



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 28, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Absent
 JIM BLAKELEY, Present (arrived at 3:35 p.m.)
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, 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
 GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 August 24, 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 Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of Monday, August 21, 2006, with corrections.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Mr. Manson-Hing with the exception of the landscaping for Items A, K, L, and M which were reviewed by Mr. Mudge.

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

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

1. Ms. Brodison made the following announcements:

a) Board member LeCron will be absent from the meeting.

b) Story Poles will be erected at 1102 E. Canon Perdido prior to the Staff Hearing Officer meeting.

It was the consensus of the Board that independent visits will be conducted.

2. Board member Wienke announced that he will step down from Item #2.

E. Subcommittee Reports.

Boardmember Wienke stated that he will attend an initial review of the Airport proposal.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM**1. CITYWIDE**

Assessor's Parcel Number: 099-MSC-0RW
Application Number: MST2006-00340
Owner: City of Santa Barbara
Applicant: Tully Clifford
Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(3:30)

Present: Tully Clifford, Supervising Traffic Engineer for the City of Santa Barbara.

Public comment opened at 3:39 p.m.

Kellam DeForest, expressed concern that bulb-outs will ruin the historic nature of the area.

Michael Self, Santa Barbara Safe Streets, opposed.

Dale Francisco, Santa Barbara Safe Streets, opposed.

Leland Walmsley, Landscape Architect, in favor, provided visual material illustrating traffic calming and runoff mitigation techniques used in other cities.

Nick Pierce, Bungalow Heaven Neighborhood Association, in favor.

Jennifer Miller, resident, in favor.

Public comment closed at 3:49 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board is in support of the following design changes: a. Provide enhanced paving to infill the small raised triangles between adjacent handicap ramps. b. At the larger triangle areas, between handicapped ramps, provide additional landscape planting, other than grass. c. Use a rolled curb style of simulated sandstone for the center island traffic circles. d. Reconsider the proposed multi-trunk palms in favor of a less visually restrictive selection. Suggestions were to use a canopy tree, or single trunk Palm, or other landscape feature. Or, in lieu of a tree, a more centrally located and decorative sign monument. e. In center islands where 4 traffic signs are proposed, study other mechanisms of providing traffic signs using fewer posts and smaller sign areas. There is concern with the sign and post height impacting driver line of sight. One board member suggested studying a "button style" of center island where no signs and no landscaping are used, simply enhanced raised curb. f. On the Garden and Islay intersection, the Board would like to see the center island extended toward the north, increase the amount of landscaping or add an enhanced paving rumble strip as opposed to the painted line. g. In cross streets with less gradient, consider a bio-swale type bulb-out with curb cut outs to help mitigate urban run-off. 2) The Board likes the extension of the existing parkway up to the start of the

handicapped ramp. 3) The Board appreciates the neighbors having taken ownership of the parkways and bulb-outs, especially in their maintenance.

Action: Wienke/Mudge 7/0/0. LeCron absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 520 W FIGUEROA ST

R-3 Zone

Assessor's Parcel Number: 039-202-011
Application Number: MST2006-00394
Owner: Baltadano Family Trust
Designer: Thomas Morrison
Applicant: Pedro Baltadano

(Proposal to construct a two-story, three-unit residential condominium project. Each new unit would be approximately 1,400 square feet with three bedrooms and have an attached 420 square foot two-car garage. The existing 1,473 square foot single-family residence on the 7,550 square foot parcel would be demolished.)

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

(4:39)

Present: Thomas J. Morrison, Designer.

Public comment opened at 4:50 p.m., and as no one wished to speak, closed at 4:50 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The overall site plan concept appears to be moving in the right direction. 2) Look for ways to:

- Seize opportunities to express entries of the front 2 units to be neighborhood friendly.
- Consider flipping the configuration of the Unit #2 entry to face the driveway entrance.
- Study differentiating the pedestrian path along the driveway leading to the rearmost units.
- Provide a more direct street sidewalk approach to Unit # 1.

3) The Board is concerned with the linearity and boxiness expressed on the front and side elevations. Study the use of one and two-story elements to provide relief. Look for ways to vary the roof heights, such as lowering the roof forms at stair. 4) The Board is concerned with the height and confinement of the proposed plastered enclosure wall height of the living room patio. Restudy the height and/or location to be more open and welcoming. 5) The applicant is to review, with the Transportation Department, the absolute minimum turning requirements for garage access to increase the amount of driveway planter. 6) Provide a more usable landscape proposal that allows multiple uses by residents within the proposed rear common area. 7) Study trash enclosure locations. 8) The applicant is to study the use of low patio type walls within the front yard to help layer the architecture. 9) Reconsider the location of the second story decks, after the sound study has been prepared. 10) Study additional charm giving elements to the architecture, such as small trellises over the garage doors, with vine or planter pockets; enhanced window detailing and trellis elements; further enhancement of the unit entry areas; use of carriage style garage doors. 11) Consider planting canopy trees.

Action: Sherry/Manson-Hing, 5/0/0. Mosel and Wienke stepped down. LeCron absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 611 W DE LA GUERRA ST**

R-3 Zone

Assessor's Parcel Number: 037-061-006
Application Number: MST2005-00540
Owner: David Henry Camarillo
Architect: Ron Sorgman

(Proposal for first and second-story additions and an attached garage for an existing 1,572 square foot one-story single-family residence. The proposal includes an 82 square foot addition to the first floor, a new 403 square foot second floor, 346 square feet of roof terraces, an attached 393 square foot two-car garage, and demolition of the existing detached garage. The project would result in a 2,058 square foot, two-story single-family dwelling and an attached 393 square foot two-car garage on the 5,000 square foot lot. A modification is required to encroach into the interior yard setback.)

(Modification approved September 21, 2005.)

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

(5:23)

Present: Ron Sorgman, Architect.

Public comment opened at 5:30 p.m., and as no one wished to speak, public comment closed at 5:30 p.m.

Motion: Continued 3 weeks to the Full Board with the following comments: 1) The Board is comfortable with the overall mass, bulk, and scale of the proposal. 2) Restudy the west elevation to achieve a street friendly, neighborhood appeal in keeping with the original porch style or similar front porch elements. 3) Study eliminating the second floor balcony catwalk side extensions. 4) Resolve discrepancies between the plans and elevations, specifically the second floor alignment. 5) Study the roof form and overhang at the garage which is 2-feet from the property line. 6) Add charm giving elements, such as differentiated material at the chimney, and extending the chimney to the ground level. 7) Study the open balcony at the north elevation as the juxtaposition appears to be in conflict with other building elements. 8) Provide a landscape plan that includes a ribbon driveway with landscape along the north property line. 9) Minimize or eliminate the existing concrete in the front yard 10) Provide a more charm giving fence and gate to replace the existing chain link. 11) Study and/or refine the window treatments to be in character with the style of the house. 12) Some Board members are uncomfortable with the proposed arch/fan window and prefer window breakups with mullions such as the art glass of the existing residence. 13) Provide copies of the plans that received a Modification. 14) Provide photo documentation of adjacent properties taken from the proposed roof deck height. 15) Include a proposal for the chimney spark arrester enclosure.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 473 PASEO DEL DESCANSO**

E-3 Zone

Assessor's Parcel Number: 053-102-007
Application Number: MST2006-00404
Owner: Ray Paul Aronson and Laurie Greene
Architect: Don Swann

(Proposal for an 884 square foot addition to the second-story of an existing 2,354 square foot two-story single-family residence. The proposal includes remodeling of 537 square feet and a new 196 square foot deck. The existing detached 302 square foot two-car garage will remain on the 8,882 square foot lot.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:01)

Present: Don Swann, Architect.

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 with the following comments: 1) Eliminate the gate or relocate the gate to the approximate beginning point of the second story portion of the residence. 2) Increase landscape on the street side of the proposed gates, with a landscape ribbon or permeable paving that allows landscape. 3) Increase the indent on the westerly second floor elevation to be greater than the proposed sixteen inches.

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

***** **THE BOARD RECESSED FROM 6:18 P.M. UNTIL 6:43 P.M.** *****

CONCEPT REVIEW - CONTINUED ITEM**5. 308 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 031-372-024
Application Number: MST2006-00350
Owner: Arturo V and Denise L Herrera
Applicant: Robert Stamps

(Proposal to convert an existing duplex to a single-family residence and construct a second residential unit at the rear of the 8,731 square foot lot. Conversion of the 1,477 square foot two-story duplex to a single family residence would include the addition of an attached 283 square foot one-car garage. The 1,619 square foot two-story rear unit would have an attached 402 square foot two-car garage. The proposal includes demolition of the existing 424 square foot converted carport and storage area, and demolition of the existing 540 square foot two-story accessory structure.)

(Second Concept Review.)

(6:43)

Present: Robert Stamps, Applicant; Arturo Herrera, Owner.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to Consent Calendar with the following comments: 1) Increase the landscape area on the north side along the drive by decreasing the driveway paving area. 2) Use high quality carriage garage doors. 3) Provide landscape plans including a canopy tree near Unit B.

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

CONCEPT REVIEW - CONTINUED ITEM

6. 842 MIRAMONTE DR

E-1/A-1 Zone

Assessor's Parcel Number: 035-050-042

Application Number: MST2006-00380

Owner: R Chad & Norean V Dreier, Living Trust

Architect: Bill Wolf

(Proposal for a 784 square foot second-story addition to an existing 4,658 square foot two-story single-family residence with a 470 square attached garage on 2.1 acre lot in the Hillside Design District.)

(Second Concept Review.)

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

(6:53)

Present: Bill Wolf, Architect.

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 with the conditions of approval in Staff's memo dated August 28, 2006 to be incorporated onto the plans and continued indefinitely to the Consent Calendar.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 6 LANGLO TERR

E-2/SD-2 Zone

Assessor's Parcel Number: 053-040-015

Application Number: MST2006-00452

Owner: David C Dougherty

Architect: Jim Zimmerman

(Proposal to construct a 3,233 square foot two-story single-family residence and attached 495 square foot two-car garage. The existing one-story 1,137 square foot residence and attached 328 square foot garage will be demolished. The proposal includes approximately 250 cubic yards of grading.)

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

(7:03)

Present: Jim Zimmerman, Architect; David and Mrs. Dougherty, Owners.

Public comment opened at 7:16 p.m.

Jerry Petrini, resident, opposed.

Christine Van Gieson, resident, opposed.

Public comment closed at 7:19 p.m.

Motion: Continued 3 weeks to the Full Board with the following comments: 1) Design the structure further into the hillside to reduce the overall height. 2) Lower the finished floor elevation of the garage. 3) Study the massing relationships at the entryway and stairwell. 4) Reduce the grading along the southerly property line to eliminate or minimize the retaining wall heights and fill. 5) Study the grading at the easterly end to ensure proper drainage. 6) Clarify discrepancies of the roof slopes. 7) Restudy the volume ceiling and roof forms and their interrelationships to reduce their building mass significantly. 8) Several Board members are concerned that the style of architecture that is being proposed is not compatible with the surrounding ranch style residences.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 630 ROCKWOOD DR

A-1 Zone

Assessor's Parcel Number: 021-163-002

Application Number: MST2006-00284

Owner: John Larson

Architect: Richard Thorne

(Proposal for living space and garage additions and remodeling for an existing one-story 2,267 square foot single-family residence located on a 26,864 square foot lot in the Hillside Design District. The proposal includes a 972 square foot one-story addition, a new motor court, demolition of 52 square feet of residence, conversion of the 396 square foot attached garage to habitable space, construction of a 464 square foot detached garage and a 270 square foot detached pool house, and 115 cubic yards of grading. Modifications are requested for the "as-built" project to encroach into the setback and for new doors to be added within the setback.)

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

(8:00)

Present: Richard Throne, Architect; John Larsen, Owner.

Public comment opened at 8:11 p.m., and as no one wished to speak, public comment closed at 8:11 p.m.

- Motion: Continued indefinitely to the Staff Hearing Officer, and return to Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board will be able to make the Neighborhood Preservation Ordinance Compliance findings when the project returns for approval. 3) Study a more permeable driveway material. 4) Document tree removal and/or replacement mitigation measures on the plans.
- Action: Manson-Hing/Wienke, 7/0/0. LeCron absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 2202 DE LA VINA ST

R-4 Zone

Assessor's Parcel Number: 025-183-018
Application Number: MST2006-00470
Owner: John V Chapman
Architect: Jyl Ratkevich

(Proposal for an 890 square foot second-floor addition and a 67 square foot first-floor addition to an existing 889 square foot one-story single family residence. A modification is requested to provide one uncovered parking space in place of a required covered space, and a waiver is requested for the undersized covered space in the existing shared two-car garage.)

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

(8:23)

Present: Jyl Ratkevich, Architect; John Chapman, Owner.

Public comment opened at 8:28 p.m.

Nicholas Andrews, neighbor, in favor, however expressed privacy concern due to balcony location.

Public comment closed at 8:30 p.m.

- Motion: Continued indefinitely to the Staff Hearing Officer, and return to Full Board with the following comments: 1) Modify the west elevation second story bedroom area to either step back from the existing facade, or redesign eliminating the faux eyebrow roof form. 2) Use brick veneer on all chimneys. 3) Use brick or stucco on the new porch post bases. 4) Remove the eyebrow roof overhangs where the second story facades are in plane with the first floor. 5) Study the wrap around deck at the rear area of the second floor for privacy impacts to the adjacent neighbor.
- Action: Wienke/Sherry, 7/0/0. LeCron absent.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 817 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-231-021
Application Number: MST2006-00194
Owner: Frederick M and Jane Paulson, Trustees
Architect: Peter Becker

(Proposal to construct 182 square feet of first floor additions and 32 square feet of "as-built" first floor additions, 8 square feet of second-floor additions and 165 square feet of "as-built" second floor additions. Proposal includes demolishing 196 square feet on the first floor which includes converting 172 square feet of an existing family room to an open loggia, and demolishing 35 square feet on the second floor. Demolish 10 square feet of the existing 498 square foot basement/hobby room. Add 45 square feet of "as-built" floor area to the existing 457 square foot carport and convert to a garage. Proposal includes demolishing 63 square feet of "as-built" additions to an existing 563 square foot detached art studio. The existing permitted two-story single family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 6,463 square feet. The project also includes new wrought iron entry gates, various changes to windows and doors, remodel existing front pergola, and a new tile front terrace. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

(Review After Final for revised doors and windows.)

Final Approval as submitted of the Review After Final with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

REVIEW AFTER FINAL**B. 17 CELINE DR**

E-1 Zone

Assessor's Parcel Number: 055-141-029
Application Number: MST2002-00840
Owner: Peter and Kelly Knappe
Architect: Alex Pujo

(Proposed 612 square foot, second-story addition to an existing 1,889 square foot, one-story residence with a 587 square foot attached two-car garage on a 24,180 square foot lot in the Hillside Design District.)

(Review After Final for changes to garage roof, chimney cap detail, wall thickness at windows and the addition of two windows at the south elevation.)

Final Approval as submitted of the Review After Final with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

REVIEW AFTER FINAL**C. 619 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-102-009
Application Number: MST2004-00736
Owner: Ramon and Martha Munoz
Architect: Jose Esparza

(This is an enforcement case (ENF2004-00979). The proposal is to construct a two-story 1,226 square foot additional residential unit with an attached 445 square foot two-car garage and demolish an existing 446 square foot detached accessory structure on a 6,250 square foot lot. The lot is currently developed with an existing 870 square foot, single-story, residential unit and a 291 square foot detached garage on the property which are proposed to remain.)

(Review After Final for enlarging the garage doors and a reduction in the size of the addition by 3' in width and relocating The building 3' closer to Wentworth to comply with Transporation requirements.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**D. 1555 MARQUARD TERR**

R-1 Zone

Assessor's Parcel Number: 041-032-003
Application Number: MST2004-00503
Owner: Arthur Biancone
Applicant: Tom Dain

(Proposal to convert a 148 square foot carport to a two-car garage by adding 292 square feet. Proposal also includes a 189 square foot second-story addition and a 127 square foot stairwell addition to an existing 1,680 square foot single-family residence. The additions will result in a 2,436 square foot single-family residence on a 6,000 square foot lot in the Hillside Design District.)

(Review After Final for revisions to window sashes, as-built deck inserts, addition of stairs next to entry bridge, chimney cap, light fixture, and changes to landscape and hardscape in front yard.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL**E. 155 CEDAR LN**

E-1 Zone

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

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

(Review After Final for new entry gate and associated details.)

Continued one week at Staff's request.

FINAL REVIEW**F. 2334 ANACAPA ST**

E-1 Zone

Assessor's Parcel Number: 025-131-001
Application Number: MST2006-00446
Owner: Dianne Pauline Muench, Trustee (For)
Architect: Loren Solin

(Proposal to construct a 275 square foot bedroom addition to the existing 3,082 square foot residence, a 112 square foot terrace and a 138 square foot addition to the existing 454 square foot attached two-car garage. Additional improvements include a new entry, garden walls, pilasters, courtyard patio and fountain.)

(Final Approval is requested.)

Final Approval as submitted of the Review After Final 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**G. 4125 HIDDEN OAKS RD**

PUD 0.4 Zone

Assessor's Parcel Number: 049-440-011
Application Number: MST2005-00606
Owner: Richard M and Donnalee Davis, Trustees
Contractor: Ace Awning, Inc.

(Proposal to install an attached, prefabricated 240 square foot sun room and remove the existing sunroom. The existing 3,942 square foot one-story single-family residence is located on a 23,507 square foot lot in a Planned Unit Development. A modification is requested to allow the addition to encroach into the 40 foot interior setback of the Planned Unit Development.)

(Modification approved on August 2, 2006. Final Approval is requested.)

Final Approval as noted on plans 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 comment that the stucco trim shall be painted to match the existing stucco color.

NEW ITEM**H. 1118 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-220-009
Application Number: MST2006-00495
Owner: Max Selzer
Agent: Jim Gaskin

(Proposal for a new 14' x 7'-6" therapy pool in the rear yard, two as-built retaining walls and an outdoor barbeque area on a 10,530 square foot lot in the Hillside Design District)

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

Final Approval as noted on the plans 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**I. 335 N MILPAS ST**

C-2/M-1 Zone

Assessor's Parcel Number: 031-363-033
Application Number: MST2006-00500
Owner: Thomas A Roth Trustee, 1987 Trust
Applicant: Doug Reid
Designer: Josh Blumer

(Proposal to repaint an existing commercial building.)

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

Final Approval as noted on the plans.

NEW ITEM**J. 272 EL CIELITO RD**

A-1 Zone

Assessor's Parcel Number: 021-084-003
Application Number: MST2004-00142
Owner: Santandrea Family Trust
Applicant: Kent Mixon

(Proposal to change the roof material, add a new door and a new concrete floor to an existing greenhouse. Also change the roof material and add new structural support to a second existing greenhouse on the property all on a 3-acre lot in the Hillside Design District.)

(This is a request to re-instate the previous approval which expired on April 15, 2006.)

Final Approval as submitted to re-instate the original Architectural Board of Review approval, and with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

FINAL REVIEW**K. 1701 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00017
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 4,517 square foot single-family residence at 1701 La Vista Del Oceano (Lot 1) with a 681 square foot two-car garage on a 16,370 square foot lot in the Hillside Design District.)

(Final Approval of the Landscape Plan is requested.)

Final Approval as submitted.

FINAL REVIEW**L. 1703 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00018
Owner: King Heirs, LLC
Owner: The Mesa At Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren And Associates

(See MST2003-00227 for master case. Proposal to construct a 4,484 square foot single family residence at 1703 La Vista Del Oceano (Lot 2) with a 713 square foot two-car garage on a 43,738 square foot lot in the Hillside Design District.)

(Final Approval of the Landscape Plan is requested.)

Final Approval as noted on the plans.

NEW ITEM**M. 3760 STATE ST**

C-P/R-O/SD-2 Zone

Assessor's Parcel Number: 053-300-033
Application Number: MST2006-00504
Owner: Gwen Griffin Santa Barbara, LLC
Applicant: Earthform Design
Architect: Sam Maphis

(Proposal to abate landscape violations by creating a tree maintenance program for the property to allow the trees to take on a more natural appearance.)

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

Final Approval as noted on the plans with the condition that an annual report shall be submitted for Review at the ABR Consent Calendar.

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