



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, December 5, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:03 P.M.**

- BOARD MEMBERS:** CHRISTINE PIERRON, Chair, Present  
 BRUCE BARTLETT, Vice-Chair, Present  
 DERRIK EICHELBERGER, Present, 3:09p.m., out at 3:55p.m., back at 4:16p.m.  
 JAMES LECRON, Present, out at 3:45p.m., back at 3:50p.m., out at 4:45p.m.  
 CHRISTOPHER MANSON-HING, Present, out at 6:18p.m.  
 RANDY MUDGE, Present, out at 3:55p.m., back at 4:16p.m., out at 6:18p.m.  
 MARK WIENKE, Present
- CITY COUNCIL LIAISON:** HELENE SCHNEIDER, Absent
- PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent
- STAFF:** JAIME LIMÓN, Design Review Supervisor, Present, out at 3:30p.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)		
<b>CONCEPT REVIEW</b>	Required	<p>Master Application &amp; 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 &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

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

- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact 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 December 1, 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.)

Tony Fischer, on behalf of John and Cathy Cooke, neighbors of 1464 La Cima Road. Mr. Fischer submitted a letter to Staff and would like the letter forwarded to ABR and if necessary, the City Council. Mr. Fischer has requested that the ABR rescind the approval of the chimney.

Andrew Bermant, applicant for 6100 Hollister Avenue, requested clarification of the ABR's motion for the project, and indicated that he will forward on a memorandum of his understanding of what the motion reflected, with responsive comments to the Board.

**B. Approval of the minutes of the Architectural Board of Review meeting of November 28, 2005.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 28, 2005, to be reviewed on December 12, 2005, for approval; and 810 Coronel Street, from the Consent Calendar has been referred to Full Board and will be heard at tonight's ABR meeting.

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

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar. The Consent Calendar items, "A, C, D, F, G, H and J", were reviewed by James LeCron and Items "B, E, I and K", were reviewed by Mark Wienke, with the exception of the landscaping for Items "K and L", reviewed by Randy Mudge.

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

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

1. Ms. Brodison announced that 810 Coronel Street (Item J), from the Consent Calendar was referred to tonight's ABR meeting.
2. Ms. Brodison also announced that Christopher Manson-Hing would be stepping down for Item 8, and that Jim LeCron would be leaving the meeting tonight between 5:00-5:30p.m.

**E. Subcommittee Reports.**

No subcommittee reports.

**F. Possible Ordinance Violations.**

No reported violations.

**CONCEPT REVIEW - CONTINUED ITEM****1. 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 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 572 square foot 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.)

**(SECOND CONCEPT REVIEW.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)****(3:30)**

Vadim Hsu, Applicant, present.

Motion: Continued indefinitely to the Modification Hearing Officer and return back to the Full Board with the following comments: 1) Six of the seven Board members support the modification request for the stair encroachment given it is in the same plane as the existing structure and the encroachment is minor in nature and not visible to the public or to the neighbors. 2) The Board supports the modification for the rear yard encroachment, as it is in alignment with the existing building, and makes for better architectural completion of the remodel and not visible to the public or to the neighbors. 3) Most of the Board is comfortable with the architecture; however, one member is concerned with the verticality of the wall planes on the west elevation. 4) Clearly define all proposed retaining walls in the front yard. It is understood that the walls are to be a maximum height of three feet and are to be boulder or rubble sandstone walls consistent with the Rivera neighborhood. 5) There is concern that the slope will be denuded as a result of the walls. 6) Provide a new site section to show the new landscaping in the front 7) Applicant is to provide a landscape plan showing removal of invasive pampas grass. 8) It is important to preserve most of the significant screening trees which help the Board to accept the architecture and the trees maintain the consistency of the rustic nature of the streetscape. 9) The carport trellis is problematic with the proposed use and extends the structure further to the street. It is suggested to use landscaping or other means to create the desired buffer of the architecture. 10) Restudy the arches to provide more consistency of pattern. 11) Study the west elevation of the stone veneer on the west elevation. 12) Change the north arrow on the plans to reflect the north direction. 13) Applicant is to verify with the Transportation Department that the driveway is a workable solution.

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

**FINAL REVIEW****2. 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. 006-05.)****(3:54)**

Jan Houchhauser, Architect; and Carl Steinberg, Applicant; present.

Motion: Final Approval and continued indefinitely to the Consent Calendar for Review After Final for details and Final Approval of the Landscape Plan. 1) The Architect is to return with detail 5A9.9; to extend the top course of the roof tile out several inches and the rafter detail 11-9.4 would benefit with additional shape to the end of the rafter tail. The Board understands that the applicant may want to maintain the heft of the rafter tails at the eave at the front. 2) Detail 11-A.9.1, the wall is to be a thickened wall, not a single stud wall as shown. The following landscape items are to return back to the Consent Calendar for Final Approval: 3) Verify the location of back flow valve and ensure it is properly screened with landscape. 5) Provide tree protection notes.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. THOMAS ST AT ISLAY ST**

R-3 Zone

Assessor's Parcel Number: 043-010-012  
 Application Number: MST2005-00541  
 Owner: Southern Pacific Company  
 Applicant: Tricia Knight

(Proposal for an unmanned wireless facility consisting of a single panel antenna inside a fake transformer on an existing utility pole located in the Southern Pacific Company right-of-way at the corner of Thomas and Islay Streets for Sprint Wireless.)

**(SECOND CONCEPT REVIEW.)****(COMMENTS ONLY; PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACT.)**

**(4:16)**

Tricia Knight, Applicant, present.

Motion: Final Approval as submitted with the condition that the antenna shall be painted the same dark brown color as the power pole.

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

**THE BOARD RECESSED FROM 4:20P.M. UNTIL 4:21P.M.**

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

**4. 3053 SAMARKAND DR**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-161-004

Application Number: MST2005-00755

Owner: Hochman Family Survivors Trust

Architect: Scott Rowland

(Proposal to demolish an existing 1,446 square foot residence with an attached 209 square foot garage and construct a new 2,736 square foot two-story residence with an attached 442 square foot garage. A modification is required for locating the open yard in the front yard on Las Positas Street.)

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

**(4:40)**

Scott Rowland, Architect, present.

Public comment opened at 4:46p.m.

Letters in support of the project submitted by Kirk and Twyla Grier and Sharon Pavilo-Vega, were read into the record

Public comment closed at 4:48p.m.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:  
1) A majority of the Board finds the general site planning diagram and the mass, bulk and scale to be acceptable. 2) The Board supports the modification request for the encroachment of the open yard space into the second front yard, which is technically the rear because the site is elevated above Las Positas with no visual impact. 3) The 11-foot plate height and the parapet wall on the garage is harsh for the neighborhood, in that most of the front of the house ends up being a tall parapet wall condition. 4) The Board prefers to see a tile roof element with lower plate heights on the garage that address the street, and incorporate the second floor study guest room deck into the tile roof form so it is less pronounced from the street. 5) There is concern with the flat roof element on the north elevation in terms of its functionality for any future consideration of solar panels. 6) Refine and restudy some detail elements; the carriage type garage doors separated into two separate garage doors; study the proportioning of the windows to avoid having all square shapes; study layering the walls in the front yard. 7) Applicant is to set back the iron fence from the front wall or screen with a hedge or landscaping.

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

**THE BOARD RECESSED FROM 5:07P.M. UNTIL 5:36P.M.****PRELIMINARY REVIEW****5. 3002 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-201-008  
Application Number: MST2005-00696  
Owner: Raul Gutierrez  
Architect: Joaquin Ornelas, Jr.

(Proposal to construct a new 1,276 square foot, two-story addition to an existing 1,436 square foot, one-story residence on a 7,500 square foot lot. There is an existing two-car garage, habitable accessory space, and a non-conforming open yard.)

**(SECOND CONCEPT REVIEW.)**

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

**(5:36)**

Joaquin Ornelas, Jr., Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) Neighborhood Preservation Ordinance criteria can be made when the project returns to the Consent Calendar. 2) The house is compatible with the surrounding neighborhood structures. 3) Study the west elevation to remove the decorative plaster edge and provide more charm giving elements. 4) The Board is in support of any modifications that may be required for the rebuild of the garage in the interior yard setback as it is in the same footprint as the existing garage and the living room and front porch will encroach into the front yard setback to a lesser extent than the original residence.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 3236 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-102-029  
Application Number: MST2005-00757  
Owner: Alex D. Rasmussen  
Landscape Architect: The office of Katie O'Reilly

(Proposal for site improvements consisting of new retaining walls and boulder banks, a new spa and trellis, fencing around the property, a fire pit with approximately 300 cubic yards of grading, new pathways, walks, steps, paving and a new entry gate with columns on a 38,732 square foot lot in the Hillside Design District. The property is currently developed with an existing 2,479 square foot one-story residence and 517 square foot attached garage.)

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

**(6:40)**

Ricardo Castellanos, Landscape Architect, present.

- Motion: Continued two weeks with the following comments: 1) The Board supports the use of expanding the outdoor living space to the front yard. 2) The shape and face of the retaining wall is out of keeping with the natural slope. 3) It is recommended to follow the natural top of the slope in a much shallower arch accomplishing more square footage while respecting the natural terrain and also resulting in significantly lower retaining wall heights. 4) There is concern with the chain link fence located in the front yard. Restudy the fence to tie it into the proposed retaining walls or upgrade the materials. 5) The trellis, gate, and trash enclosure are supportable. 6) Applicant is to return with a proposed planting plan depicting how these improvements will be screened.
- Action: Mudge/Wienke, 6/0/0.

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

#### **7. 1930 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-083-017  
 Application Number: MST2005-00697  
 Owner: Fulmer Family Trust  
 Architect: Tom Moore

(Proposal to construct a new 459 square foot detached, two-car garage at the rear of the property and add 80 square feet of addition to an existing 4,378 square foot residence all on a 21,154 square foot lot in the Hillside Design District. The existing front garages are to remain.)

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

**(6:08)**

Tom Moore, Architect, present.

- Motion: Preliminary Approval and continued indefinitely to the Consent Calendar for Final Review 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. 1) The proposal is supportable due to its location at the rear of the property and its being tucked away back into the lot.
- Action: Manson-Hing/Wienke, 6/0/0.

**THE BOARD RECESSED FROM 6:14P.M. UNTIL 6:34P.M.**

### **PRELIMINARY REVIEW**

#### **8. 233 CORDOVA DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-122-004  
 Application Number: MST2005-00473  
 Owner: Timothy Escobar & Peggy Barthels  
 Architect: Christopher Manson-Hing

(Proposal to construct a 1,210 square foot first and second floor addition to an existing 1,534 square foot one-story residence with and attached 404 square foot garage on a 8,627 square foot lot in the Coastal Zone. Modifications are requested for encroachment into front yard setback and the non-conforming dimension to the required open yard.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 71-05.)**



**(4:22)**

Motion: This item to be heard out of order.  
Action: LeCron/Wienke, 5/0/0.

Christopher Manson-Hing, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The project is ready for Final Approval. 2) The applicant is to comply with Planning Commission Resolution No. 071-05. 3) Neighborhood Preservation Ordinance Compliance findings can be met when the applicant returns for approval.  
Action: Wienke/LeCron, 7/0/0.

**THE BOARD RECESSED FROM 4:30P.M. UNTIL 4:39P.M.**

**CONCEPT REVIEW - NEW ITEM**

**9. 1809 SAN ANDRES ST**

R-2 Zone

Assessor's Parcel Number: 043-152-013  
Application Number: MST2005-00464  
Owner: George J. Bregante  
Agent: David Sullivan  
Architect: Keith Nolan

(Proposal for a one-lot subdivision with two condominium units. Project includes demolishing the rear portion of an existing 541 square foot single-story residence and adding a 416 square foot second story with an attached 346 square foot carport and a new 1,412 square foot, two-story, 3-bedroom condominium with a 380 square foot attached carport. Modifications for building separation and the required open yard would be required.)

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

**(6:33)**

Dave Sullivan, Agent, present.

Motion: Continued indefinitely with the following comments: 1) The Board senses the property is overstressed even though there are only two units, and this is manifesting itself in the requests for modifications. 2) Study the size, bulk and scale of the rear unit to see if a smaller unit will help with the site planning. 3) Move some of the proposed structure over onto the roof form of the existing one story building. 4) The Board is uncomfortable with supporting the modification requests due to problems with the scale of the drawings.  
Action: Eichelberger/Bartlett, 4/0/0.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 1229 MANITOU LN R-1 Zone**

Assessor's Parcel Number: 041-010-039  
Application Number: MST2003-00905  
Owner: Manitou Lane, LLC  
Architect: Kirk Gradin

(Proposal to construct a new 3,500 square foot two-story residence with an attached 750 square foot three-car garage on a 28,406 square foot vacant lot in the Hillside Design District. There is approximately 60 cubic yards of grading proposed outside the main building footprint.)

**(Review After Final for revision to the chimney pipe on the north elevation.)**

Final Approval of the Review After Final as submitted.

**REVIEW AFTER FINAL****B. 737 E ANAPAMU ST R-3 Zone**

Assessor's Parcel Number: 029-150-019  
Application Number: MST2003-00636  
Owner: Anapamu Properties, LLC  
Architect: Brian Cearnal

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

**(Review After Final for revised chimney cap details, revised mansard roof/roof deck details, revised courtyard elevation, new tree, paving on Nopal and exterior light fixture.)**

**(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH THE PLANNING COMMISSION RESOLUTION NO. 039-05.)**

Final Approval of the Review After Final as submitted.

**REVIEW AFTER FINAL****C. 107 NORTHRIDGE RD A-1 Zone**

Assessor's Parcel Number: 055-120-005  
Application Number: MST2005-00438  
Owner: John Schock

(Proposal to replace failed retaining walls on the west and north side of the property, replace driveway, construct covered patios, install a new retaining wall on east side of the property and install new landscaping irrigation drainage and fencing.)

**(Review After Final for changes to site retaining walls.)**

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

Final Approval of the Review After Final as submitted.

**REVIEW AFTER FINAL****D. 1628 CALLE CANON**

R-1 Zone

Assessor's Parcel Number: 041-071-024  
Application Number: MST2005-00177  
Owner: Thomas D. & Laura L. Brooks  
Applicant: Nancy Ferguson

(Proposal to enclose two outdoor decks on the second and third floors totaling 148 square feet to an existing 1,851 square foot two and partial three-story residence on a 10,548 square foot lot located in the Hillside Design District. There is an existing attached 2-car garage.)

**(Review After Final for revised chimney.)**

Final Approval as noted on the plans.

**CONTINUED ITEM****E. 3060 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 053-342-032  
Application Number: MST2003-00762  
Owner: Donald & Juanita Abel, Trustees  
Applicant: A & S Engineering

(Proposal for alterations on a existing Shell gas station/mini mart including raising the existing canopy from 12.5feet to 14.5 feet and replacing the existing canopy lighting with flush mounted non-drooped lenses. Also proposed are, handicap striping and color changes to the existing buildings.)

**(Final Approval is requested.)**

Final Approval of the architecture as submitted and indefinite continuance back to the Consent Calendar for review of the landscape plan.

**CONTINUED ITEM****F. 2522 FOOTHILL LN**

A-1 Zone

Assessor's Parcel Number: 021-090-031  
Application Number: MST2005-00781  
Owner: Michael D. Cutbirth

(Proposal to abate violations in ENF2005-01104 and permit the black, as-built chain link fence 6 feet in height with 4 gates at the south and east property lines.)

Final Approval as noted on the plans.

**CONTINUED ITEM****G. 2661 TALLANT RD** E-3/SD-2 Zone

Assessor's Parcel Number: 051-330-003  
Application Number: MST2005-00767  
Owner: Samarkand of Santa Barbara Inc.  
Architect: Todd Kilburn

(Proposal for various exterior alterations at the Samarkand Retirement Facility. The alterations include the following: window to door alterations, a relocated elevator in the administration building, a storage room addition, a new gazebo structure for a relocated spa/jacuzzi, a new kiln vent in the creative arts building, and new windows in the fitness building.)

**(PROJECT REQUIRES STAFF DETERMINATION OF SUBSTANTIAL CONFORMANCE.)**

Final Approval as submitted.

**NEW ITEM****H. 3820 STATE ST** R-O/SD-2 Zone

Assessor's Parcel Number: 057-240-052  
Owner: Hitchcock State Street Real Estate  
Applicant: Gary Deinhard  
Architect: Brian Poliquin & Michael Cristilli

(Proposal for a emergency electric generator to be located in the parking lot at the rear of the building. The generator will be placed in a prefabricated sound attenuation enclosure.)

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

Continued one week applicant to submit a Landscape Plan.

**NEW ITEM****I. 40 CAMINO ALTO** A-1 Zone

Assessor's Parcel Number: 019-130-007  
Application Number: MST2005-00769  
Owner: Wayne Smith  
Architect: Kathy Hancock

(Proposed addition of 142 square feet to an existing 2,935 square foot single family residence with an attached two-car garage located on a 32,029 square foot lot within the Hillside Design District on a lot with slope in excess of 20%. Proposal also includes 565 square foot of new deck area and approximately 30 cubic yards of fill for anew driveway.)

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

Final Approval as noted on the plans.

**NEW ITEM****J. 810 CORONEL ST** E-1 Zone

Assessor's Parcel Number: 035-260-005  
Application Number: MST2005-00786  
Owner: David Martinez  
Contractor: Henry Mendoza Roofing

(Proposal to install new roof and replace existing wood shake shingles with Presidential TL Shake.)

Referred to the Full Board.

Motion: Final Approval with the following comments and conditions: 1) Given the Santa Barbara context of being true to real clay tile, using the red color in a shake design is a distraction from the Santa Barbara tradition. 2) Applicant is to provide a more traditional shake color. 3) The home would benefit from some contrast in its coloring to the roof.

Action: LeCron/Manson-Hing

**CONTINUED ITEM****K. 559 RICARDO AVE** E-1 Zone

Assessor's Parcel Number: 035-122-009  
Application Number: MST2005-00716  
Owner: Robert Laviale & Karena Monica  
Designer: Robert Stamps

(Proposal for landscaping and to replace an existing wood retaining wall with an "as-built" Allan block retaining wall measuring 100 linear feet height ranging from 3'-6" to 5 feet.)

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

Continued one week at Staff's request.

**REVIEW AFTER FINAL****L. 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.)

**(Review After Final for the Landscape Plan.)**

Continued one week. The address is incorrect and should be 619 W. Ortega.

**\*\* MEETING ADJOURNED AT (6:56) P.M. \*\***