



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 12, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:06 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 DERRIK EICHELBERGER, Present, 3:53p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, 3:33p.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 3:40p.m., back at 4:43p.m., out at 5:19p.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>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 David Sullivan, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,

- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on December 8, 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.)

Public Comment was opened at 3:07 p.m.

Tony Fisher made comments on behalf of John and Kathy Cook regarding 1464 La Cima Rd, and presented 41 comment letters from concerned neighbors.

John Cook made comments regarding 1464 La Cima Rd.

With no one else wishing to speak, Public Comment was closed at 3:16 p.m.

B. Approval of the minutes of the Architectural Board of Review meeting of December 5, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 28, 2005, with corrections.

Action: Wienke/Manson-Hing, 5/0/0. Manson-Hing abstained from Item 3, LeCron abstained.

Motion: Approval of the minutes of the Architectural Board of Review meeting of December 5, 2005, with corrections.

Action: Manson-Hing/LeCron, 6/0/0. Manson-Hing abstained from Item 9, LeCron abstained from Item 4.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Items F, I, J and K, reviewed by Randy Mudge.

Action: Manson-Hing/LeCron, 5/0/0.

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

1. Ms. Brodison announced that the ABR meeting for December 27, 2005 has been cancelled due to a lack of quorum.

E. Subcommittee Reports.

Christopher Manson-Hing gave a brief report from the Lower Mission Creek Design Subcommittee meeting.

Christine Pierron attended the Street Light Subcommittee and will distribute a report in the future.

F. Possible Ordinance Violations.

Jim LeCron questioned the status of the Shell Station at the corner of Carrillo St and San Andres St.

PRELIMINARY REVIEW**1. 144 LAS ONDAS**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-162-020
 Application Number: MST2005-00276
 Owner: John and P. Hughes
 Architect: Paul Zink
 Owner: C.E. Barr

(Proposal to demolish an existing 1,228 square foot single family residence with a 200 square foot one-car garage and construct a two-story 2,307 square foot single family residence with an attached 448 square foot two-car garage on a 6,230 square foot lot located in the non-appealable coastal zone. Project includes approximately 270 cubic yards of grading.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 075-05.)

(3:38)

Paul Zink, Architect; and Laura Romano, Landscape Architect, present.

Motion: Continued one week at the applicant's request with the understanding that the Planning Commission minutes will be available for review and the comment that the Landscape Plan is ready for Preliminary Approval.

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

PRELIMINARY REVIEW**2. 1624 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-083
 Application Number: MST2004-00744
 Owner: Bruce Schmidt
 Architect: Eric Swenumson

(Proposal to construct a 2,732 square foot two-story single family residence with an attached 440 square foot two car garage on a vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback. Project also includes 300 cubic yards of grading.)

(MODIFICATION APPROVED ON JUNE 29, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(3:53)

Eric Swenumson, Architect; and Terri Green, present.

Public comment opened at 3:59p.m. With no one wishing to speak, it was closed.

Motion: Continued indefinitely with the following comments: 1) Return with surveyed site plan and grading plan showing existing and proposed grading, site walls and site work. 2) Return with elevations showing finished floor heights and plate heights. 3) Provide an accurate representation of existing grading with spot elevations at relevant points. 4) Provide a site section through the slope showing how the building relates to the grading. 5) Board is concerned with the box-like quality of the structure and would like to see the level of design brought up to the high quality of the existing homes in the neighborhood. 6) The Board is concerned with the south elevation roof and the composition and height of the trellis on the second floor deck. 7) The Board is concerned with the proposed first floor patio and potential under-story it may create. 8) Study the fenestration to improve compositions. 9) There is concern with the thinness of exposed walls versus a traditional mass based on architecture with thickened walls.

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

CONCEPT REVIEW - NEW ITEM

3. 33 S SOLEDAD ST

R-2 Zone

Assessor's Parcel Number: 017-183-012
Application Number: MST2005-00321
Owner: Adame Family Trust
Architect: Jose Esparza

(Proposal for the conversion of a 7,580 square foot, two-story, five unit apartment complex with 2,215 square feet of attached garage space and 1,214 square foot of deck/porch area to condominiums on a 20,080 square foot lot.)

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

(4:13)

Jose Esparza, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The applicant is to return with photo-documentation internal to the site and the relative private outdoor spaces. 2) The Board would like to see documentation of the proposed alterations to primary units, 1, 3, 4, specifically, the laundry rooms and the change in architecture. 3) Please provide documentation of screening to the trash enclosure as seen from the occupant areas and the street front.

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

PRELIMINARY REVIEW**4. 155 CEDAR LN**

E-1 Zone

Assessor's Parcel Number: 015-083-027
Application Number: MST2004-00502
Agent: Gary Myers
Owner: William Pritchett Trust
Applicant: William Pritchett
Architect: Jerald Bell
Applicant: Steve Hausz

(This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.)

(PROPOSAL FOR REVISED PRELIMINARY APPROVAL OF PROJECT PREVIOUSLY REVIEWED; NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS REQUIRED.)**(4:31)**

Steve Hausz, Applicant; and William Pritchett, Owner; present.

Public comment opened at 4:43p.m.

A letter was read into the record which was submitted by Nathan Cultice, which stated that his main concern is the size of the house. Mr. Cultice would like story poles installed.

Deborah Pentland, neighbor, stated her concerns with the size of the structure and the canyon effect towards the Noel's house.

Emily Nichols, thanked the ABR for recognizing compatibility issues and stated that the size and style of the project is still a concern.

Rita Zandona did not speak, however, her comments were read into the record which stated that the size and style of the house is not compatible with the neighborhood. Ms. Zandona is also concerned with drainage issues.

Frank Griscom, neighbor, stated that this project is not compatible with the neighborhood. It is too large for the existing neighborhood.

Robert Noel, neighbor, stated that he appreciates the efforts of ABR and appreciates the changes the applicant has made, however, is awaiting to see the landscape plan and is hopeful that the outstanding issues will be resolved.

Joel Hatchett, stated that the size of the house has not yet been addressed. Mr. would like to see photographs of the existing neighborhood which will reflect it's incompatibility with the homes in the neighborhood.

Public comment closed at 4:59p.m.

Motion: Preliminary Approval and continued indefinitely back to the Full Board with the following comments and conditions: 1) The applicant has done a successful job of meeting the Hillside Design Guidelines as the house steps into the hillside and the roof forms step away as seen from public view corridor. 2) The subject lot is a flag lot and as such is largely hidden from public view and the size of the lot is atypical for what is seen in the neighborhood which buys the applicant some size. 3) The applicant is to return for an in-progress review of the existing and proposed grading. 4) Re-study the south side stairway so that it ties into the architecture, thereby reducing the amount of hardscape and grading on the downhill slope. 5) Applicant is to return with a landscape plan and Arborist Report. 6) Study the angled deck and the first floor angle of the family room to eliminate the angle and to be more of a step and keep consistent with the roof form architecture. 7) The Board finds that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1308 DOVER HILL RD

E-1 Zone

Assessor's Parcel Number: 019-103-016
Application Number: MST2005-00763
Owner: Eliassen Edge, LP
Landscape Architect: Phil Suding

(Proposal for site improvements including a 144 linear foot retaining wall ranging from approximately 4' up to 14'-6" tall, 305 cubic yards of as-built grading, a 1,080 square foot wood deck, a trellis, seat walls, a spa, a fountain and associated landscaping on a 19,642 square foot lot in the Hillside Design District. The lot is currently developed with a 3,532 square foot residence and an attached 936 square foot garage. The proposal will abate violations listed in ENF2005-00735.)

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

(5:19)

Rob Maday, Landscape Architect; Rune Eliassen, Owner; present.

Public comment opened at 5:27p.m.

Ray Sawyer, neighbor, stated that he is concerned with grading being conducted without a permit.

Public comment closed at 5:29p.m.

Motion: Continued indefinitely with the following comments: 1) The site design and grading is too aggressive and not compatible with the Hillside Design Guidelines. 2) The Board looks forward to seeing a terraced approach that reduces the heights of the retaining walls. 3) The significant undercutting of the slope to 2' below the finished floor elevation is not supportable. Study a design that allows for more flushed grade to the upper level finished floor, with adequate dimensions needed to provide drainage away from the house. Any additional floor planes would need to be in a terraced fashion. 4) The Board is concerned with the drainage solution proposed to date and the potential

erosion problems that would result. 5) The Board does not see the wood deck solution as being one consistent with the architecture and in the best interest of the applicant, given the northern exposure. 6) The as-built window garage door replacements and surrounds are not consistent with the architecture and that real deeper recessed windows to create significant depth would be a preferable solution, as the appliqué molding is typically not seen as a successful solution. 7) The Board does not support the proposed windows as the almost flushed condition of their installation is incompatible with the style of the architecture. 8) The Board has reservations with the profile and detailing of windows and doors. 9) The Board will expect full exterior elevations upon submittal.

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

THE BOARD RECESSED FROM 5:46P.M. UNTIL 6:07P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1317 SANTA TERESITA DR

A-1 Zone

Assessor's Parcel Number: 055-141-048
 Application Number: MST2005-00762
 Owner: Ian Wood
 Architect: Doug Reeves

(Proposal to construct a 542 square foot one-story addition to an existing 2,500 square foot one-story residence with attached 490 square foot, two-car garage on a 70,764 square foot lot located in the Hillside Design District.)

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

(6:07)

Doug Reeves, Architect, present.

Motion: Continued indefinitely and return to the Consent Calendar with the following comments:
 1) The project is ready for Preliminary Approval. 2) The applicant is to provide revised elevations consistent with the roof plane which is understood to be a roof gable, and it is also understood that the ridge line will not be greater than two feet in height of the existing ridge. 3) Applicant to provide tree protection notes on the plan.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 835 W VICTORIA ST

R-2 Zone

Assessor's Parcel Number: 039-141-001
 Application Number: MST2005-00723
 Owner: William and Dana Krebs
 Architect: Larry Warren

(Proposal to construct a 2,930 square foot, two-story addition to an existing 1,360 square foot one-story residence, creating a duplex, on a 7,750 square foot corner lot. The additions consist of a two-story residence, 2 two-car garages, a 2nd floor deck, and a minor addition to the existing residence. A modification is required for the reduction of the required open yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION.)**(6:21)**

William Krebs, Owner; and Larry Warren, Architect; present.

Chair Pierron read a memo from the City Historian, Jake Jacobus, Associate Planner/Urban Historian, with his recommendation for the front façade of the craftsman house with its Colonial Revival Porch and the Tuscan style porch supports be preserved during the proposed remodel. Mr. Jacobus's recommendation also included suggestions as to how to accomplish the preservation.

Motion: Continued indefinitely with the following comments: 1) The Board supports a modification for reduction of the open yard and with any redesign to meet the City Historian's concerns with the main house. In locating some of the open yard in the front yard, a modification would be entertained by the Board. 2) The Board would support the existing encroachment of the existing home. 3) The Board does not support the proposed side yard encroachment of the garage and suggests the R-2 setbacks be respected. 4) The Board supports the Historian's assessment that the preservation of the front home is a definite plus for maintaining neighborhood consistency. 5) Restudy locating the master suite more internal to site, preserving the front north elevation of the house, maintaining the hip roof, and studying other roof forms that would then be consistent with the existing hip form for the addition. 6) Two story second unit: The Board supports the concept of the second story and overall amount; however, is concerned with the composition of the parts, particularly as seen on the west elevation. 7) The Board would like to see the front entry be the dominant, most important piece of architecture. 8) The garage door should be a lesser predominant expression of the architecture. 9) The large scale arch top window is out of scale and style with the bungalow style of the front house. 10) Restudy all of the windows on all of the elevations to be more in keeping with the existing front house. 11) Restudy the composition of the parts, especially as seen on the west elevation, to create better architecture alignments and more of a studied composition. 12) The Board is concerned with the amount of hardscaping associated with the two separate two-car garage doors. One suggestion was made to restudy the garage doors to be coupled together in order to reduce the amount of hardscape, as the ultimate goal is to maximize the landscape and reduce the hardscape. 13) The Board does not support the use of vinyl fencing. 14) The Board cannot support a new gated entry at the drive. If the applicant can show other examples in the immediate block of gated drives, the Board may reconsider with upgraded materials. 15) If Public Works requests a sidewalk extension along Gillespie, the Board would be concerned with the preservation of the significant trees and would find that to be an important aspect of the neighborhood.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 213 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-051-003
Application Number: MST2005-00740
Owner: Michael Mc Gee, and J. R. and Barbara Schreibk
Designer: Dexign Systems
Applicant: Tony Xiques

(Proposal to construct a 1,067 square foot, prefabricated, one-story residence and a detached 420 square foot, two-car garage at the rear of a 9,583 square foot lot. The lot is currently developed with an existing 1,572 square foot duplex which will be converted to a single family residence. The proposal also includes two uncovered parking spaces and demolition of the existing 595 square foot wood shed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:55)

Tony Xiques, Applicant; and Michael McGee, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) Applicant is requested to reduce the new and existing paving to the minimum needed for a back-out and parking. 3) It is understood that the stoop raised and stairs shown in the side yard will be eliminated or resolved in some other fashion. 5) It is understood that the trees proposed to be removed trees are of no significance and the applicant is to provide documentation of those trees both on the plan and photo documentation.

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

CONCEPT REVIEW - NEW ITEM**9. 924 PHILINDA AVE**

C-2 Zone

Assessor's Parcel Number: 029-313-002
Application Number: MST2005-00778
Owner: Lance Kronberg and Alison Kronberg
Applicant: Laura Bridley
Architect: Lenvik & Minor Architects

(Proposal for a condominium conversion of an existing 4,638 square foot apartment building consisting of four three-bedroom units and to convert four single-car carports to single-car garages and construct one new single-car garage with deck on top. Also proposed on this 14,941 square foot lot is to provide one new uncovered parking space, a new trash enclosure, and a new patio area.)

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

(7:10)

Dave Jones, Architect; and Laura Bridley, Applicant; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board finds that the condominium conversion is appropriate and that the improvements made are an upgrade to the existing conditions. 2) The introduction of the deck, and the upgrade from carports are much more beautiful and traditional garages surrounds are found to be a plus. 3) The upgraded hardscape materials are a plus. 4) The introduction of the trash enclosure walls toward the front helps to create a sense of entry to the project and can be acceptable in front of the project given a significant amount of landscape screening. 5) The Board finds the modification request for the fountain at the end of the driveway to be quite acceptable given that it creates a beautiful focal point to the project and its technical nature of the modification. 6) The Board looks forward to seeing an upgrade of the hardscaping to create a stronger pedestrian access with the submitted landscape plan.

Action: LeCron/Bartlett, 6/0/1. Manson-Hing abstained.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. **1829 LOMA ST** R-2 Zone

Assessor's Parcel Number: 027-072-004
Application Number: MST2004-00076
Owner: David & Leanne Mokros
Applicant: Eric Knight

(Proposal to demolish an existing 360 square foot garage and replace it with a new 460 square foot garage. The new garage will require modifications to encroach into the required front and interior yard setbacks.)

(Review After Final for addition of one window in garage at the south elevation.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL

B. **801 SHORELINE DR** P-R/SD-3 Zone

Assessor's Parcel Number: 045-250-012
Application Number: MST2003-00872
Owner: City of Santa Barbara
Applicant: Randall Rowse
Business Name: Shoreline Cafe
Agent: Sophie Calvin

(Proposed cover of canvas for an existing outdoor deck of the restaurant.)

(Review After Final to raise height of canvas roof over deck to 12'-6" for clearance of heaters.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL**C. 1915 BARKER PASS RD**

E-1 Zone

Assessor's Parcel Number: 015-033-007
Application Number: MST2004-00617
Owner: Jean A. Moreau
Applicant: Patricio Nava

(Proposal to remodel an existing kitchen & bathroom, to add new French Doors to the existing bedroom, to replace existing windows, to construct a 465 square foot addition to an existing 1,699 square foot single family residence with a detached two-car garage in the Hillside Design District. Proposal includes new roof.)

(Review After Final for additional work consisting of a re-roof using Spanish S-tile.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted with the condition that the roof is to be s-tile and the color red.

REVIEW AFTER FINAL**D. 1037 N MILPAS ST**

R-3 Zone

Assessor's Parcel Number: 029-251-006
Application Number: MST99-00411
Applicant: Gordon Edmonds
Applicant: Terrence & Melina Calbow
Architect: Tony Xiques

(Proposed 1,341 square foot, two-story residence and attached 457 square foot garage on a 7,072 square foot lot developed with an existing two-story 1,600 square foot duplex and garage.)

(Review After Final for changes to windows, chimney and planter boxes.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**E. 15 S ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-172-018
Application Number: MST2004-00858
Owner: McCarty, William H
Architect: Rex Ruskauff

(Proposal to construct a two-story 2,053 square foot duplex with five attached covered parking spaces totaling 1,280 square feet. There is currently an existing detached one-story 700 square foot residential unit and an existing detached one-story 1,553square foot residential unit on a 14,625 square foot lot.)

(Final Approval is requested.)

Final Approval as noted on the plans.

CONTINUED ITEM**F. 3938 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-016
Application Number: MST2005-00131
Owner: Douglas W. & Patricia E. Aiken
Architect: R Johnson

(Proposal to re-stripe parking lot to include 40 parking spaces, construct a 42" stucco wall with landscaping and a new elevator to an existing 10,000 square foot commercial building.)

(Final Review is requested.)

Final Approval of the architecture as submitted and one week continuance of the landscape for the applicant to provide an irrigation plan.

NEW ITEM**G. 115 HARBOR WAY** HC/P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-018
Application Number: MST2005-00797
Owner: City of Santa Barbara
Applicant: Karl Treiberg

(Coastal Exclusion for a replacement of the Fish Float North in the Santa Barbara Harbor. Proposal for demolition and removal of the docking system, gangway, utility conduits of the existing 22 piles to be replaced with the same materials and configuration.)

Continued indefinitely with the comment that the project is ready for Final Approval.

NEW ITEM**H. 1250 NORTHRIDGE RD** A-1 Zone

Assessor's Parcel Number: 055-030-056
Application Number: MST2005-00792
Owner: Emil and Ruth Richter, Trustees

(Proposal to construct a new 498 square foot accessory structure to be used as workshop/hobby room on a 3.35 acre lot with an existing 2,115 square foot single family residence located in the Hillside Design District.)

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

Final Approval as noted on the plans.

CONTINUED ITEM**I. 3820 STATE ST**

R-O/SD-2 Zone

Assessor's Parcel Number: 057-240-052
Application Number: MST2005-00568
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 with the comment that the applicant is to provide a landscape plan showing the existing landscaping.

REVIEW AFTER FINAL**J. 619 W ORTEGA ST**

R-3 Zone

Assessor's Parcel Number: 037-101-005
Application Number: MST2003-00147
Owner: John & Hazel Blakenship/Gil & Martha Garcia
Architect: Gil Garcia

(Proposal to construct a 5,100 square foot, two-story, multi-residential building on an 11,438 square foot lot. Also proposed are a detached two-story building consisting of five, one-car garages with a 988 square foot residential unit above and five attached one-car carports. A total of five condominiums are proposed.)

(Review After Final for revised landscape plan.)

Final Approval as submitted.

CONTINUED ITEM**K. 559 RICARDO AVE**

E-1 Zone

Assessor's Parcel Number: 035-122-009
Application Number: MST2005-00716
Owner: Grant Robert Laviale & Karen 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 indefinitely to the Modification Hearing Officer.

**** MEETING ADJOURNED AT (7:30) P.M. ****