAL REVIEW****M. 1818 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 027-012-023  
Application Number: MST2003-00887  
Owner: Kevin Liles Revocable Trust  
Architect: Brian Cernal

(Proposal to construct a 3,029 square foot two-story apartment building consisting of five one-bedroom apartments above the three two-car garages and four one-car garages. The proposed building is to be located behind an existing 1,179 square foot one-story residence on a 12,976 square foot lot. An existing detached garage will be demolished as part of the proposal.)

**(Final Approval of Landscape Plan is requested.)**

Final Approval of the project as noted on the plans.

**CONTINUED ITEM**

N. **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 Approval of the project details and the Landscape Plan are requested.)**

Final Approval of the project as noted on the plans.

**\*\* MEETING ADJOURNED AT (6:55) P.M. \*\***