



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 24, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:11 P.M.**

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present (arrived at 6:44 p.m.)
 JAMES LECRON, Vice-Chair, Present
 JIM BLAKELEY, Present
 CHRISTOPHER MANSON-HING, Absent
 GARY MOSEL, Present
 RANDY MUDGE, Present (arrived at 6:44 p.m.)
 DAWN SHERRY, Present
 MARK WIENKE, Present (arrived at 6:44 p.m.)

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

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 Thursday, July 21, 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 Monday, July 17, 2006.

Motion: Continue the minutes of the Architectural Board of Review meeting of Monday, July 17, 2006, to the next regular ABR meeting.

Action: Mosel/Sherry 4/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Mark Wienke .

Action: Sherry/Mosel, 4/0/0.

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

1. Vice-Chair LeCron welcomed Mr. Jim Blakeley to the ABR.

2. Ms. Brodison made the following announcements:

a) Members Bartlett, Mudge, and Wienke will arrive at approximately 6:15 p.m.

b) Member Manson-Hing will be absent from the meeting.

c) Item #2 is being reheard this evening due to mismailing of the June 26, 2005 agendas.

E. Subcommittee Reports.

Board member Sherry reported that the Street Lighting Advisory is currently developing Street Light Guidelines which will be incorporated into the existing Street Lighting Ordinance.

Vice-Chair LeCron reported that the Airport Terminal Subcommittee meeting for August 2, 2006, has been postponed.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 561 W MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 021-110-018
Application Number: MST2004-00206
Owner: Jorgensen Ranch, LLC
Applicant: Brent Daniels
Architect: Cearnal Andrulaitis
Landscape Architect: Van Atta and Associates

(Proposal for a four lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the four new parcels. Each of the three proposed single-family residences would be one-story with attached garages on a lower level. The new residences would range in size from 4,147 to 4,700 square feet with garages from 819 to 825 square feet. Each new garage would require a modification to be in excess of 750 square feet. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS FOR GRADING, PUBLIC STREET FRONTAGE WAIVER, LOT FRONTAGE MODIFICATIONS AND GARAGE SIZE MODIFICATIONS.)

(3:30)

Continued 2 weeks, due to lack of quorum. (LeCron stepped down)

**** THE BOARD RECESSED FROM 3:45 P.M. UNTIL 4:22 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM**2. 1617 ANACAPA ST**

R-3/R-O Zone

Assessor's Parcel Number: 027-182-009
Application Number: MST2005-00409
Owner: Marcela S. Caceres
Architect: Kevin Dumain

(Proposal for expansion of an existing 1,334 square foot day care center at 1617 Anacapa St. to include the 1,245 square foot first floor of the adjoining property at 1621 Anacapa Street. Enrollment will increase from 27 children to approximately 60 children. The first floor apartment at 1621 will undergo a change of use, while the two second floor apartments will remain. Landscaping and playground facilities will be added. A modification is requested to allow some of the required parking to be provided through an off-site parking agreement with the First Church of Christian Science. A modification is requested to allow required parking for the apartments at 1621 Anacapa to be provided through an off-site parking agreement with the day care center at 1617 Anacapa. A modification is requested to allow encroachment into the interior setbacks of both parcels along the common property line for the purpose of a shared playground.)

(Second Concept Review.)

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

(4:22)

Present: Kevin Duman, Architect.

Public comment opened at 4:31 p.m.

Vice-Chair LeCron read into the record an e-mail received from John LaPuma.

Eileen Monahan, representing Santa Barbara County, Office of Early Care and Education, in support of a solution that has been proven to work on the noise issue.

Sandy McCartney, resident, not opposed to the eight-foot fence.

Shirley Hobson, resident, requested clarification of proposed vine location.

Public Comment closed at 4:37 p.m.

Motion: Continued indefinitely to the Planning Commission, and return to Consent Calendar, with the following comments: 1) The Board is neutral on the project in terms of its change of use. 2) From the minutes of January 30, 2006, carried forward comment #2 which states: The Board looks to the Planning Commission to determine the appropriateness to allow off-site parking for the apartments on the adjacent property and the front yard setback as well as the appropriateness of the proposed drop off location. One Board member is concerned with the aesthetics of parking allowed on the adjacent property. The Board added the following to that previous comment: The Board appreciates the relocation of one of the proposed residential parking areas out of the front setback to allow for additional landscaping visible from the street. 3) Carried forward Comment #6 of January 30, 2006: The minor alterations of the two-story building, in terms of the enhanced windows and colors are acceptable. 4) The Board appreciates the added curb space created by the reduction of one curb cut. 5) The applicant shall provide a minimum of four street trees. 6) The centralized pedestrian pathway and enhanced landscaping are an aesthetic improvement. 7) The Board appreciates the enhanced landscaping and consideration of a solid wood fence to mitigate sound along the sides and rear of the property. 8) Provide vines or other landscape treatment at the proposed entry iron fence.

Action: Sherry/Mosel, 4/0/0.

**** THE BOARD RECESSED FROM 4:47 P.M. UNTIL 5:15 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 560 ARROYO AVE**

E-1 Zone

Assessor's Parcel Number: 035-241-020
Application Number: MST2003-00822
Owner: Eric and Eve-Martee Andresen
Architect: William La Voie

(Proposal for additions to an existing two-story 1,774 square foot single-family residence on an 8,500 square foot lot in the Hillside Design District. The additions consist of enclosure of the existing 380 square foot porch, a 137 square foot addition to The existing 263 square foot two-car garage, a 278 square foot basement addition, 152 square feet of deck additions, and improvements to retaining walls. Reinstatement of expired modification approvals to allow the garage to encroach into the required front and interior-yard setbacks is requested.)

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

(5:15)

Present: William La Voie, Architect.

Public comment opened at 5:37 p.m.

Vice-Chair LeCron read into the record a letter received from Betty Kramer Duncan, 546 Arroyo, opposed.

Public comment closed at 5:38 p.m.

Motion: Continued indefinitely to Staff Hearing Officer, ready for Preliminary Approval and return to Consent Calendar, with the following comments: 1) Because the expanded garage is in keeping with the neighborhood, the Board finds no adverse aesthetic impact to the neighborhood. 2) Lower the wall at the south-west property line in keeping with the change of elevation of the deck floor. 3) Provide landscaping at the north-east corner to help mitigate the garage. 4) Provide trees along the south-west and south-east areas of the back yard to mitigate privacy concerns. 5) Provide panorama photo documentation from the proposed deck elevation.

Action: Sherry/Mosel, 4/0/0.

**** THE BOARD RECESSED FROM 5:41 P.M. UNTIL 5:45 P.M.****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1209 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-161-018
Application Number: MST2006-00379
Owner: Suntrust Bank of Atlanta Et Al, Trustee
Architect: Don Nulty

(Proposal for 2,290 square feet of first and second floor additions to an existing single-story 2,595 square foot residence. The proposal includes a 220 square foot attached atrium and conversion of the existing 360 square foot garage to accessory space, with The existing three-car carport to remain. The project is located on a one acre lot in the Hillside Design District.)

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

(5:45)

Present: Robert Foley, representative for Don Nulty, Architect.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board appreciates the George Washington Smith/Spanish Colonial Revival style. 2) The applicant is to provide more complete photo documentation of the east elevation, and views from rear patio to the south-east and south-west. 3) The applicant is to study the rear atrium element and how it relates to the proposed Spanish Colonial Revival architectural style. 4) The applicant is to provide all four proposed elevations to enable the Board to make complete project comments. 5) The applicant is to study the addition of garage doors for enclosure of the existing carport, in keeping with the proposed architectural style.

Action: Sherry/Blakeley, 4/0/0.

**** THE BOARD RECESSED FROM 6:16 P.M. UNTIL 6:44 P.M. ****

PRELIMINARY REVIEW**5. 910 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-060-046
Application Number: MST2005-00344
Owner: CV Investments, LLC
Architect: Banyan Architects

(Proposal to construct a new 5,305 net square foot, two-story single-family residence on a 50,094 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 6,153 net square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under or within five feet of the main building, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #025-06.)

(6:43)

Present: Kirk Gradin, Banyan Architects.

Motion: Preliminary approval 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 return on Consent Calendar with the following comments: 1) Study the proportion of the front living room window. Consider adding plaster columns to break up the large expanse of glass. 3) Due to the eventual demise of the Monterey Pines, consider replacement trees along the street frontage.

Action: LeCron/Mudge, 4/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1252 SAN MIGUEL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-050-020

Application Number: MST2006-00371

Architect: James Zimmerman

Owner: Brian Bell

(Proposal for an addition to an existing 1,008 square foot, one-story, single family residence and construction of a garage. The addition includes a new second-story of 648 square feet, 255 square feet of second-story covered balconies, and a 323 square foot first-floor addition, resulting in a 1,775 square foot two-story single family residence. A new 441 square foot detached two-car garage would be constructed with the existing 220 square foot carport to be demolished. The project is located on a 6,000 square foot lot in the Coastal Zone and requires approval of a Coastal Development Permit. A modification is requested to include a cut and fill slope in the required open yard area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, A COASTAL DEVELOPMENT PERMIT AND A MODIFICATION.)

(7:15)

Present: James Zimmerman, Architect.

Public comment opened at 7:24 p.m. The following individuals spoke in support or opposition.

Joe Cantrell, resident, in support.

Chair Bartlett read into the record a letter from Inge Rose, Architect, opposed to the proposed mass, bulk, and scale.

Public comment closed at 7:31 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board finds the siting of house and proposed second story addition to be appropriate. 2) Locate the detached garage to the rear to minimize visual impact is supportable. 3) The Board is concerned with the amount of covered second story deck, especially on

the street facades. 4) Eliminate or greatly minimize the amount of covering the upper deck facing south. 5) The Board is in support of the modification for open yard space given the fact that the rear slope and retaining walls impinge into the rear yard area. 6) The applicant is to study ways for making the ground floor of the house relate more to the exterior rear yard areas. Investigate creating usable outdoor space above the garage. 7) Consider using different chimney materials, possibly stone, to match the garage. 8) Some board members felt that the cupola should be lowered slightly. 8) Provide more accurate elevations to reflect the floor plans. 9) The Board approves of the materials, and likes the front elevation wainscot.

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

CONCEPT REVIEW - CONTINUED ITEM

7. 1575 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-170-023
 Application Number: MST2003-00652
 Owner: Gene Schecter
 Engineer: Penfield & Smith Engineers
 Agent: Bob Goda
 Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(Review of the Landscape Plan is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(7:48)

Present: David Black, Landscape Architect; Dave Geyer, Road Improvement Manager; Gene Schecter, Owner; Brian Hofer, Architect.

Motion: Continued indefinitely to Planning Commission, and return Full Board with the following comments: 1) The Board appreciates the landscape plan, and the integration with the adjacent lot through the use of Oak Trees. 2) The Board appreciates the tall open canopy trees on the south side of the building to buffer the architecture. 3) Provide vines on the south side of the structure to relieve the verticality. 4) Extend the landscape beyond the property line to the back of the guard rail on the north side. 5) Some board members would prefer retaining walls made of stone throughout; and prefer no cap on top of a plaster wall as that might appear too aesthetically urban. 6) Study providing access from the downstairs bedroom to the terrace.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 129 JUANA MARIA AVE**

R-2 Zone

Assessor's Parcel Number: 017-091-003
Application Number: MST2005-00136
Owner: Vega, Alejandro
Designer: Armando Arias Del Cid

(Proposal for a 788 square foot two-story addition to an existing 669 square foot one-story single-family residence. The proposal includes the addition of a one-car carport to be attached to the existing detached one-car garage on the 5,037 square foot lot. Reinstatement of expired modification approval is requested for less than the required open yard area.)

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

(8:16)

Present: Armando Arias Del Cid, Designer.

Motion: Continued indefinitely to Staff Hearing Officer, and return to Consent Calendar with the following comments: 1) The Board finds the proposed second story addition and added carport are appropriate. 2) The second story is well set back from street. 3) The Board appreciates the Craftsman style, and would like to see the architecture enhanced by making the proposed second-story front balcony compatible with the front first floor porch. 4) The Board would like to see the wider Craftsman style overhangs throughout the proposed addition, as well as detailing such as roof vents and gables, window details, and other aspects of the project. 5) The Board supports the prior, expired, open yard modification; and finds that it is technical in nature due to the applicant is increasing parking to comply with current parking standards. 6) Increase landscaping along the driveway adjacent to the property line. 7) Locate an appropriate area away from set backs for the trash containers. 8) The Board will be able to make the Neighborhood Preservation Ordinance Compliance findings when the project returns to Consent Calendar.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 3225 CALLE NOGUERA**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-331-002
Application Number: MST2005-00605
Owner: Theodore Kelly Bowman
Applicant: Scott Branch

(Proposal for a 28 square foot addition and a new 78 square foot deck on the first floor and a new 560 square foot second floor with a 67 square foot deck to an existing 1,431 square foot, one-story, single family residence with a detached 488 square foot garage on a 6,932 s.f. lot. A modification is required for encroachment into the interior yard setback.)

(Review After Final for a 63 square foot addition to the first floor at the south elevation to the rear of the house.)

(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.

REFERRED BY FULL BOARD**B. 1624 LA VISTA DEL OCEANO DR**

E-1 Zone

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

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

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

Continued indefinitely to the Staff Hearing Officer, ready for Final Approval.

NEW ITEM**C. 1255 SANTA TERESITA DR** A-1 Zone

Assessor's Parcel Number: 055-142-002
Application Number: MST2006-00424
Owner: Stephen Heinze
Architect: Kevin Moore

(Proposal to remodel the existing residence to include the demolition of a kitchen wall and a new kitchen; the addition of a master bath within the existing envelope of the residence; the construction of a partition wall to create a master closet and office space. The exterior remodel consists of replacing the existing vinyl tile roofing with an asphalt shingle roof; replacing all windows and sliding glass doors with new energy efficient units all on a 2.2 acre lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval 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.

NEW ITEM**D. 811 E PEDREGOSA ST FRONT** R-2 Zone

Assessor's Parcel Number: 025-404-015
Application Number: MST2006-00428
Owner: Ann Hutchins
Architect: Pacific Architects

(Proposal to add new stairs to the west side of the garage for the front unit and to relocate various doors and windows. The proposal also includes an interior remodel, with no additional square footage proposed all on a 10,090 square foot parcel with two existing units in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final approval as submitted, with colors to match the existing structures.

NEW ITEM**E. 337 E MISSION ST** E-1 Zone

Assessor's Parcel Number: 025-331-011
Application Number: MST2006-00439
Owner: David and Mary Alice Basso, Trustees

(Proposal to change exterior paint color of existing residence and detached garage.)

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

Final approval as submitted.

NEW ITEM

F. 220 COTTAGE GROVE AVE

C-P Zone

Assessor's Parcel Number: 037-201-019

Application Number: MST2006-00304

Owner: Dario Pini

Architect: Murphy & Associates

(Proposal to abate violations for as-built work consisting of new roof gables and the removal of end windows in the attic on a property with a duplex and a single family dwelling. Abatement must result in no new floor area over five feet in height.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final approval as submitted.

****** MEETING ADJOURNED AT 8:47 P.M. ******