



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 26, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:08 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Absent
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, 4:00p.m., out at 4:18p.m., back at 5:00p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Absent
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 5:30p.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)		
CONCEPT REVIEW	Required	<u>Master Application & 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 folded plans are required at the time of submittal & each time plans are revised <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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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 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 22, 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 19, 2005.

Motion: Approval of the Minutes of the Architectural Board of Review Meeting of September 19, 2005, with corrections.

Action: Wienke/LeCron, 3/0/1. LeCron abstained. Pierron, Manson-Hing, 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 R and S, reviewed by Randy Mudge, and Item Q, reviewed by Bruce Bartlett.

Action: Mudge/Wienke, 4/0/0. Pierron, Manson-Hing, Eichelberger, Christoff absent.

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

1. Ms. Brodison announced that Christine Pierron and Chris Manson-Hing would be absent from tonight's meeting.
2. Ms. Brodison also announced that Derrik Eichelberger will be arriving late, as he will be stepping down for Items 1, 2, 3, and 9.
3. Jaime Limon stated that he would like an ABR representative to attend the Planning Commission hearing on October 6, 2005, as 1568 -1576 La Vista del Oceano is scheduled before the Planning Commission on that date.

4. Jaime Limon announced that there will be an Interim Neighborhood Preservation Ordinance meeting on Tuesday, September 27, 2005, at 12:30p.m.
5. Jaime Limon also stated that the Waterfront Department has placed temporary lighting on the Wharf, and would like the Board members to drive by at night to determine if the lighting is acceptable.
6. Steve MacIntosh, Environmental Services Department, gave a brief presentation regarding trash and recycling enclosures.

E. Subcommittee Reports.

Jim LeCron stated that he attended the Airport Terminal Subcommittee meeting, and the project will soon be presented to Planning Commission, City Council, ABR and HLC. The existing tower will be relocated and preserved, with a new terminal to be built around it. There will be another meeting to discuss the parking layout and the landscape.

F. Possible Ordinance Violations.

As a follow up from last week, Bruce Bartlett asked Jaime Limon if the landscape along Cliff Drive is going to be maintained. Mr. Limon stated that the City will acquire that portion of land, and discussions are underway with CalTrans as to how much of the landscape will be maintained.

FINAL REVIEW

1. **316 W ORTEGA ST** R-4 Zone
Assessor's Parcel Number: 037-073-013
Application Number: MST2003-00361
Owner: Viejo Capital, LLC
Architect: Ferguson-Ettinger Architects

(The subject project consists of a proposal for three new residential condominium units on a 10,500 square foot lot. Unit 1 would be a 1,540 square foot three-bedroom unit, Unit 2 would be 1,469 square foot three-bedroom unit, and Unit 3 would be 1,029 square foot two-bedroom unit. Each unit would have two covered parking spaces. The existing single family residence, detached garage and sheds would be demolished. The project site is located adjacent to Mission Creek.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 013-05.)

(3:41)

Brett Ettinger, Architect; and Brian Brodesen, Landscape Architect; present.

Motion: Final Approval of the project.

Action: LeCron/Wienke, 4/0/0. Pierron, Manson-Hing, Christoff absent. Eichelberger stepped down.

PRELIMINARY REVIEW**2. 1627 LOMA ST**

R-2 Zone

Assessor's Parcel Number: 027-153-015
Application Number: MST2002-00629
Owner: Ross Cathie
Designer: Y.S. Kim

(The proposed project consists of the conversion of an existing one and two story duplex into two condominium units, the construction of a 440 sq/ft two car garage, the construction of a 130 square foot deck and the removal and reconstruction of a retaining wall. The project will require a modification to allow the proposed garage to encroach into the required side yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 035-05.)

(4:00)

Y.S. Kim, Designer, present.

Motion: Preliminary Approval and back to the Consent Calendar for Final Approval with the following comments and conditions: 1) The proposed renovations are in compliance with the Condominium Conversion Ordinance. 2) The Board would like to see further documentation of the stone wall detailing. 3) The applicant is to provide details for the additional proposed trash enclosure. 4) Provide documentation of the existing trash enclosure to verify it is existing conforming. 5) The Board would like to see final architectural detailing of the roof eaves and windows. 6) Applicant is to provide a color board and a sample of the proposed materials. 7) Provide clarification from the Planning Commission Resolution regarding the garage and driveway slope. 8) Callout the proposed lighting locations and the existing spotlights which are to be removed.

Action: Eichelberger/Wienke, 5/0/0. Pierron, Manson-Hing, Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM**3. 1822 SAN PASCUAL ST**

R-3 Zone

Assessor's Parcel Number: 043-163-013
Application Number: MST2004-00546
Architect: Gil Garcia
Owner: San Pascual Cottages LLC

(Proposal to construct a seven unit condominium complex on a 15,341 square foot lot. Two existing single-family residences, a detached garage and shed currently located on site would be demolished.)

(REVISED CONCEPTUAL REVIEW IS REQUESTED; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(4:18)

Gil Garcia, Architect; and Erin Carroll, Landscape Architect; present.

Public comment opened at 4:36p.m.

Charlotte Allen, neighbor, questioned the location of the trash enclosures, and questioned the height of the wall.

Carolyn Rice, neighbor, stated that she is concerned with the amount of parking which is proposed. Ms. Rice is concerned that the project is seven condominium units; as the lot is too small.

Rod Rice, neighbor, requested that story poles be placed on the site to give the neighbors an idea of the height. Mr. Rice would like the Board members to conduct a site visit.

Public comment closed at 4:43p.m.

Motion: Continued one week with the following comments: 1) The Board is pleased with the reduced mass. 2) The change to the flat roof will benefit the neighbors and will provide an opportunity for solar usage. 3) The Board finds the proposed architectural design to be favorable and looks forward to seeing high quality detailing. 4) The Board finds the permeable paving to be beneficial to the site. 5) The Board would like to see further refinement of the driveway area and an enhancement of the pedestrian area. 6) The Board is concerned with the functionality of the shared driveway; especially with respect to the neighbors to the north. 7) The Board would like to see the landscape and paving pattern at the shared driveway to address the shared driveway with the same design. 8) The Board is concerned with the trash locations and would like the trash enclosure to be screened. 9) Restudy the fencing details to provide a more open area. 10) The Board appreciates that the project can move forward without a modification. 11) Restudy the roof and the carport area to depict the actual plans.

Action: Wienke/LeCron, 4/0/0. Eichelberger stepped down.

THE BOARD RECESSED FROM 4:59P.M. UNTIL 5:00P.M.

CONCEPT REVIEW - NEW ITEM

4. 412 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-271-019
Application Number: MST2005-00234
Owner: Anabilt Properties, LLC
Architect: Shubin & Donaldson
Applicant: Anabilt Properties, LLC

(Proposal to replace existing outdoor storage with a mixed use project of 6 residential condominiums totaling 7,906 square feet and 5,286 square feet of commercial space on a 13,500 square foot lot. The proposed building is four stories with fourth floor roof decks.)

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

(5:00)

Robyn Donaldson, Architect; and Alan McLeod, Project Architect; present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board is pleased with the concept and approach of the mixed use of commercial and residential design. 2) The lowest facade of the building faces Anacapa Street, while the higher mass is internalized to the site. 3) The Board likes the landscape courtyard effect within the driveway. 4) The roof decks are internalized to the site and are well suited for solar orientation and views to the south. 5) The Board would like to see the parapet height at the front of building compared with the eave height of the project located at 416 Anacapa Street. 6) Provide additional landscaping at the front of the building. 7) Some Board members are not comfortable with the shape of the driveway entry arch; as the arch appears foreign to the rest of the architecture.

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

CONCEPT REVIEW - CONTINUED ITEM

5. **336 W FIGUEROA ST**

R-4 Zone

Assessor's Parcel Number: 039-212-029

Application Number: MST2005-00516

Owner: Ballas Gust & Beatrice A. 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.)

(Second Concept Review.)

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

(5:44)

Brian Nelson, Architect, present.

Motion: Continued three weeks with the following comments: 1) The Board finds the applicant has made progress by reducing the square footage, and the mass, bulk and scale of both units. 2) The Board is concerned with the overall height; especially the third story element on Figueroa Street, and the ridge lines. 3) The Board understands the steep roof pitch is appropriate for the style. 4) The Board appreciates the changes to the site planning and grading, by elimination of some of the sunken yard wells. 5) The Board is supportive of the open space modification request, as there is no aesthetic impact. 6) The Board appreciates that the perimeter side walls have been brought down to the current height. 7) The reduction of the third floor of Unit B has reduced the square footage and allows the third floor to meet the current setback standards. 8) The Board appreciates the incorporation of the trash area within recesses of the private garages. 9) The Board is still concerned with the width of the u curb and defers to Transportation Department to verify the 16 foot drive approach is appropriate. 10) The Board finds the proposed orientation of the entry porch for Unit A to be acceptable. 11) The Board likes the elimination of the additional set of stairs.

Action: Eichelberger /Wienke, 4/1/0. LeCron opposed.

THE BOARD RECESSED FROM 6:19P.M. UNTIL 6:43P.M.**PRELIMINARY REVIEW****6. 812 LARGURA PL**

A-1 Zone

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

(Proposal for remodel and additions to an existing two story 1,584 sq. ft. single family residence. The project consists of a 682 square foot lower level addition, 490 square foot addition to the second floor and a 225 square foot third floor addition. Proposal will also include 1,397 sq. ft. of decks. The project will result in a multi-level 2,981 square foot single family residence on a .42 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**(6:43)**

Armando Arias del Cid, Architect; and Bob Mulcahy, Owner; present.

Public comment opened at 7:00p.m.

A letter submitted from Tony Fischer was read into the record which stated that the project should be denied, not continued. Mr. Fischer is requesting that the ABR uphold the design standards as contained in the Hillside Design Guidelines.

Mike Cahill, neighbor, stated the Arborist Report speaks only of the downhill tree. Mr. Cahill stated that the orientation of the proposed addition will have an intrusive effect on his property and his privacy. The positioning of the windows appear to be the same and there will be lights shining into his home and the design of the home is still not in compliance with the Hillside Design Guidelines.

Public comment closed at 7:14p.m.

Motion: Denial of the project, without prejudice, for the following reasons: 1) The project has returned to ABR four times and the Hillside Design Guidelines still have not been met. 2) The project does not meet the Neighborhood Preservation Ordinance criteria because it does not follow the Hillside Design Guidelines, and therefore cannot be approved. 3) The project violates six out of twelve of the Hillside Design Guidelines, Technique no. 1; It violates three out of five 5 of Hillside Design Guidelines, Technique no.2; and violates five out of six of Hillside Design Guidelines, Technique no.5. 4) The applicant may return with a different application for a project that meets the Hillside Design Guidelines and Neighborhood Preservation Ordinance criteria.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 200 STEARNS WHARF**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022
Application Number: MST2005-00467
Owner: City of Santa Barbara
Architect: SRA Architects

(Proposal to construct a new 30 square foot ATM kiosk at Stearns Wharf.)

(Second Concept Review.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT,
DEVELOPMENT PLAN APPROVAL FINDINGS & COASTAL PERMIT FROM THE
COASTAL COMMISSION)**

(7:48)

Motion: Continued indefinitely due to the applicant's absence.
Action: Eichelberger/LeCron, 4/0/0.

PRELIMINARY REVIEW**8. 114 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 017-091-014
Application Number: MST2004-00867
Owner: Maricela Tepeque
Designer: Laura Fernandez

(Proposed addition to an existing one-story residence which would result in a mixed-use building that includes a 333 square foot beauty salon. This includes the conversion of 163 square foot of residential area to commercial and the addition of 170 square feet. There is one uncovered parking space proposed at the front of the property for the beauty salon.)

(7:50)

Laura Fernandez, Designer, present.

Motion: Continued two weeks to Consent for applicant to restudy the ramp and for applicant to provide a landscape plan.
Action: Eichelberger/Wienke, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**9. 910 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-060-046
Application Number: MST2005-00344
Owner: CV Investments, LLC
Architect: Banyan Architects

(Proposal to construct a new 5,305 net square foot, two-story single-family residence on a 50,094 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 6,153 net square feet. The project includes 100 cubic yards of cut and 100 cubic yards of fill under or within five feet of the main building, and 800 cubic yards of cut and 800 cubic yards of fill outside of the main building footprint.)

(Third Concept Review.)

(COMMENTS ONLY FOR LANDSCAPE AND PLANTING PLANS; PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)

Motion: Continued one week at the applicant's request.
Action: Eichelberger/LeCron, 4/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 2405 DE LA VINA ST**

C-O Zone

Assessor's Parcel Number: 025-061-013
Application Number: MST2003-00619
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Suzanne Elledge Permit Processing

(Proposal to construct a canopy over the existing therapy pool.)

(Review After Final change to revise the design of the moveable fabric canopy over the pool.)

Final Approval of the project as submitted.

FINAL REVIEW**B. 619 E ORTEGA ST**

R-3 Zone

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

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

(Final Approval is requested.)

Final Approval of the project as submitted.

FINAL REVIEW**C. 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.)

(Final Approval is requested.)

Final Approval of the project as submitted.

FINAL REVIEW**D. 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.)

Preliminary Approval and continued indefinitely.

FINAL REVIEW**E. 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.)

(Final Approval is requested.)

Continued indefinitely for the applicant to provide construction details.

REFERRED BY FULL BOARD**F. 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 to Consent Calendar for Preliminary Approval)

Final Approval as submitted with the condition that the applicant is to apply for a waiver of the Design Guidelines.

REFERRED BY FULL BOARD**G. 2108 LAS CANOAS RD** A-1 Zone

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

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

(PRELIMINARY APPROVAL IS REQUESTED FOR ARCHITECTURE AND LANDSCAPE PLAN. PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval and continued indefinitely with the comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

CONTINUED ITEM**H. 1650 MIRA MESA DR** E-1 Zone

Assessor's Parcel Number: 035-160-021
Application Number: MST2005-00429
Owner: Barbara Toumayan
Applicant: Dawn Sherry
Architect: Dawn Sherry

(Proposal for a 238 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second floor deck by 186 square feet.)

Preliminary and Final Approval of the project as submitted.

REFERRED BY FULL BOARD**I. 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.)

(Preliminary Approval is requested.)

Preliminary Approval of the project and continued indefinitely 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.

CONTINUED ITEM**J. 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.)

(Preliminary Approval is requested.)

Continued indefinitely due to the applicant's absence.

NEW ITEM**K. 427 NORTHRIDGE RD** A-1 Zone

Assessor's Parcel Number: 055-131-003
Application Number: MST2005-00624
Owner: Thomas R. Adams, Jr.
Designer: Jenny Kline

(Proposal to remodel a one-story single-family residence including remodeling two existing bedrooms into one new master bedroom, sitting room, and bath. Enclosing an existing 140 net square foot porch is included as part of this work.)

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

Final Approval of the project as noted on the plans.

NEW ITEM**L. 1147 HARBOR HILLS DR** E-1 Zone

Assessor's Parcel Number: 035-314-003
Application Number: MST2005-00629
Owner: Long Family Trust, dated 7/16/99
Architect: Bill Wolf

(Change garage door location from side to front facing street and new landscape fountain. New door will be in front yard setback.)

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

Continued indefinitely to the Modification Hearing officer with positive comments.

CONTINUED ITEM**M. 965 W MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 021-050-026
Application Number: MST2004-00164
Applicant: Bruce Hayashi
Applicant: Susan Sherwin

(A new proposal to reinstate the two previous approvals expired in April 2001 and March 2005, no changes are proposed. The proposal consists of a proposed 500 square foot accessory structure, a 960 square foot shade cloth structure on a 10-acre lot in the Hillside Design District. The lot is currently undeveloped and proposed for agricultural use.)

(Reinstate the previous approval granted under MST99-00596, which expired in April 2001, no changes are proposed.)

Reinstate the previous 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 and the condition that Staff is to review the gate to see if it was previously approved.

NEW ITEM**N. 1315 MISSION RIDGE RD** E-1 Zone

Assessor's Parcel Number: 019-210-017
Application Number: MST2005-00628
Owner: Carol Crow, Ostroff Trust
Architect: Scott Hopkins
Contractor: Brian Wingate

(Proposal to change two existing aluminum windows to aluminum clad windows and to change three existing doors from aluminum slider to aluminum clad sliders and interior kitchen remodel.)

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

NEW ITEM

- O. **2435 CALLE ALMONTE** E-1 Zone
Assessor's Parcel Number: 041-411-024
Application Number: MST2005-00627
Applicant: James Johnson & Karin Hodin
(Proposal for additional alterations consisting of replacing existing windows and sliders with Milguard retro-fit windows in addition to uncompleted work for phased alterations previously approved by the ABR under MST99-00425.)

Final Approval of the project as submitted.

FINAL REVIEW

- P. **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 159 square foot addition to a 1,853 square foot one-story residence and the addition of a new 212 square foot deck with new exterior stairs. This residence is located on a 14,804 square foot lot in the Hillside Design District.)

Final Approval of the project as noted on the plans.

REVIEW AFTER FINAL

- Q. **624 W SOLA ST** C-P Zone
Assessor's Parcel Number: 039-041-010
Application Number: MST2001-00355
Owner: Sally Glasgow
Architect: Joaquin Ornelas, Jr.
Agent: James Staples
Agent: Kathleen Weinheimer
Landscape Architect: Carol Gross

(Proposal to merge two lots (APNs 039-041-011 and 039-041-010) resulting in a one-lot subdivision of a 7,500 square foot lot for three condominium units. A 60 square foot addition is proposed for the existing 875 square foot residence at 1402 San Andres, which would be converted into a condominium. This proposal also includes two new condominium units at the rear of the lot of approximately 1,000 square feet each with an attached 400 square-foot two-car garage. Four uncovered parking spaces are also proposed.)

(Review After Final for Landscape Plan is requested.)

Final Approval of the project as submitted.

CONTINUED ITEM

R. 3845 STATE ST

C-2/SD-2 Zone

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

(Abate Violations in Enf #2005-00472. 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 of the landscaping as submitted.

**** MEETING ADJOURNED AT (8:20) P.M. ****