



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 19, 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, 4:39p.m.
 JAMES LECRON, Absent
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:26p.m., out at 4:35p.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 15, 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 December 12, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of December 12, 2005, with corrections.

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

C. Consent Calendar.

Motion: Table the Consent Calendar for Item E.

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

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett, with the exception of Items E and N, reviewed by Christine Pierron, with the exception of the landscaping for Items H, L, M and O, reviewed by Randy Mudge.

Action: Wienke/Mudge, 4/0/3. LeCron, Romano, Sherry abstained.

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

Motion: Item 7 to be heard out of order.

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

Motion: Item 5 to be heard out of order.

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

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Architect: Brian Cearnal
Architect: Erich Burkhart

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project requires Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Preliminary Review of the Knapp Parking Structure is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 020-05.)

Item discussed off the record and continued two weeks at Staff's request due to lack of quorum.

CONCEPT REVIEW - NEW ITEM**2. 260 EUCALYPTUS HILL DR**

A-2 Zone

Assessor's Parcel Number: 015-050-012
Application Number: MST2005-00707
Owner: David and Marilyn Wenner
Applicant: Jessica Grant
Architect: Jock Sewall

(Proposal for minor alterations to doors and windows, as-built additions to the decks on the accessory structure, an as-built patio enclosure and as-built windows. The project also includes the conversion of an existing 1,370 square foot accessory structure and attached 2,465 square foot seven-car garage into a 3,010 square foot single-family residence with an attached 825 square foot four-car garage. There is an existing 5,166 square foot single family residence located on a 3.5 acre lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT OF AN ADDITIONAL DWELLING UNIT ON AN A-2 ZONED LOT, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:16)

Jessica Grant, Applicant; Jock Sewall, Architect; and Ginger Anderson, Penfield & Smith; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) There are no aesthetic concerns with the conversion of the accessory structure and garage to a single family residence. 2) Reduce the hardscaping to the extent feasible and introduce a landscape plan at the front entry of the new unit to help distinguish between the two buildings. 3) There are no concerns with the as-built condition.

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

PRELIMINARY REVIEW

3. 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: Barr C.E.

(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.)

(5:29)

Paul Zink, Architect; and Suzanne Johnston, Planning Technician, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Board supports the proposal, as the applicant has creatively hidden substantial floor heights and the two-story building is modest in height. 2) It is suggested to refine and simplify the roof forms on the west elevation. 3) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

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

PRELIMINARY REVIEW

4. 2210 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-343-010
Application Number: MST2005-00324
Owner: Bruce Venturelli
Architect: Paul Zink

(Proposal for a 443 square foot second-story addition to an existing 1,788 square foot dwelling with a detached 498 square foot garage with a 138 square foot workshop. The property is a 7,100 square foot lot in the appealable jurisdiction of the Coastal Zone and requires a Coastal Development Permit at Planning Commission.)

(SECOND CONCEPT REVIEW.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 061-05.)

(5:51)

Paul Zink Architect; and Bruce and Wanda Venturelli, Owners, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar for Final Review.

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

THE BOARD RECESSED FROM 6:00P.M. UNTIL 6:45P.M.

CONCEPT REVIEW - CONTINUED ITEM

5. 222 SANTA BARBARA ST

OC/SD-3 Zone

Assessor's Parcel Number: 017-021-007

Application Number: MST2005-00736

Owner: Wright and Company

Architect: Peikert Group Architects

Agent: Jon Dohm

(Proposal for 16 affordable rental units within a 17,169 square foot three-story apartment building with 12 parking spaces provided in a garage on Site #3 of the Paseo de la Playa Development. Four modifications are requested for encroachment into the front yard, encroachment into the interior yard on the northeastern property line, to allow a portion of the required 15% open space to be located on the third floor patio and to provide 12 of the required 16 parking spaces.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR MODIFICATIONS AND A COASTAL DEVELOPMENT PERMIT.)

(4:37)

Jon Dohm, Agent; Detlev Peikert, Architect; and Gordon Brewer, Architect; present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board fully supports the introduction of affordable units. 2) The design of the architecture is beautiful. 3) The Board has reservations with the size, bulk and scale, and looks to the Planning Commission for direction on the benefits to the community for having affordable units versus the size of the proposal. 4) Although mitigated with stairs, the Board is still concerned with the proximity of the third story to the street at the west elevation. 5) There is opportunity to break down the mass of the architecture, particularly on the north elevation. It is suggested to eliminate or reduce the third unrequired stair to create a break between the two pieces of architecture. 6) Given the commercial quality of the neighborhood, the Board can support the modification request for the encroachment into the front yard. 7) Most of the Board supports the modification request for the encroachment of the second and third story mass. 8) Study the front stairs at the west elevation to create a stronger connection to the pedestrian paseo. 9) Study the detail of the colonnades at the south elevation to introduce different architectural elements. 10) To the extent feasible, the applicant is to provide landscaping wherever possible, particularly at the north elevation.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 1218 E MONTECITO ST**

R-2 Zone

Assessor's Parcel Number: 017-062-005
Application Number: MST2005-00611
Owner: Francisco and Maria Siordia
Contractor: Manuel Contreras

(Proposal to demolish an existing two-story duplex and two car garage, and construct three new separate two story units, each with a two car garage. The development will result in a total of 6,024 square feet of living space and 1,310 square feet of garage area on an 11,500 square foot lot.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:45)

Manuel Contreras, Contractor; and Cesar Cruz, Architect; present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the reductions that were made, however, the distribution of the square footage is problematic. 2) Study creating a one-story street presence. 3) Confirm with the Transportation Department that the back out space, turn around space and the driveway width is acceptable. 4) Return with a more clearly defined architectural style appropriate to the neighborhood. 5) Study relocating the curb cut to provide a landscape buffer to the neighbor to the north.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 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.)

(SECOND CONCEPT REVIEW.)

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

(3:22)

Ricardo Castellanos, Architect; and Katie O'Reilly, Landscape Architect; present.

Straw vote: Should the amount of wall exposure be reduced? 4/1

Motion: Preliminary Approval and indefinite continuance to the Consent Calendar with the following comments: 1) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. 2) The overall concept for developing the patio space in the front yard is valid. 3) If possible, reduce the upper seat wall to a maximum height of 16 inches. 4) The Board understands the client's desire for the proposed shape of the seat wall, however, would like to see the lower wall reduced one or two feet and to follow more of a natural arch form shape which will blend into the landscape. The intent of addressing the lower wall is to minimize its impact to the downhill slope visibility, which can be done by reducing the height, color, material and shape. 5) The Board understands that there is no railing proposed on the walls. 6) The proposed chain link fence is out of the ten-foot required setback and can be maintained at five feet, as the fence is buried within the landscape. 7) Densify the landscape to ensure the chain link fence is hidden from the view of the street. 8) The applicant is to address the mitigation concerns of staff.

Action: Bartlett/Mudge, 4/1/0. Pierron opposed.

THE MEETING WAS CLOSED AT 3:50P.M. AND RECONVENED AT 4:37P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1759 GRAND AVE

R-2 Zone

Assessor's Parcel Number: 027-141-006
Application Number: MST2005-00780
Owner: 1759 Grand Avenue Associates
Architect: Kirk Gradin

(Proposal to construct a 2,318 square foot, two-story residence (Unit A) with an attached 503 square foot garage; a 1,840 square foot two-story residence (Unit B) with an attached 518 square foot garage; and a 2,245 square foot residence (Unit C) with an attached 503 square foot garage on a vacant 16,900 square foot lot located in the Hillside Design District. The project will result in 7,927 square feet of structures on the lot. Two modifications are requested for front yard encroachment for the garage and for an over height wall along the driveway.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND MODIFICATIONS.)

(7:06)

Kirk Gradin, Architect; and Dennis Carlton, Owner, present.

Public comment opened at 7:26p.m.

A statement submitted from Lisa Kelly was read into the record which stated she is in opposition to the proposed units. Ms. Kelly's concerns are: 1) run-off from concrete; 2) traffic and parking will be adversely affected; 3) setback modifications; 4) increased density, i.e., allowing development of three large units where one single-family residence formerly stood.

Jordan Christoff, neighbor, stated that the detail of the drawings are nice, and the applicant has addressed their concerns.

Public comment closed at 7:28p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board strongly supports the front yard encroachment for the garage at Grand Avenue, as the neighborhood consists of front yard encroachments. 3) The site planning is well conceived. 4) The architecture is quite handsome. 5) It is suggested to study ways to reduce the apparent driveway linearity and to move the lower home closer to Prospect Street to allow for more open yard space

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 25 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 015-311-006
Application Number: MST2004-00158
Owner: Scott Slater
Architect: Sherry & Associates

(Proposal for 597 square feet of additions to an existing 1,944 square foot residence with a 420 square foot two-car garage in the Hillside Design District. The project includes demolition of a portion of an "as-built" pantry and abatement of violations identified in ZIR96-00140.)

(Review After Final for replacement of existing aluminum doors and windows with new vinyl doors and windows.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted on the plans 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.

REVIEW AFTER FINAL

B. 319 W PEDREGOSA ST

R-4 Zone

Assessor's Parcel Number: 027-012-003
Application Number: MST2002-00464
Architect: Garcia Architects
Owner: John Sarad
Owner: Pedregosa Cottages, LLC

(The proposed project involves the construction of six condominiums consisting of three two-bedroom units and three one-bedroom units on 12,864 square foot lot. The proposal includes twelve parking spaces and the demolition of the existing single-family residence and garage.)

(Review After Final for various minor changes to previously approved project.)

Final Approval as submitted of the changes to buildings A B and C. The applicant is to return to the Full Board for Review After Final of the site plan, grading, drainage and landscape plan.

REVIEW AFTER FINAL**C. 801 SHORELINE DR**

P-R/SD-3 Zone

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

(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.)

Final Approval as submitted.

REVIEW AFTER FINAL**D. 1400 MISSION RIDGE RD**

A-2 Zone

Assessor's Parcel Number: 019-102-036
Application Number: MST2004-00488
Owner: O Toole-Thweatt Trust dated, 11/14/00
Architect: Fusion

(Proposal to construct a new attached 450 square foot two-car garage, add 1,024 square feet of new decks and convert an existing 540 square foot garage to habitable space to a single family residence on a 19,264 square foot lot located in the Hillside Design District.)

(Review After Final for relocating the fireplace from the north east corner to the south east corner of the garage rooftop deck.)

Final Approval as submitted.

REVIEW AFTER FINAL**E. 140 CONEJO RD**

A-1 Zone

Assessor's Parcel Number: 019-042-014
Application Number: MST2005-00549
Owner: Andrew Gotelli
Architect: Robert Perez

(Proposal for a 180 square foot addition of living space, a 46 square foot deck, replacement of existing aluminum windows with dual glazed low vinyl windows, interior remodel and reconstruction of 685 square feet of existing deck area on a 2,619 square foot two-story residence with a 542 square foot attached garage on a 9 acre property located in the Hillside Design District.)

(Review After Final to extend a second floor deck over the existing master bedroom roof resulting 209 square feet of additional deck area.)

Final Approval as submitted.

REVIEW AFTER FINAL**F. 113 HARBOR WAY**

HC/SD-3 Zone

Assessor's Parcel Number: 045-250-004
Application Number: MST2003-00849
Owner: City of Santa Barbara
Applicant: Verizon Wireless
Architect: Arthur Anderson
Agent: Ridge Communications
Agent: Leah Emerson

(Proposal to install a wireless antenna facility. Proposal to add a chimney extension to the Naval Reserve Waterfront Building (a City Landmark) that will enclose a total of six antennas, which will be reviewed by the Historic Landmark Commission. The new wireless equipment will be housed in a 360 square foot equipment shelter to be located between the existing boat yard and the existing screen wall for the Yacht Club parking which is located in the Appealable Jurisdiction of the Coastal Zone. The project also includes trenching the existing asphalt to underground the necessary coaxial cable in an underground vault.)

(Review After Final for the installation of a 30-day temporary mobile wireless unit.)

Final Approval as submitted for the 30-day temporary unit.

REVIEW AFTER FINAL**G. 2410 FLETCHER AVE**

C-O Zone

Assessor's Parcel Number: 025-052-022
Application Number: MST2004-00872
Owner: Santa Barbara Cottage Hospital
Architect: Phillips Metsch Sweeney Moore

(Proposal to remodel the interior of an existing 12,136 square foot three-story building and construct an attached 1,250 square foot addition to the first floor. The project will also involve re-striping and reconfiguring the parking lot to add five parking spaces.)

(Review After Final for paint change and to alter windows.)

Final Approval as submitted.

FINAL REVIEW**H. 21 BATH ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-091-003
Application Number: MST2005-00597
Owner: Marina Beach Motel Limited Partners
Landscape Architect: Carol Gross
Contractor: Kanyon Construction

(Proposal to replace existing patio fences (along Mason Street) for Marina Beach Hotel located in non-appealable jurisdiction of the Coastal Zone.)

(Final Approval is requested.)

(Modification approved on November 2, 2005.)

Final Approval as submitted of the fences and Final Approval as submitted of the landscape plan.

FINAL REVIEW**I. 210 STEARNS WHARF**

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022
Application Number: MST2005-00693
Business Name: Ty Warner Sea Center
Agent: Jennifer Foster
Owner: Santa Barbara Museum of Natural History

(Proposal to replace existing, gooseneck, light fixtures for the exterior Ty Warner Sea Center sign with LED lights.)

(Final Approval is requested.)

Final Approval as noted on the plans.

CONTINUED ITEM**J. 309 LADERA ST**

R-4 Zone

Assessor's Parcel Number: 037-221-002
Application Number: MST2004-00805
Owner: Wun Thong Chang
Agent: Steve Welton

(Proposal for the conversion of an existing 4,905 square foot, four unit apartment complex with four attached two-car garages and 128 square feet of porch space into four condominiums on a 11,128 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 066-05.)

Final Approval as noted on the plans.

NEW ITEM**K. 18 SOLANA CT**

E-3/SD-3 Zone

Assessor's Parcel Number: 047-071-009
Application Number: MST2005-00440
Owner: Josephine M. Wagner Trustee
Applicant: David Burke

(Proposal for a 567 square foot addition to an existing single family residence on a 16,380 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. Proposal includes removing an existing non-permitted carport and adding a new two-car 400 sf carport attached to the house. Planning Commission is required for a review of a Coastal Development Permit and Modification to exceed 500 sf of covered parking area.)

(ABR review of proposed carport required as a condition of Planning Commission approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 076-05.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL**L. 1002 ROBLE LN** E-1 Zone

Assessor's Parcel Number: 019-241-027
Application Number: MST2004-00829
Owner: John Gardiner
Designer: Mike Auakian
Applicant: Jose Garcia

(Proposal for 3 new as-built retaining walls which includes 70 cu yards of grading in the rear yard of a single family home in the Hillside Design District.)

(Review After Final for an additional "as-built" 20' long 30" high bench wall with guard rail.)

(Project requires Neighborhood Preservation Ordinance Findings.)

Final Approval as submitted 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**M. 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 and Michael Cristilli

(Proposal for an 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.)

(Final Approval is requested.)

Final Approval as noted on the plans.

CONTINUED ITEM**N. 107 VIA DEL CIELO** E-1 Zone

Assessor's Parcel Number: 035-050-059
Application Number: MST2005-00403
Owner: Michael S. and Christine L. Holland
Architect: Pacific Architects

(Proposed alteration to an existing two-story 3,706 square foot residence with a detached two-car garage to include new exterior stairs, retaining walls, patio area with built-in barbeque, and stair replacement to the garage on 38,020 square foot lot in the Hillside Design District.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval with condition to match the exterior railing where new rails are proposed 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

O. **559 RICARDO AVE**

E-1 Zone

Assessor's Parcel Number: 035-122-009

Application Number: MST2005-00716

Owner: Grant Robert and Karena Monica Laviale

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 on a 9,362 square foot lot in the Hillside Design District.)

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

Continued indefinitely at applicant's request.

**** MEETING ADJOURNED AT (7:47) P.M. ****