



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, May 30, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

- BRUCE BARTLETT, Chair – Present
- JAMES LECRON, Vice-Chair – Present
- CHRISTOPHER MANSON-HING – Present, left 4:40 p.m. to 4:42 p.m.
- GARY MOSEL – Present
- RANDY MUDGE – Present, left at 4:05 p.m.
- LAURIE ROMANO – Present
- DAWN SHERRY – Present
- MARK WIENKE – Present

CITY COUNCIL LIAISON:

GRANT HOUSE – Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON – Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Absent
- KELLY BRODISON, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required 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>

PLEASE BE ADVISED

- 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 an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the 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 ABR 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.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- 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.
- **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.**
- **AMERICANS WITH DISABILITIES ACT:** 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.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at 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 Building and Safety Staff 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 May 25, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
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 May 22, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 22, 2006, with corrections.

Action: Manson-Hing/Mudge, 8/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Mark Wienke with the exception of the landscaping for Items D and L, reviewed by Randy Mudge.

Action: Mudge/Manson-Hing, 8/0/0.

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

1. Ms. Brodison announced that Item 8, 115 West Canon Perdido, is continued one week at the applicant's request.

Motion: Continued one week at the applicant's request.

Action: Wienke/Manson-Hing, 8/0/0.

2. Mr. Wienke announced he would be stepping down from Item 4, 254 Santa Catalina, and Item 5, 526 West Anapamu Street.

3. Mr. Mudge announced he will be leaving the meeting after the conclusion of Item 3.

E. Subcommittee Reports.

Mr. Wienke and Mr. LeCron reported that they attended the Airport Improvement Subcommittee meeting on Wednesday, May 24, 2006. The architects demonstrated that they are knowledgeable and their conceptual review presentation was informative. The Airport Commission is going to be presented with the initial schematics/conceptual designs at the end of August.

The Subcommittee came-up with a calendar of future meetings. Initially the frequency of meetings will be every other week through August and will then continue on a regular weekly basis.

The Subcommittee members plan to keep the Board frequently abreast of issues that have already been addressed at subcommittee meetings so that they are not repeated when the projects are presented before the Board.

F. Possible Ordinance Violations.

No reported violations.

MISCELLANEOUS ACTION ITEM:

1. REQUEST TO FORWARD A RECOMMENDATION TO CITY COUNCIL TO ADOPT THE LOWER RIVIERA SPECIAL DESIGN DISTRICT GUIDELINES.

(3:26)

Jake Jacobus, Associate Planner/Urban Historian, held a discussion with the Historic Landmarks Commission, requesting comments to take under advisement and a recommendation to City Council to adopt the Lower Riviera District Guidelines.

Motion: Recommendation to forward the Lower Riviera Special Design District Guidelines to City Council for consideration with the following comments: 1) The majority of the Board feels that the adoption is premature without the survey results to clearly demonstrate the boundaries and the need for the historic district. 2) The Board is concerned that the additional Special Design District buffer around the historic district should not be as stringent in terms of its design criteria. 3) Perhaps a more legitimate approach for this Special District buffer would be to eliminate some of the exemptions for design review; and increase ABR triggers for the buffer area. 4) Boundaries should occur more mid-block, so that the street sense remains the same on both sides. 5) Interim guidelines should be limited only to the historic district and based on the survey results.

Action: Wienke/Manson-Hing, 7/0/1. Mosel opposed.

CONCEPT REVIEW - NEW ITEM**2. 100 FREDERIC LOPEZ RD**

(4:02) Assessor's Parcel Number: 073-080-068
Application Number: MST2006-00238
Owner: City of Santa Barbara
Agent: Leif Reynolds

(Proposal to repave and restripe the existing parking lot for the addition of 5 parking spaces from 27 to 32 total parking spaces. Proposal also includes three new trees and multiple landscape planters, and new outdoor parking lot lighting to match the previously approved lighting. This project is located in the airport industrial area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Leif Reynolds, Project Engineer
David Black, Architect

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the improvements and the added landscape to be a benefit to the existing condition of the old roadway. 2) Widen landscape planters abutting the face of the northerly building. 3) Extend the landscaping further east to screen the existing fence that is at the eastern zone of the north building. 4) Show the proposed landscaping at the very eastern portion of the site. 5) Provide a new location for the proposed enlarged trash enclosures so as to save the existing tree. 6) Consider enhanced materials that would allow some amount of permeability, if appropriate with the type of soil condition. 7) Proposed lighting for the parking lot should be the Lumec Domus standard light fixture with the fluted concrete pole. 8) Restudy the location of the proposed parking lot lights so that they will not be damaged by cars, aligning them between the vehicle stalls at the stripes. 9) Photometric study should be provided in order to determine the appropriate light level.

Action: Manson-Hing/Romano, 8/0/0.

**** THE BOARD RECESSED 4:25 P.M. TO 4:26 P.M. ****

IN-PROGRESS REVIEW**3. 6100 HOLLISTER AVE**

(4:26) Assessor's Parcel Number: 073-080-065
Application Number: MST2005-00480
Owner: Karen Ramsdell/City of Santa Barbara
Business Name: Citrix Centre
Agent: Susan McLaughlin
Applicant: Andrew Bermant
Agent: Laurel Fisher Perez

(Proposal to develop a mixed use industrial and commercial development, totaling 180,000 square feet located in sub-area #2 and sub-area #3 of the Santa Barbara Airport Area Specific Plan.)

(FINAL APPROVAL OF GRADING, LANDSCAPING AND PUBLIC IMPROVEMENTS IS REQUESTED. PROJECT REVISIONS ARE BEING PROPOSED AT THIS TIME.)

Present: Andrew Bermant, Applicant
Rinaldo Veseliza, Citrix Representative
Brian Poliquin, Poliquin-Kellogg
Katie O'Reilly Rogers, Landscape Architect, present at 4:30 p.m.
Joseph Cortes-Luque, Electrical Principal, Building Solutions Group
Steve Freisen, Freisen Consultants
Steve Wang, Principal, Penfield & Smith

Motion: Final approval of the details and continued indefinitely to the Consent Calendar with the following conditions: 1) Grading and drainage component: The Board finds the plan acceptable, but would like to see a relocation of the proposed catch basins at the depressed lawn areas so as to not interfere with the function of that space. 2) Site Lighting: a) The Board approves the proposed parking lot light as long as it is done in the dark bronze tone. b) The locations need to be coordinated with the landscape to avoid conflicts. 3) Way finding bollards: The Board is comfortable with both selections that have been presented, but would recommend a downsizing of the bollard diameter and utilizing directional lighting along the path to minimize the glow. 4) Street Lighting: a) The light pole should be the fluted concrete in natural grey color with the arm mounted with Lumec Domus light fixtures. b) Those fixtures should be shown in conjunction with the landscape to avoid conflict with trees and other items. 5) Landscaping: a) The Board appreciates that the quantity of landscape has not been diminished. Utilize larger tree sizes; 48 inch box for the main entry area approaching Building A from the south and 36 inch box specimens for the side entries from Frederick Lopez Road and David Love Place. b) The landscape plan shall reflect the newly added parking adjacent to the entry, address the remaining areas that are not depicted at this point, and include the appropriate irrigation. 6) The Board approves the enhanced colored concrete paving as depicted with the exception of the front entry, which shall be elaborated for the entire entry on the south side. 7) The proposed brick pattern and coloration are acceptable and it is understood that the perimeter course will be motor set, without a header. 8) Dog run area: The Board is concerned that the dogs may need shade and additional canopy trees should be incorporated. 9) The meandering sidewalk depicted along Hollister Avenue shall be in colored concrete, and flared at the corner of Frederick Lopez and Hollister, so as to be the meet the curb at the bus stop.

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

**** THE BOARD RECESSED 6:05 P.M. TO 6:33 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 254 SANTA CATALINA**

E-3/SD-3 Zone

(6:33) Assessor's Parcel Number: 045-161-030
Application Number: MST2006-00233
Owner: Ben C. Juricek and Alison M. De Lorenzo
Architect: Mark Wienke

(Proposal for a 1,506 square foot, two-story addition to an existing 1,028 square foot one-story single family residence on a 6,000 square foot lot. The proposal includes a 238 square foot addition to the existing attached 244 square foot garage. 20 cubic yards of grading outside the building footprint is proposed. The project is located in the Non-appealable Jurisdiction of The Coastal Zone and requires a Coastal Exclusion.)

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

Present: Mark Wienke, Architect
Ben C. Juricek, Owner

Motion: Preliminary approval with the project to return to the Consent Calendar for final approval with the following comments: 1) The proposed second-story addition and chosen style are appropriate for the neighborhood. 2) The Board is concerned with the steepness of the upper-story roof, at the 5 and 12 roof pitch, and would like the applicant to study a slight reduction to minimize the second-story mass. 3) Some Board members feel that the entry tower could be lowered. 4) Most of the Board members feel that the entry mirador would be more appropriate to have a corner window that faces the street to relieve the massiveness of the cantilever. 5) The mirador shall have a differentiated roof in copper or another material, other than tile. 6) The Neighborhood Preservation Ordinance criteria have been met in accordance with Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: Manson-Hing/Sherry, 6/0/0. Wienke stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 526 W ANAPAMU ST**

R-3 Zone

(7:14) Assessor's Parcel Number: 039-152-008
Application Number: MST2005-00311
Owner: Mark Jacobsen
Architect: Mark Wienke

(Proposal to construct five attached two-story condominium units. The proposed units include two 832 square foot two-bedroom units and three 518 square foot one-bedroom units, each with an attached two-car garage. A modification is required to allow all five garages to encroach into the interior yard setback. Planning Commission approval is required for a Tentative Map for a one-lot subdivision. The project includes demolition of two single-family residences, a detached garage, a shed, and proposes 20 cubic yards of grading outside the main building footprint on the 10,199 square foot lot.)

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

This project was heard out of order.

Present: Mark Wienke, Architect

Public comment opened at 7:25

Ms. Celeste Barber, neighbor, expressed opposition to the project.

Public comment closed at 7:29

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the site planning and diminutive scale of the individual residential units in the proposed condominium project to be well-suited for this high-density neighborhood. 2) The Board supports the modification request for the encroachment into the interior yard setback, for the garages only, as it is in keeping with what has been allowed in the less dense R-2 Zone. 3) The architectural style and materiality is quite playful and is very successful. 4) Some Board members have expressed concern over the silo; the majority feels that the silo adds character to the project, but would like to see a restudy of the front unit to help ground the silo as viewed from the street. 5) The front unit should be reconsidered in its floor plan arrangement so that it is more street friendly, either presenting an entry or more windows toward the street. 6) The Board is concerned with the driveway layout, that there may not be sufficient turning radius for the automobiles at the garage approaches. 7) The Board has concern with the historical status of the existing house and would like to have the City Historian's opinion prior to the applicant returning before the Board. 8) The Board finds the existing house to be a good example. If it is not used on-site, perhaps the owner can donate the house for relocation to another site.

Action: LeCron/Sherry, 6/0/0. Wienke stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 427 ALAMEDA PADRE SERRA

R-2 Zone

(6:53) Assessor's Parcel Number: 031-391-010
 Application Number: MST2006-00123
 Owner: Perry Perkins
 Architect: Lori Kari

(Proposal for exterior alterations and construction of three wooden decks for an existing 2,728 square foot residential duplex. The proposed alterations are: replacement of 3 windows with French doors, replacement of all remaining existing windows with vinyl clad dual glazed windows, replacement of garage doors, addition of a wood trellis above the garage doors, and obtaining a permit for the "as-built" replacement of cement walkways with wood walkways. A modification is required for deck encroachments into the non-conforming open yard area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

Motion: To review this project out of order.

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

Present: Lori Kari, Architect

Motion: Continued one week to the Consent Calendar with the following comments: 1) Applicant is to provide photo documentation of the view from where the proposed decks are going to be looking at the next door neighbor for verification of privacy concerns. If there are no impacts on neighbor's privacy, the Board feels the modification is supportable in that it is technical in nature and does increase a reasonable outdoor space. 2) It is understood that the balcony detailing will match the existing railing details.

Action: Le Cron/Mosel, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1022 CARPINTERIA ST

R-2 Zone

(7:59) Assessor's Parcel Number: 017-213-005

Application Number: MST2006-00216

Owner: Joseph G. and Mary F. Chumbrek, Trustees

Applicant: Thomas Beuadette

(Proposal for a two-story 1,948 square foot second residential unit on an 11,250 square foot lot with an existing 1,409 square foot single family residence and 477 square foot accessory structure. The proposed unit will have an attached two-car garage, an attached one-car garage, and one uncovered parking space. The proposal includes 115 cubic yards of grading outside the main building footprint.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Thomas Beuadette, Edwards-Pitman Architects
Joseph Chumbrek, Owner

Motion: Ready for preliminary approval and the project to return to the Consent Calendar with the following comments: 1) The Board finds the architecture to be handsome and well placed on the site. 2) There is concern over the preservation of the existing oak tree at the rear and the Board would look for the applicant to return with both an arborist report and details on the proposed grading and amount of fill, if any, that will be occurring at the tree. 3) The Board would like to see additional trees on both sides of the driveway near the center portion of the site, and perhaps a canopy tree at the radius point of the turn into the uncovered parking space. 4) Provide additional photo documentation from the second level of the proposed deck to ensure there are no privacy impacts for the adjacent property. 5) The Board looks forward to quality detailing when the project returns. 6) Some Board members are concerned that the skylights look out of place; they may be reconsidered due to the minimal public view.

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

IN-PROGRESS REVIEW**8. 115 W CANON PERDIDO**

C-2 Zone

(7:50) Assessor's Parcel Number: 037-042-022
 Application Number: MST2005-00554
 Owner: General Telephone Company of California
 Applicant: Michael Morgan
 Architect: JTC Architects
 Applicant: Jim Tousignant
 Business Name: Verizon California, Inc.

(Proposal for a lot line adjustment and voluntary lot merger of ten legal lots including the GTE Telephone Building at 101 W. Canon Perdido Street. Proposal includes stair enclosure addition and reconfiguration of existing exterior metal stairs, new chain link fencing, restriping existing parking lot and adding new planters in the parking lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A LOT LINE ADJUSTMENT AND VOLUNTARY LOT MERGER)

Continued one week at applicant's request.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 40 CASS PLACE**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-302-0BL
 Application Number: MST2004-00334
 Applicant: Owen Thomas
 Architect: David Black
 Owner: City of Santa Barbara Airport
 Architect: Banyan Architects

(Proposal to construct three metal aircraft hangars (T-hangars) totaling 31,000 square feet and to demolish an 8,400 square foot building at the Santa Barbara Municipal Airport. The project also includes the Taxiway B realignment project, which consists of the demolition of the existing northern end of Taxiway B (approximately 93,200 S.F.) including the removal of existing taxiway paving and lighting and the construction of a new taxiway B (approximately 167,760 S.F.) including asphalt paving, drainage, marking, lighting and signing.)

(Review After Final for a restudy of the proposed colors.)

Final Approval as noted of the Review After Final.

REVIEW AFTER FINAL**B. 250 LAS ALTURAS RD**

A-1 Zone

Assessor's Parcel Number: 019-320-048
Application Number: MST2004-00689
Owner: Jonathan H. Ziegler
Applicant: Hochhauser Blatter Architects

(Proposal to demolish an existing one-story 2,450 square foot single-family residence and a garage to construct a one-story 1,990 square foot single-family residence with an attached 510 square foot garage on a 2.99 acre lot located in the Hillside Design District.)

(Review After Final for reduction of plaster parapet height, revised windows, substitution of guardrail rather than continuation of first story wall for upper-story deck, enlargement of master bath window, and weathering zinc on garden wall.)

Final Approval as noted of the Review After Final.

REVIEW AFTER FINAL**C. 2439 CALLE LINARES**

E-1 Zone

Assessor's Parcel Number: 041-411-011
Application Number: MST2001-00145
Owner: Joel & Siobhan Thames
Agent: Cheryl Jensen

(Proposal to construct retaining walls, new stairs in the side yard, an entry deck, a trash enclosure, and landscaping on a 16,729 square foot lot with a 2,400 square foot, two-story residence located in the Hillside Design District. Modification approval is required to permit the new construction and trash enclosure to be located within the required front and interior yard setbacks.)

(Review After Final for removal of walkways, stairs and changes to site walls.)

Final Approval as noted of the Review After Final.

FINAL REVIEW**D. 1218 E MONTECITO ST**

R-2 Zone

Assessor's Parcel Number: 017-062-005
Application Number: MST2005-00611
Owner: Francisco & 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 5,446 square feet of living space and 1,296 square feet of garage area on an 11,500 square foot lot.)

(Final Approval is requested.)

Final Approval as noted of the Architecture with Historic Landmarks Commission's Conditions of Approval. Indefinite continuance of the landscape plan. The applicant is to return with a complete landscape plan with plant names, sizes, and an irrigation plan.

REVIEW AFTER FINAL**E. 1204 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 039-151-007
Application Number: MST2003-00830
Owner: Sergio Verduzco
Architect: Jose Esparza

(The project has been revised. Proposal to construct a new 1-1/2 story detached residential unit to an existing 1,574 square foot single-story residence. The new residence is proposed to be 1,277 square feet with an attached 502 square foot two-car garage on a 5,600 square foot lot.)

(Review After Final for relocation of two electrical meters, reconfiguration of paving and front elevation, revisions to the landscape plan and the introduction of interlocking pavers.

Final Approval of Review After Final as submitted.

REFERRED BY FULL BOARD**F. 29 S ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-172-015
Application Number: MST2006-00140
Owner: Adrian A. and Rhonda R. Gutierrez
Applicant: Jose Esparza

(Proposal to construct a two-story, 2,438 square foot, single family residence with attached two-car garage on an 8,250 square foot lot that has an existing 970 square foot single family dwelling. The project includes demolition of an existing 520 square foot garage/storage building. The proposal includes four parking spaces; two in the new garage attached to the new dwelling and two uncovered spaces.)

(Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**G. 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 to condominiums 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 on a 20,080 square foot lot.)

(Project requires compliance with Planning Commission Resolution NO: 019-06. Final Approval is requested.)

Preliminary Approval and Final Approval of the architecture and landscaping as submitted.

CONTINUED ITEM**H. 120 S HOPE AVE F-27**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2006-00161
Owner: Macerich La Cumbre, LLC
Applicant: The Conceptual Motion Co.
Designer: WD Partners

(Proposal to change the exterior facade of an existing building in the La Cumbre Mall from a restaurant use to a retail use and to construct two new awnings on the building.)

(Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**I. 1618 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 027-153-050
Application Number: MST2006-00307
Owner: Jennifer L. Wood

(Proposal to remove the existing red s-tile roof and replace with MCA Oriental Style, green roof material on a two-story residence on a 5,115 square foot lot located in the Hillside Design District. The proposal also includes removing the existing built up roof with white cap sheet.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week.

NEW ITEM**J. 3535 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-053-001
Application Number: MST2006-00275
Owner: Ontare Land Partners LP
Architect: Lenvik & Minor

(Proposal for a 180 square foot equipment enclosure to the rear of an existing 1,250 square foot commercial building. Also proposed are two trellises and an entry awning, new exterior paint.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO: 016-91.)

Final Approval as noted.

NEW ITEM**K. 213 W CANON PERDIDO ST** C-2 Zone

Assessor's Parcel Number: 037-041-004
Application Number: MST2006-00308
Owner: 213 Canon Perdido LLC
Contractor: Carpinteria Glass

(Proposal to change the existing tinted and clear glass windows on the west side to all tinted glass windows with three awning windows with tan vinyl frames and remove the louvers. Also replace the opaque glass window on the south side with a new clear glass window.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final Approval as noted.

NEW ITEM**L. 1298 LAS POSITAS RD** A-1 Zone

Assessor's Parcel Number: 047-010-034
Application Number: MST2006-00310
Owner: City of Santa Barbara
Architect: Kevin Connors
Contractor: Lash Construction

(Proposal to place a temporary stockpile of soil from Cottage Hospital Storm Drain Project and Westside Hospital Storm Drain Project. Approximately 30,000 cubic yards of soil will remain on the site for 1-2 years.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND CITY PARKS APPROVAL.)

Continued indefinitely with the comment to include erosion control planting.

REVIEW AFTER FINAL**M. 3002 PASEO DEL REFUGIO** E-3 Zone

Assessor's Parcel Number: 053-201-008
Application Number: MST2005-00696
Owner: Gutierrez, Raul
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.)

(Final Approval of the Landscape Plan is requested.)

Continued indefinitely at applicant's request.

**** MEETING ADJOURNED AT 8:15 P.M. ****