



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 12, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:07 P.M.

BOARD MEMBERS:

- BRUCE BARTLETT, Chair, Present
- JAMES LECRON, Vice-Chair, Present
- CHRISTOPHER MANSON-HING, Present
- GARY MOSEL, Present
- RANDY MUDGE, Present
- LAURIE ROMANO, Present
- DAWN SHERRY, Present
- MARK WIENKE, Absent

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present from 3:39 p.m., until 3:41 p.m.
- KELLY BRODISON, Planning Technician, Present
- KATHLEEN GOO, Commission Secretary
- GLORIA SHAFER, Commission Secretary

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 folded 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>

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 June 8, 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 8:00 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 June 5, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 5, 2006, with corrections.

Action: LeCron/Manson-Hing, 7/0/0 (Romano abstained from Item #3, 336 N. Milpas Street).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member LeCron with the exception of the landscaping for Items C, K, and L reviewed by Board member Mudge (Item H, 1400 Dover Road has been referred to HLC, and Item M, 400 Block Coronel Street has been continued indefinitely at the applicant's request.).

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

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

1. Ms. Brodison announced the following changes to the agenda:

a) Item #4, 642 Surf View Drive, and Item #7, 618 Castillo Street was formally withdrawn by the applicant.

b) Board member Wienke will be absent from tonight's meeting.

Motion: To hear Item #8, 628 Pico Avenue out of order and in place of the removed Item #4.

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

Motion: Regarding Item K, 17 Celine Drive, Conditions of Approval provided by staff as part of the approval.

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

2. Jaime Limón, Senior Planner, announced that last Thursday, June 8 staff conducted a site visit with the Planning Commission to various neighborhoods and project sites. The Planning Commission is carefully examining the proposed FARs to determine whether or not they are too restrictive, a final determination will be made by the Planning Commission on Thursday, June 15, 2006.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 1017 E HALEY ST**

R-2 Zone

Assessor's Parcel Number: 031-242-020
Application Number: MST2006-00116
Owner: Robert Bartlein & Priscilla Jacobs
Architect: Vadim Hsu
Contractor: Ken Smith

(Proposal to demolish two existing apartment units and detached garage and construct three new apartment units. The project consists of a duplex with two 719 square foot two-bedroom units and attached 232 square foot two-car carport, and a 935 square foot three-bedroom unit. Four additional parking spaces will be provided consisting of a 300 square foot two-car carport and two uncovered parking spaces. There will be approximately 150 cubic yards of cut grading outside the building footprints on the 9,056 square foot lot. One of the two-bedroom units is an affordable unit and a modification is required to allow bonus density for lot area to be less than required for three units.

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(3:24)

Vadim Hsu, Architect, present.

Motion: Continued indefinitely to the Staff Hearing Officer and to return to the Consent Calendar for Preliminary Approval with the following comments: (previous comments #1, 2, 9-12 carried forward*) 1) The Board finds the site design and overall massing of the project supportable.* 2) The Board supports the lot area modification to gain the affordable unit at the front of the site.* 3) The porch railing design at the rear unit is to match that of the front unit. 4) Restudy the juncture of the plaster wainscot where it meets the wood siding to include an extended sill similar to the window condition. 5) The applicant shall return with quality detailing for the doors and windows.* 6) The Board supports the integration of the solar panels at the central carports.* 7) The delineated paving at the driveway for pedestrian access to the rear unit.* 8) Study the front stair to further open the railing as it ascends to the second story unit, the use of the 8-inch lap siding for the lower portion of the stair element is acceptable.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 1515 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-031-005
Application Number: MST2006-00203
Owner: Jeffrey Seawards
Architect: William Cooper

(Proposal to construct a new 3,347 square foot two-story, single-family residence with attached 480 square foot two-car garage, and a 473 square foot second-floor covered deck and stair on a vacant 10,996 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The project includes 207 cubic yards of grading outside the building footprint.)

(Second Concept Review.)

(PROJECT REQUIRES A COASTAL EXCLUSION.)

(3:51)

William Cooper, Architect, present.

Motion: Continued indefinitely pending Coastal Exclusion with the following comments:
1) The project is ready for Preliminary Approval and can return on the Consent Calendar for Final Approval. 2) The revised scheme is an improvement, especially in site utilization and minimizing grading impacts. 3) The house steps nicely with terrain, and the split level design integrates well with slope of the natural topography. 4) The second story decks are supportable as there is no impact to the neighbors. 5) Restudy the south exterior stair to architecturally integrate it into the main structure 6) Study the height of the chimney at the roof deck to comply with the building code.

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

***** **THE BOARD RECESSED FROM 4:05 P.M. UNTIL 4:20 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1023 CACIQUE ST A**

R-3 Zone

Assessor's Parcel Number: 017-213-014
Application Number: MST2005-00297
Owner: John F. Luca
Applicant: April Verbanac
Architect: Keith Nolan

(Proposal for the construction of two new condominium units and the conversion of two existing units to condominiums. Proposed new construction is a two-story addition consisting of a 748 square foot first-floor unit with attached 230 square foot garage, a 1,230 square foot two-story unit with attached 584 square foot garage, and an attached 256 square foot garage to serve the existing one-story unit. The existing units to be converted consist of a 1,092 square foot one-story unit and a 2,160 square foot three-story unit with attached 584 square foot garage. Lot size is 11,264 square feet. A Modification is requested to allow seven parking spaces rather than the required eight spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION AND A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(4:20)

Keith Nolan, Architect for Design Architect, Inc.; David Black, Landscape Architect; and John F. Luca, Owner, present.

Public comment opened at 4:34 p.m. and, as no one wished to speak, closed at 4:35 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) Although the current proposal has many positive attributes, the bulk and density is focused to the rear of the site, thereby making removal of a mature oak tree necessary. Study the site plan strategies in favor of saving the existing oak tree. 2) The Board appreciates the attempt to preserve the front one-story residence and the character it presents to the street. The applicant should study other creative ways to maintain a similar feeling by making a duplex out of the front building, thereby minimizing the mass of the rear building and saving the oak tree. 3) The Board reserves judgment of the parking modification until reviewing the scheme chosen by the applicant, and finds merit in supporting a parking modification if it could save the existing oak tree. 4) The Board appreciates the applicants willingness to work with the board towards preservation of the oak tree. 5) Study ways of making entries to the units more prominent. 6) Study ways to minimize the hardscape, and maximize the landscape.

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

PRELIMINARY REVIEW**4. 642 SURF VIEW DR**

E-1 Zone

(5:10) Assessor's Parcel Number: 035-093-008
Application Number: MST2005-00790
Owner: Tony & Mar Arroyo
Architect: Carol Gross

(Proposal to add 183 cubic yards of fill dirt and construct 280 linear feet of new retaining walls to stabilize hillside landscaping on the eastern portion of an 11,858 square foot lot in the Hillside Design District. The proposed heights of the walls range from 1' - 8' above natural grade. Also proposed is an as-built retaining wall ranging from 3' to 9' above grade in the western part of the property. A modification is required for the as-built walls encroaching into the 30 foot front yard setback in the western part of the property.)

(Modification approved March 29,2006.)

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

Continued indefinitely to Full Board at the applicant's request.

CONCEPT REVIEW - NEW ITEM**5. 656 AURORA AVE**

E-1 Zone

(5:45) Assessor's Parcel Number: 035-101-015
Application Number: MST2006-00296
Owner: Reid Family 2002 Trust
Architect: Leonard Paquette
Contractor: Lewis Alexander Construction
Contractor: David Lewis

(Proposal for a 396 square foot addition at rear of an existing 1,950 square foot single-family residence with an attached 416 square foot two-car garage on a 10,300 square foot lot in the Hillside Design District.)

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

(6:06)

David Lewis, Contractor, present.

Motion: Preliminary Approval of the project 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, and continued indefinitely to the Consent Calendar.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1120 ARBOLADO RD**

E-1 Zone

(6:05) Assessor's Parcel Number: 019-220-010
Application Number: MST2006-00276
Owner: Sean Hecht
Designer: AB Design Studio, Inc.
Contractor: John Moffet

(Proposal to construct a new swimming pool, a 410 square foot detached two-car garage, a 325 square foot cabana, and related hardscape in the front of the 11,264 square foot lot in the Hillside Design District. The existing front yard swimming pool, walkway, stairs, and patio area will be demolished. A Modification is requested for encroachment of the cabana into the front yard setback.)

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

(5:18)

Clay Aurrel, Designer for AB Design Studio; and Sean Hecht, Owner, present.

Public comment opened at 6:29 p.m.

Mr. Jim Sterne, neighbor, expressed his support for the proposed project. Mr. Sterne requested story-poles to help determine the effect of the second-story terrace addition and trellis from his property, and expressed appreciation of Mr. Hecht's extraordinary open communication efforts with his neighbors.

Public comment closed at 6:30 p.m.

Motion: The project is ready for Preliminary Approval, continued indefinitely to the SHO and returning to the Consent Calendar for final approval with the following comments: 1) The proposed front yard additions of the swimming pool, new garage, and cabana structure, with associated trellis, are benefits to the public view on the down-slope side of the proposed project and mask the mass of the house as currently expressed. 2) The modification request for the cabaña structure is supportable as it is technical in nature and clearly out of the front yard setbacks, while in front of the main house. 3) Suggest applicant work with neighbor and put up story poles prior to their Modification Hearing date, although this is not a requirement of the ABR. 4) Restudy the proposed hardscape improvements that indicate a significant amount of fill under the easterly edge of the existing oak tree drip line. 5) Provide an arborist report to ensure that the proposed improvements will not be a detriment to the existing mature tree. 6) Provide high quality garage doors.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 618 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 037-113-028
Application Number: MST2006-00261
Owner: Mark E. Morando
Applicant: Fernand Sarrat
Architect: JYL Ratkevich

(Proposal to construct two residential condominium units to be attached to an existing single-family residence. The proposal includes conversion of the existing two-story 2,275 square foot residence to a condominium and demolition of the existing two-car garage. The three-story addition will consist of a 632 square foot one-bedroom unit, a 1,538 square foot three-bedroom unit, two 400 square foot two-car garages, and a 220 square foot one-car garage. The project will result in a 5,365 square foot structure containing three residential condominiums on a 7,500 square foot lot. A Modification is requested to provide one parking space for the one-bedroom unit instead of the required two parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION AND A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Project has been formally withdrawn by the applicant.

THIS ITEM WAS HEARD OUT OF ORDER**CONCEPT REVIEW - CONTINUED ITEM****8. 628 PICO AVE**

R-3 Zone

Assessor's Parcel Number: 031-103-006
Application Number: MST2006-00148
Owner: Rafael & Maria Lopez
Applicant: Frank Medina

(Proposal for a second single-family residence on the rear of a 6,750 square foot lot with an existing one-story 1,056 square foot single-family residence. Proposed is a two-story 1,784 square foot single-family residence and an attached 487 square foot two-car garage and attached 387 square foot two-car carport. The proposal includes demolition of the existing two-car carport.)

(Second Concept Review.)

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

(5:14)

Frank & Rosa Medina, Applicants, present.

Public comment opened at 5:32 p.m.

Ms. Elaine Webster, neighbor, expressed her support for the proposed project. Ms. Webster commented that she does not foresee problems with parking.

Public comment closed at 5:33 p.m.

Ms. Brodison clarified parking and zoning issues for the Board.

Motion: Continued three weeks to Full Board with the following comments: 1) Study the required outdoor spaces to eliminating the carport and decks with the goal of increasing the landscaped area at the open parking. 2) The Board will consider a simple, traditional Santa Barbara Spanish style with minimal detailing and authentic high quality materials. 3) The applicant is encouraged to utilize a Craftsman design style more in keeping with the neighborhood. 4) Study the floor plan at the lower level to add doors for access to the rear yard space. 5) Study drawings for accuracy of how the floor plans relate to the elevations. 6) Provide a more enhanced and identifiable entry.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 1311 ALTA VISTA RD

R-2 Zone

Assessor's Parcel Number: 029-093-008
 Application Number: MST2004-00370
 Owner: Mark Foreman
 Architect: Karl Eberhard

(Proposal to add a 1,078 square foot three-story addition and a 400 square foot deck to an existing 1,038 square foot one-story single-family residence on a 5,971 square foot lot. The project will result in a 2,808 square foot residence. A modification is requested to allow a tandem parking space to encroach into the required interior yard setback in front of the existing one-car garage.)

(Review After Final for revisions to tile application at parapet wall.)

Continued indefinitely for applicant to provide a revised drawing showing the changes.

REVIEW AFTER FINAL`

B. 1283 COAST VILLAGE CIR

C-1/SD-3 Zone

Assessor's Parcel Number: 009-293-006
 Application Number: MST2005-00368
 Owner: Orfalea Family Foundation
 Agent: Derrick Eichelberger

(Proposal to revise parking lot to accommodate disabled parking stalls and add new landscaping.)

(Review After Final for revision to brick wall to CMU wall.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 225 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-181-029
Application Number: MST2004-00126
Owner: Dr. Gregory Keller
Architect: HFP Architects

(Proposal to construct a 1,855 square foot second-floor addition to an existing 6,986 square foot one and partial two-story medical office building. The proposal includes a remodel of the first floor. The proposal includes the reconfiguration of the parking lot to add seven additional uncovered spaces for a total of 31 spaces. The project requires Development Plan Approval by the Architectural Board of Review for small additions between 1,000 and 3,000 square feet.)

(Review After Final for handicap ramp at front of building.)

Final Approval as submitted of the Review After Final.

FINAL REVIEW**D. 2030 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 025-292-029
Application Number: MST2005-00654
Owner: Lori A. Pearson
Designer: Patrick Pouler

(Proposal to construct a 500 square foot addition and a 30 square foot deck to the rear of the existing 1,372 square foot, two-story residence at the front of an 8,500 square foot lot. The lot is currently developed with an additional 1,540 square foot, two-story residence at the rear and a 720 square foot carport which are to remain unaltered. A modification is requested for reduction of distance between buildings.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**E. 937 CALLE CORTITA**

E-1 Zone

Assessor's Parcel Number: 041-157-016
Application Number: MST2006-00032
Owner: Sheryl Lyn Schmandt
Architect: Sheryl Lyn Schmandt

(Proposal for a two-story addition of 1,110 square feet of living space to an existing 1,005 square foot two-story residence with an attached 298 square foot carport. The addition includes upper and lower-level decks. The project is located on a 6,596 square foot lot in the Hillside Design District. A modification is required for the encroachment of the existing structure into the front yard setback.)

(Final Approval is requested.)

Final Approval of the project as noted 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**F. 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.)

Final Approval of the project as noted 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, with the following condition that the applicant shall use either C-09 Japanese Black MCA Oriental Style, or Fire Free Natural Shakes Driftwood as opposed to the originally proposed green tile.

NEW ITEM**G. 931 CARRILLO RD**

E-1 Zone

Assessor's Parcel Number: 029-252-007
Application Number: MST2005-00698
Owner: Mathew Kelly
Agent: Sophie Calvin

(Proposal for an 84 square foot as-built porch enclosure to the front of an existing single-family residence, 80 cubic yards of cut to replace the single-car garage with a two-car garage in the same location with a new wrought iron railing along the back of the garage, all on an 11, 438 square foot lot in the Hillside Design District. A modification was approved November 16, 2005, to permit a new two-car garage to be located within the required thirty-foot front and ten-foot interior yard setbacks.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project 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.

NEW ITEM**H. 1400 DOVER RD**

E-1 Zone

Assessor's Parcel Number: 019-103-010
Application Number: MST2006-00333
Owner: Eisberg Family Trust 4/22/03
Contractor: Action Roofing

(Proposal to tear off existing BUR with white rock roof and one layer of 1/2" sound board prior to installation of roofing. Install new IB PVC roof system underlayment for Class A fire rating. White roof for energy tar savings. Cool roof system.)

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

This item was referred to the Historic Landmarks Commission (HLC).

NEW ITEM**I. 2611 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 051-292-003
Application Number: MST2006-00351
Owner: Josiah F. Jenkins
Applicant: Nancy Jean Carr
Business Name: Simple Meals

(Proposal to permit the "as-built" change in paint colors.)

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

Final Approval as submitted.

NEW ITEM**J. 717 E GUTIERREZ ST** M-1 Zone

Assessor's Parcel Number: 031-302-013
Application Number: MST2006-00352
Owner: Francis W. & Evelyn B. Rowbottam, Trustee
Applicant: Barry Hughes

(Change building color and trim.)

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

Final Approval as noted with the condition that the approved colors shall be Navajo White for the building, and Frazee Ship Ahoy for the trim.

NEW ITEM**K. 17 CELINE DR** E-1 Zone

Assessor's Parcel Number: 055-141-029
Application Number: MST2006-00338
Owner: Knappe Family Revocable Trust
Owner: Peter Knappe

(Proposal for new hardscape, landscape and pool with 8' x 10' pool equipment enclosure on a 24,178 square foot lot in the Hillside Design District with and existing 2,481 square foot residence and 587 square foot attached garage.)

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

Final Approval of the project as submitted with the Conditions of Approval provided by staff, and 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.

FINAL REVIEW**L. 754 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-014
Application Number: MST2005-00186
Owner: Shirley Jay
Applicant: Michael Ratway
Designer: Casa Bella Designs

(Proposal for a 650 square foot addition to an existing 1,350 square foot one-story residence with an attached 468 square foot garage on a 13,300 square foot lot located in the Hillside Design District. The proposal includes the demolition of 123 square feet of the existing residence and will result in a 2,395 square foot one-story residence including the attached garage with approximately 237 cubic yards of grading outside the main building footprint. There is an existing 1,057 square foot deck to be demolished and replaced with a new 818 partially covered deck.)

(Final Approval for Landscape and Architecture Plans is requested.)

Final Approval as noted on the plans for Landscaping and Architecture.

REVIEW AFTER FINAL**M. 400 BL CORONEL ST**

Assessor's Parcel Number: 035-270-0RW
Application Number: MST2005-00265
Owner: City of Santa Barbara
Applicant: Heather Diez
Architect: Susan Van Atta

(Proposed safety project to install fence along drop-off side of Coronel Street (which is closed to vehicular traffic) between Coronel Street and Loma Alta near McKinley School. The project includes the stabilization of the hillside above a parking lot area where school and neighborhood pedestrians travel.)

(Review After Final for revised fence materials.)

Continued indefinitely at applicant's request.

**** MEETING ADJOURNED AT 6:38 P.M. ****