



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 14, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:04 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 DERRIK EICHELBERGER, Present, 4:00p.m., out at 4:45p.m., back at 5:47p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, out at 4:45p.m., back at 5:47p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

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

** All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact 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 November 10, 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 November 7, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 7, 2005, with corrections.

Action: 4/0/2. Pierron, LeCron abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron.

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**E. Subcommittee Reports.**

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW**1. 4000 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-020-015

Application Number: MST2004-00673

Owner: Los Angeles Education, Archdiocese & Welf Corp

Applicant: Peter Darose

(Proposal to construct a 30-foot tall, 9,512 square foot indoor practice gymnasium at the northwest corner of Bishop Garcia Diego High School. Project also includes landscaping and site improvements including grading, utility and drainage. The project requires City Council approval for Community Priority Allocation of Square Footage for the gymnasium.)

(PROJECT REQUIRES CITY COUNCIL APPROVAL FOR COMMUNITY PRIORITY ALLOCATION OF SQUARE FOOTAGE AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-05.)

(3:14)

Ed Lenvik, Architect; Vern Williams, Engineer; and, Bob Cunningham, Landscape Architect; present.

Motion: Final Approval of the architecture as submitted and Final Approval of the Landscape with the irrigation plan to return to the Consent Calendar for Review After Final with the following comments and conditions: 1) Applicant to return with the Phase I Quad improvement plan. 2) Applicant to return with a landscape plan to include proposed landscape at the graded areas of the northwest corner of the site. 3) Upsize the two Pine Trees to 24-inch box trees. 4) Upsize the street front Crape Myrtle Trees to 15-gallon box trees. 5) The back flow preventer shall be painted an earth tone or green tone color. 6) It is understood that there will be no mechanical equipment located on the roof top. 7) All lighting shall be wall mounted on the building and directed downward. 8) The Board appreciates the addition of brick on the book end gables.

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

CONCEPT REVIEW - NEW ITEM**2. 1298 COAST VILLAGE RD**

C-1/R-2/SD3 Zone

Assessor's Parcel Number: 009-230-043

Application Number: MST2004-00493

Owner: Tosco Corporation

Architect: Lenvik & Minor Architects

Applicant: John Price

(Proposal to re-zone the R-2 portion of the property to C-1, demolish the existing gas station and service bays, and construct a three-story, mixed-use building of approximately 22,262 sq. ft. The building would consist of 5,028 sq. ft. of commercial space, 8 residential units of approximately 13,165 sq. ft. and a total of 38 covered parking spaces are proposed on a 18,196 square foot lot.)

(COMMENTS ONLY; ONLY PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A ZONE CHANGE, COASTAL PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL AND MODIFICATIONS.)

(4:00)

Jeff Gorrell, Architect, present.

Public comment opened at 4:10p.m.

Danny Copus, General Manager, Montecito Inn, stated concerns that a proposed three-story building will severely decrease the views which the Montecito Inn offers to its guests. Mr. Copus stated that this would result in a loss of approximately 53,000-59,000 Per Year in Room Revenue. All Rate Cards, Web sites and advertisements associated with the Mountain View rooms will also need to be changed.

Public comment closed at 4:14p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The architecture is a beautiful rendition of traditional Santa Barbara architecture, and the Board appreciates the style and details of the project, however, the Board has concerns for the size, bulk, and scale. 2) The Board understands the two-story massing along the streetscape, and supports the modification request to encroach onto Coast Village Rd. because it is consistent with the streetscape. However, one member does not support this modification request, and would like to see more parkway and sidewalk. 3) Most Board members are uncomfortable with the modification request along Olive Mill Road, given the scale and proximity to a residential neighborhood, however, would potentially entertain some use of the modification to create some traditional massed wall planes; yet appreciate that the modifications are necessary to create traditional wall planes and massing. 4) The streetscape along Olive Mill Road needs to be sensitive to the residential neighborhood and must scale down into it. The use of the modification should be sensitive to the tradition of the architecture, and marry the architecture back into the residential scale of Olive Mill Road. 5) The Board finds the front yard modification request to use the solar setback rule versus the building height rule is deemed acceptable. 6) The proposal is aggressive and there are concerns with the lack of openings for pedestrian paseos. 7) There is opportunity to create stronger courtyards for the public experience; both at ground level and at the second story, and the street wise experience of the second story as seen from the public courtyard. 8) Study ways to break down the second and third story massing. 9) The Board appreciates the use of the one-story at the street corner. 10) Study using interior courtyard space as a mechanism of hiding some of the massing as seen by public. 11) There are concerns with the height and massing of the west elevation as seen from Coast Village Road. 12) It is understood that the project was not noticed, and that the applicant will work with the neighbors to help resolve any concerns of the neighbors.

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

FINAL REVIEW**3. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Permit Processing
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 048-03.)**(4:45)**

Jan Hochhauser, Architect; Carl Steinberg, Applicant; and Bob Cunningham, Landscape Architect; present.

Motion: Continued three weeks with the following comments: 1) The detailing of some of the architecture is appreciated, yet there are still significant concerns with the overall detailing of the project. Given the size of this project, traditional detailing will be very important to integrate it successfully into the Santa Barbara sensibility. 2) Restudy the door and window details for a 3/4 inch bull-nose return, beveled edge stop at the aluminum windows and doors, and study a more traditional breakup of most of the fenestration and glass doors. 3) Restudy the eave and rake details, the Board supports only the more traditional scalloped eave and rake detail throughout the architecture. 4) Study the use of appliqué devices on the architecture and provide detail as they relate to other elements, i.e., doors and windows. 5) Verify and call out that the material is a steel trowled plaster finish. 6) The Board does not support the use of blend tile. 7) It is understood that the color of the wrought iron and the light fixtures are to be black. 8) The location of light fixtures as presented are acceptable. 9) The color palette as presented is acceptable. 10) Study the additional use of color on the other elevations with the understanding that it is not to be used as mitigation for the detailing. 11) Verify the location of back flow valve and ensure it is properly screened with landscape. 12) Provide tree protection notes.

Action: Bartlett/Wienke, 5/0/0. Eichelberger, Mudge stepped down.

FINAL REVIEW**4. 3603 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-101-005
 Application Number: MST2004-00880
 Owner: William Guilfoyle & Shari R. Guilfoyle
 Architect: Bryan Pollard
 Landscape Architect: Sam Maphis
 Engineer: Mike Gones

(This is a revised project. The purpose of this hearing is to review the amount of grading associated with the project. Revised Final approval proposes 349 cubic yards of cut, 150 cubic yards of fill and 1,605 cubic yards of re-compaction outside. The main building footprint for a swimming pool and spa. The project which received approval on May 23, 2005, is a proposal to add an additional 417 square feet to the existing terrace and convert an existing under-story to an exercise room. The existing B 5,480 square foot residence is located on a one acre lot located in the Hillside Design District. Proposal also includes the replacement of a window & door, landscaping improvements to provide usable yard areas by terracing the existing slope with retaining walls.)

(PROJECT REQUIRES A REVISED FINAL APPROVAL AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**(5:47)**

Brian Pollard, Architect; and Sam Maphis, Landscape Architect; present.

Motion: Final Approval of the Revised Final Approval with the following comments:
 1) All of the grading, air quality and noise conditions have been met. 2) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

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

THE BOARD RECESSED FROM 5:58P.M. UNTIL 6:18P.M.**CONCEPT REVIEW - CONTINUED ITEM****5. 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.)

(SECOND CONCEPT REVIEW.)**(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A TENTATIVE SUBDIVISION MAP.)****(6:18)**

Loren Solin, Agent, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board appreciates the restudy and finds that it is successful. 3) The Board supports a single 16-foot wide carriage style garage door of high quality material. 4) It is understood that the driveway width will be reduced to the minimum. 5) It is suggested to study the columns at the entry to be more traditional in nature.

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

CONCEPT REVIEW - CONTINUED ITEM

6. 327 N VOLUNTARIO ST

R-2 Zone

Assessor's Parcel Number: 031-372-009

Application Number: MST2005-00488

Owner: Jeanette M. Padilla

Architect: Robert Stamps

(Proposal to construct an 862 square foot two-story addition to an existing 885 square foot one-story residence, replace the existing 424 square foot non-permitted carport with a new 441 square foot two-car garage and relocate the entry of the existing 884 square foot second residence at the rear of the lot on a 7,500 square foot lot. Two additional uncovered parking spaces are proposed.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:30)

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

Motion: Continued indefinitely with the following comments: 1) The size, bulk and scale of the project is acceptable. 2) The addition is well articulated. 3) The Board supports the overall site planning and appreciates the resolution of the new entry way and porch. 4) Study a solution for the two levels of the uncovered parking. 5) Minimize the hardscape and introduce additional landscape; particularly, against the side yard. 6) Add a simple wrought iron fence in the front. 7) The shingles would give a quality detail to the home. The Board would only support the change of materials from shingles to stucco, with the trade off of adding charm giving elements such as windows, doors, trim, shutters, eave and rake details to the front house.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 428 E HALEY ST**

C-M/M-1 Zone

Assessor's Parcel Number: 031-283-015
Application Number: MST2005-00677
Owner: Philip C. Petre, Trustee
Architect: Jose Esparza

(This is an enforcement case. Proposal to demolish existing 1,159 square foot storage building, demolish existing canopy, and to replace with a 1,578 square foot storage building. A one uncovered parking space will be provided for the increase in storage space.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)

(6:51)

Jose Esparza, Architect; and Philip C. Petre, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The project is deeply internal to the site with no public impact. 3) The Board sees an opportunity to introduce more windows to the clere story element. 4) Add a skyline tree at northwest corner of the site.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 1744 PROSPECT AVE**

R-2 Zone

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

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

(SECOND CONCEPT REVIEW.)

(MODIFICATION APPROVED ON NOVEMBER 2, 2005. PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:09)

Woody Boyce, Agent, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The applicant has resolved all of the previous concerns.

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

CONCEPT REVIEW - NEW ITEM**9. 115 W ISLAY ST**

R-4 Zone

Assessor's Parcel Number: 027-092-005
Application Number: MST2005-00703
Owner: Larry & Nan Satterfield
Applicant: Jeremy Satterfield
Architect: Lawrence Thompson

(Proposal to demolish an existing 1,721 square foot duplex and 200 square foot shed and construct three new residential condominium units totaling 4,440 square feet and three, 2-car garages totaling 1,312 square feet on a 7,500 square foot lot. Garages will be accessed by an existing driveway easement on adjoining property east of the parcel.)

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

(7:13)

Lawrence Thompson, Architect; and Jeremy Satterfield, Applicant; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board is concerned with the loss of a charming home which is part of a neighborhood of bungalow homes. 2) The applicant it to provide a Historic Structures Report to determine if the front house is salvageable. 3) The overall architecture is beautiful and sensitive in its design. 4) The amount of one- story streetscape frontage is appreciated. 5) The size, bulk and scale is a concern given the context of the small, bungalow nature of the neighborhood. 6) The Board appreciates the significant amount of open yard space. 7) It is understood the applicant will work with the neighbor with respect to the driveway easement to either: a) split the 10-foot driveway down the middle and allow for landscape on each side of the drive; or, b) provide the maximum amount of landscape to mitigate the driveway. 8) The upper deck of the one story unit is not compatible with the architecture. 9) Applicant is to provide photo documentation of the decks showing there is not a privacy impact to the neighbors. 10) Restudy the chimney to provide a more traditional, brick or stone veneer material. 11) The overall, detailing and quality of materials are high. 12) Scale down the height of garage door. 13) Verify the amount of trash and recycling space needed for the proposal. 14) The Board looks forward to Planning Commission comments.

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

CONCEPT REVIEW - NEW ITEM**10. 924 JIMENO RD**

E-1 Zone

Assessor's Parcel Number: 029-052-009
 Application Number: MST2005-00672
 Owner: Herendeen Family Trust
 Applicant: Vadim Hsu

(Proposal to construct a new 1,392 first and second floor addition to an existing 1,657 square foot residence, demolish the existing 572 two-car garage and construct a 500 square foot garage on a 8,623 square foot lot located in the Hillside Design District. A Modification is requested to allow the stairway to encroach into the side yard setback.)

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

(7:49)

Vadim Hsu, Architect; Michael Herendeen, Owner; present.

Public comment opened at 7:55p.m.

A letter was read into the record submitted by Mr. and Mr. Siino, which stated that they have reviewed the plans, and would like to plan trees to main their privacy; and that the proposal would not prevent them from being able to add a second story in the future. Any future remodel they do, should consider Mr. and Mrs. Herendeens current views from their existing home, and not views as seen from the remodel.

Public comment closed at 7:57p.m.

Motion: Continued indefinitely for the Board to conduct an organized site visit.
 Action: Manson-Hing/Bartlett, 7/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1970 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-083-019
 Application Number: MST2004-00726
 Owner: Elizabeth & Robert Leslie
 Architect: Christine Pierron

(Proposal to permit a 106 square foot as-built sunroom, as-built enclosure of a 123 square foot porch, a 198 square foot garage addition, and the addition of a new deck above the garage. The project includes the replacement of existing door and windows on the second floor of a 2,910 square foot, two-story residence on a 11,905 square foot lot located in the Hillside Design District.)

(Review After Final for elimination of subterranean garage addition and deck above.)

Final Approval of the project as submitted.

FINAL REVIEW**B. 121 S HOPE AVE**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2005-00051
Owner: Patricia S. Nettleship, Trustee
Applicant: International Environmental Manage
Architect: Jonathan Matson
Owner: Macerich Company
Owner: Macerich La Lumbre, LLC

(Proposal to demolish eight trash enclosures and provide eight new parking spaces for La Cumbre Plaza. Proposal will also include the construction of a compactor enclosure which will eliminate seven parking spaces (net gain of one space).)

Final Approval of the project as submitted.

FINAL REVIEW**C. 948 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 039-291-033
Application Number: MST2005-00200
Owner: Elvia Ramirez
Architect: Eduardo Esparza

(Proposal to construct a one story 413 square foot addition to the existing 396 square foot detached rear unit and an 80 square foot addition to the 941 square foot detached front unit on a 5,000 square foot lot.)

(Final Approval is requested.)

Continued one week back to Consent Calendar for the applicant to provide construction documents and with the comment the project is ready for Final Approval.

CONTINUED ITEM**D. 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.)

(Modification approved on October 19, 2005. Preliminary Review is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary and Final Approval 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.

CONTINUED ITEM**E. 2141 RIDGE LN A-2 Zone**

Assessor's Parcel Number: 025-282-011

Application Number: MST2005-00728

Owner: George I. & Judith R. Brown, Trustees

Contractor: Genesis Stoneworks

(Replace asphalt driveway and install paving stones, Santa Barbara sandstone, combination herringbone for a home in the Hillside Design District and 1000' of El Pueblo Viejo Part II Area.)

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

Final Approval of the project as noted with the condition no parking will be allowed within the first 30-feet and the applicant is to provide appropriate screening as per the zoning ordinance 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**F. 228 W CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-271-019

Application Number: MST2005-00745

Owner: Roger & Carol Duncan

Architect: James Zimmerman

(Proposal to remove and replace exterior stairs, railing, and guardrail.)

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

Final Approval of the project as submitted.

NEW ITEM**G. 428 E HALEY ST C-M/M-1 Zone**

Assessor's Parcel Number: 031-283-015

Application Number: MST2005-00739

Owner: Philip C. Petre, Trustee

(Relocate electric meters and enclose and inset main entry doors and new side door.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)

Final Approval of the project as noted that the change to the front entry is withdrawn from the proposed project.

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