



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 17, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, out at 4:27p.m., back at 5:17p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 4:27p.m., back at 5:17p.m., out at 6:56p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Present, out at 6:26p.m., back at 6:40p.m.

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:52p.m., out at 4:11p.m., back at 5:34p.m., out at 5:37p.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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & 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 & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street park way strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

- ** All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact 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 October 13, 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 October 10, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 10, 2005, with corrections.

Action: LeCron/Manson-Hing, 7/0/0.

C. Consent Calendar.

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

Action: Eichelberger/Mudge, 7/0/0.

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 8, 1201 Blanchard Street is a public hearing; however, it was not noted as such on the Agenda.
2. Ms. Brodison also announced that the regular ABR meeting for Monday, October 31, 2005, has been rescheduled to Tuesday, November 1, 2005.
3. Mark Wienke stated that he would be stepping down for Item 6.
4. Christine Pierron and Derrik Eichelberger will be stepping down for Item 3.

E. Subcommittee Reports.

Bruce Bartlett stated that he, Derrik Eichelberger, and Randy Mudge attended the 101 Milpas to Hot Springs Subcommittee. The committee reviewed the work which was completed by the Consultant for Cal-Trans. The Committee however, would like for the proposed streetlight fixtures to be reviewed by the Streetlights Committee, as what is now proposed are cobra head fixtures, which are no longer current standards of the City. The Subcommittee would like the Streetlights committee to implement and finalize different fixtures.

Christine Pierron stated that she attended the Streetlight Subcommittee meeting, and they are in the process of sending their recommendations to all of the City Boards and Commissions.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW

1. 915 SPRING ST

R-2 Zone

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

(Proposal to add a new 672 square foot second-floor attached unit (Unit B) to an existing single-story residence (Unit A). The proposal includes the demolition of an existing 200 square foot legal non-conforming garage and replacing it with the construction of a new 441 square foot two-car garage and one un-covered parking space on a 5,000 square foot lot.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(3:16)

Nicholas Vergara, Architect, present.

Public comment opened at 3:23p.m.

Alison Hansen, neighbor, stated that she is concerned with run-off and drainage; however, her main concern is the loss of privacy.

Don Poppe, neighbor, stated that his main concern is with the driveway access. Mr. Poppe is also concerned with the drainage plan of the project. Lastly, Mr. Poppe is concerned with the height of the elevation and would like to see the project dropped down.

Ken Rangel, stated that he is concerned with the loss of privacy to his residence. The amount of windows has increased from two to four windows, which parallel Mr. Rangel's house. In addition, a new balcony has been added, which will overlook his property.

Public comment closed at 3:30p.m.

- Motion:** Continued indefinitely with the following comments: 1) This is the eighth review of the project. The Board has continued concerns with the accuracy of the drawings, in particular, in relation to the driveway width and the hedge. 2) The applicant is not to return without a licensed survey that clearly documents the footprint of the existing home, property lines, and the dimension between the face of trunk on the project's property to the face of the existing laundry room. 3) Return with an accurate survey of the finished floor elevations of the existing structure and proposed grade, and any alteration of the grade. The applicant is to ensure that his site plan has been accurately represented. 4) The elevations are to accurately reflect the grade conditions on the site. In particular, the Board is concerned with the west elevation, the drop of grade down the driveway and the resulting overall height of the proposal. 5) Study the drawings to accurately reflect to the floor plans, as seen on the north elevation and the relationship of the proposed second story to the existing roof line. 6) The Board is still concerned with the drainage plan, and would like to see how the applicant will distribute the additional accumulation of water into the open yard space. 7) The Board would like to see additional landscaping to buffer the west property line and to help achieve a better drainage solution. 8) The Board appreciates the dropping of the plate heights. 9) With the revised drawings, the Board can better evaluate the privacy concerns of the neighbors. One solution is to enclose the upper railing on all sides to create a privacy boundary; however, the Board withholds judgment until the applicant returns with accurate, corrected plans. 10) It is imperative that the applicant address these concerns before returning to the ABR.
- Action:** Bartlett/Eichelberger, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM

2. 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 390 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 325 square foot deck, 80' long 5' high retaining wall and a 100' long 3' garden wall.)

(Second Concept Review.)

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

(4:11)

Scot Taylor, Applicant, present.

- Motion:** Continued indefinitely with the following comments: 1) The Board finds the addition to be compatible with the main house, however, reserves judgment pending whether a modification is or is not required. 2) The applicant is to provide improved documentation showing the complete site plan, including property lines, setbacks, easements, right-of-ways. 3) Study ways to reduce the understory of the proposed deck. 4) The Board is concerned with the proposed garden wall and the amount of proposed landscaping. The following comments are carried forward from the prior motion: 5) The applicant is to provide an accurate topography plan; including adjacent structures and the shared driveway. 6) Show documentation of all work proposed. 7) Provide photo documentation from the lower side of the parcel looking back towards the house, and from the view below. 8) Provide clear technical elevation drawings.
- Action:** LeCron/Wienke, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 817 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 031-042-022
Application Number: MST2005-00667
Owner: Manfred W. Schoepp
Architect: Jan Hochhauser
Owner: John Blankenship, Casitas De Milpas, LLC

(Proposal for a two-story, mixed-use project consisting of five new condominium units totaling 7,728 square feet, one new 843 square foot commercial space and fourteen parking spaces on a 13,677 square foot lot. The existing 1,364 square foot one-story residence, 1,370 square foot garage and 599 square foot shed to be demolished.)

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

(4:27)

Jan Hochhauser, Architect, and Charleton Stockwell; present.

Motion: Continued indefinitely with the following comments: 1) The Board is pleased with the overall site plan design, utilizing the central courtyard paseo for pedestrians and automobiles; however the Board would like to see a stronger pedestrian element. 2) The Board is pleased with the introduction of commercial use along Milpas Street, and could support the commercial on the south side as proposed, or on both sides if that option becomes necessary in order to categorize both buildings as mixed use. 3) The Board would prefer not to see the open parking stalls from Milpas Street. 4) The size, bulk and scale is compatible with the neighborhood, as it is a central site on Milpas Street, and is set back deep from the street. 5) The Board likes the deco motif, however is concerned with some of the blank wall facades on the north and south property lines. 6) The Board would like to see open, sunlit areas for the residential spaces. 7) Regarding the landscape along Milpas Street, some Board members like the proposed setback to the commercial space with landscape; however, others prefer to see it remain more in keeping with the existing commercial use to reduce the setback and add landscape into the internal courtyard. 8) The Board would like to see a hierarchy created within the central paseo to keep the first courtyard as a public place for the commercial use, and then add a gate or arch to form an entry for the pedestrian related paseo. 9) The Board would like to see the elevations accurately depicted of the adjacent trees on the north side. 10) Coordinate with the adjacent condominium project on Canon Perdido Street to determine which trees are to remain. 11) There is concern with the layout of the rear garage, as it utilizes the footprint to encompass the turnaround for automobiles. Study an alternative to see how the extra space can be brought back into the courtyards or the residential units. 12) The residential garages will have doors but commercial parking will remain open. 13) As to the open space modification request, the Board also supports the use of the internalized courtyards, to allow light into the upper floor residential units. 14) The Board also supports the open space proposed on the upper units, but finds that the amount of roof covering will need to be reduced to meet the open space requirement. 15) The Board appreciates the use of flat roofs to provide solar equipment panels. 16) Study incorporating the trash and recycling into the front area.

Action: LeCron/Wienke, 5/0/0. Pierron, Eichelberger, stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 418 PASEO DEL DESCANSO

E-3 Zone

Assessor's Parcel Number: 053-205-002

Application Number: MST2005-00665

Owner: Timothy L. & Elaine M. Stevenson, Trustees

Agent: Loren Solin

(Proposal to demolish existing 1,077 square foot residence and 216 square foot detached garage on an 8,605 square foot lot. the proposal includes the under grounding of utilities, and the construction of a 2,587 square foot, two-story residence with an attached 465 square foot garage and three covered patios totaling 595 square feet.)

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

(5:17)

Loren Solin, Designer; and Bendy White; present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the dilemma the applicant is in regarding the working drawings and the new Ordinance requirements. However, the Board must be consistent with all applications, regardless of applicant's individual circumstance. 2) The Board, overall, finds the site plan a positive, and appreciates the percentage of two-story massing to one story massing. 3) The Board is concerned with the new construction and location of a garage facing the street, as typically, the City promotes strong pedestrian friendly street faces. However, the Board looks forward to further documentation of the street to help clarify this issue. 4) The Board is concerned with the boxy nature of the two story mass, given its awkward proportions and would like to see a better articulation of that mass. This could be accomplished with more one-story to help break down the shape, or alteration to the boxy nature by creating different planes with the form. 5) The Board sees the one-story covered entry porch as a positive, however is concerned with the degree of variation from the detailing of the traditional style. 6) The Board is concerned with the contemporary nature and regularity of the windows of the second story, and sees opportunity to create more traditional fenestration. 7) Study the number of roof vents for more traditional attic venting detailing. 8) The Board is concerned with the second story south elevation and the proportion of the windows and blank massing, and would like to see a more traditional expression. 9) Applicant is to study the patio structure to ensure a modification is not necessary. 10) Provide more detail of the entry courtyard walls. 11) Provide documentation that the trash and recycling enclosure is not within the setback.

Action: Bartlett/Wienke, 7/0/0.

THE BOARD RECESSED FROM 5:50 P.M. UNTIL 6:12 P.M.

CONCEPT REVIEW - CONTINUED ITEM

5. 2810 VALENCIA DR

E-3 Zone

Assessor's Parcel Number: 053-291-025
Application Number: MST2005-00626
Owner: Linda Fields
Architect: Patrick Pouler

(Proposal to demolish existing one car garage and add new 460 square foot two car garage and 397 square foot second story. A 70 square foot addition is also proposed to the first floor of an existing single family residence in the 1000' from EPV area.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:12)

Patrick Pouler, Architect, present.

Motion: Preliminary Approval and indefinite continuance to the Consent Calendar with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and with the following comments and conditions: 1) The applicant has worked diligently in reducing the overall height and in breaking the architecture into smaller pieces. 2) The Board appreciates the enhancement of the back yard in creating a front yard quality. 3) Study the south elevation roof pitch. 4) It is understood that the garage doors will be high quality carriage doors.

Action: LeCron/Manson-Hing, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 2030 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 025-292-029

Application Number: MST2005-00654

Owner: Lori A. Pearson

Designer: Patrick Pouler

(Proposal to construct a 453 square foot addition to the rear of the existing 1,372 square foot, two-story residence at the front of an 8,500 square foot lot. The lot is currently developed with an additional 1,540 square foot, two-story residence at the rear and a 720 square foot carport which is to remain unaltered.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION.)

(6:26)

Patrick Pouler, Designer, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Board finds the modification request to be technical in nature with no aesthetic impacts. 2) The Board finds the architecture to be charming, however is concerned with the massing, a) utilize the step gable language of the one-story street elevation b) stepping back the second-story of at least one side. 3) Restudy the grounding of the proposed chimney in accordance with the City Historian's concerns.

Action: Manson-Hing/LeCron, 7/0/0.

PRELIMINARY REVIEW

7. 1424 SALINAS PL

R-2 Zone

Assessor's Parcel Number: 015-223-001

Application Number: MST2004-00699

Owner: Martin M. Munoz

Architect: Jose Esparza

(Proposal to construct a new detached 1902 square foot two-story residential unit with 123 square feet of porch/deck area and an attached 454 square foot two-car garage. There is an existing 1,399 square foot residential unit with 432 square feet of porch/deck area and an attached 546 square foot two-car garage on an 8,450 square foot lot.)

(6:40)

Jose Esparza, Architect, present.

Motion: Preliminary Approval and indefinite continuance to the Consent Calendar with the following comments and conditions: 1) The Board appreciates that the applicant has responded to the Board's request to break up the mass and reduce the roof height to a 5 and 12 pitch. 2) The applicant may remove the window mullions on the second story at the corner window condition. 3) Study reducing the retaining wall at the area between the two structures.

Action: LeCron/Wienke, 6/1/0. Pierron opposed.

CONCEPT REVIEW - NEW ITEM

8. 1201 BLANCHARD ST

R-2 Zone

Assessor's Parcel Number: 031-322-018

Application Number: MST2005-00659

Owner: Odilia V. Sanchez

Applicant: Jose Esparza

(Proposal to demolish an existing 326 square foot garage and construct a two-story 1,052 square foot structure which will include a 578 square foot accessory dwelling unit above a 413 square foot, two-car garage with 61 square feet of storage on a 5,172 square foot lot. The project includes the relocation of the existing curb cut and driveway. The existing 1,001 square foot, one-story, main residence will remain unaltered.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:56)

Jose Esparza, Applicant, present.

Motion: Continued indefinitely with the following comments: 1) Restudy the site planning to locate the open parking space off the existing curb cut and eliminate the hardscape. 3) Match the existing contours of the lower property elevation. 4) Dig the garage into the existing grade. 5) Note on the site plan which trees shall be preserved and which are to be removed. 6) Note any additional alterations or augmentation to the retaining walls. 7) The proposal is modest, yet the Board finds the architecture needs to be restudied to be a more cohesive presence. 8) Eliminate the roof structure over the stair well and shed the roof down to help reduce the overall the sense of scale of the project. 9) Move the balcony located on the north elevation to the west elevation in lieu of the wood trellis. 10) Study the overall architectural detailing and center the windows and doors. 11) Study adding consistency to the roof forms.

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

CONCEPT REVIEW - CONTINUED ITEM**9. 1112 MANITOU RD**

R-1 Zone

Assessor's Parcel Number: 043-270-001
Application Number: MST2005-00496
Owner: Richard O. & Carolyn Buford, Gray Trust
Applicant: Hugh Twibell

(Proposal for a 1,942 square foot two-story addition to an existing 1,777 square foot single-story residence on a 15,000 square foot lot in the Hillside Design District. A new 217 square foot terrace is also proposed.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:22)

Hugh Twibell, Applicant, present.

Motion: Preliminary Approval and indefinite continuance with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and with the following comments and conditions: 1) Study the terrace at the front to pull it back within the front yard setback. 2) Study the chimney form to be more in keeping with a George Washington Smith style design. 3) The buttress element on the east elevation would be better served with plaster. 4) The Board appreciates the response to the Board's prior comments. 5) Resolve the tower form as it connects to the main building mass of the second story.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 215 NOGALES AVE**

C-O Zone

Assessor's Parcel Number: 025-112-021
Application Number: MST2005-00502#
Owner: Lawrence L. & Barbara T Luan, Trustees
Applicant: Ernest Watson
Contractor: Chris Johnson

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

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted of the Review After Final with the condition to level the top on the parapet wall and show new parapet wall on the roof plan, Sheet 1: elevation and Sheet 2: elevation 9.

REVIEW AFTER FINAL**B. 420 W LOS OLIVOS ST** R-3 Zone

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

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

(Review After Final to trellis and porch.)

Final Approval of the project as submitted of the Review After Final.

FINAL REVIEW**C. 1812 SAN PASCUAL ST** R-3 Zone

Assessor's Parcel Number: 043-163-011
Application Number: MST2005-00331
Owner: Thomas O. & Alma M. Powell, Family Trust
Agent: Nick Vergara

(This is an enforcement case. Proposal to remove an existing four-car carport and replace with the same for a property developed with a duplex and a single family residence.)

(Final Approval is requested.)

Final Approval as noted with the condition that the colors, materials and finishes are to match the existing.

REVIEW AFTER FINAL**D. 1348 SAGE HILL RD** E-1 Zone

Assessor's Parcel Number: 041-184-002
Application Number: MST2003-00876
Owner: Paul & Linda Avolese
Architect: Dwight Gregory
Landscape Architect: David Niles

(Proposal for a 684 square foot one-story addition, and 301 square feet remodel of an existing 1,671 square foot residence with an attached 442 square foot garage on a 0.31 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted of the Review After Final 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 following conditions: 1) Add wood trim at glass block on the east elevation. 2) Note skylight with flat lens on the south elevation. 3) Expand the revision cloud at front entry to include trapezoid windows above the entry.

REVIEW AFTER FINAL**E. 622 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-151-009
Application Number: MST2000-00071
Owner: Bruce Campbell
Architect: Barry Berkus
Agent: Mitch Stone
Architect: Tom Meaney

(Proposal for a mixed-use complex that consists of two- and three-story elements. An area of 7,045 square feet for commercial use and seven residential condominium units comprising 17,450 square feet is to be developed. There are 14 covered and three uncovered parking spaces proposed. The project includes the demolition of 8,940 square feet of existing, non-residential, floor area on a 21,350 square foot lot.)

(Review After Final to French doors and windows.)

Final Approval as noted with the condition that the new doors and windows shall match the existing.

FINAL REVIEW**F. 1255 DOVER LN**

E-1 Zone

Assessor's Parcel Number: 019-220-023
Application Number: MST2004-00869
Owner: Rebecca C. Holland
Architect: Alex Pujo

(Proposal to demolish a one-story 840 square foot single family residence and construct a two-story 2,474 square foot single family residence over an attached 599 square foot two-car garage on an 8,755 square foot lot located in the Hillside Design District. Proposal will require 250 cubic yards of cut and fill.)

(Final Approval is requested.)

Final Approval as noted with the condition to add two details (10 and 11) on Sheet D-2; correcting reference for detail 10, on Sheet D2; and Sheet A-4, on the east elevation.

FINAL REVIEW**G. 1729 HILLCREST RD**

A-1 Zone

Assessor's Parcel Number: 019-021-034
Application Number: MST2005-00271
Owner: John S. & Bonnie L. Poucher, Trustees
Architect: Don Nulty

(Proposal to construct a 259 square foot addition to an existing two-story 4,130 square foot residence with an attached two-car garage on a 1.36 acre lot located in the Hillside Design District. Proposal will also include an interior remodel and repaving the existing driveway & turnabout.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and the condition that the skylight to have bronze frame and flat glass.

NEW ITEM**H. 933 SAN PASCUAL ST**

R-3 Zone

Assessor's Parcel Number: 039-291-007
Application Number: MST2005-00680
Owner: Santa Barbara Community Housing Corp.
Architect: Tom Moore
Applicant: Santa Barbara Community Housing Corp.

(Proposal to replace windows, concrete driveway, curbs, and add new planters, iron fence, and landscaping to an existing six unit apartment complex on an 8,750 s.f. lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted of the architecture and site improvements. Final Approval as noted of the landscape plan.

NEW ITEM**I. 1732 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 043-183-001
Application Number: MST2005-00681
Owner: Maria Lourdes Myers
Applicant: Carlos Grand

(Proposal to alter the exterior of a single family residence on a lot with two detached units. Change windows, new roof, new doors, new fencing, new plaster and paint change. No changes to the other unit. The lot is currently developed with an additional single story residence which is to remain unaltered.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted with the condition to remove the existing six foot fence in the setback on Chino Street.

**** MEETING ADJOURNED AT (7:50) P.M. ****