



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 25, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 JIM BLAKELEY, Present (arrived at 3:10 p.m.)
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Absent
 MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor, Present from 3:00 to 4:10.
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (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 Thursday, September 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.

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 18, 2006, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Mark Wienke, with the exception of the landscaping for Item O which was reviewed by Randy Mudge.

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

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

- 1) Mr. Limón, reported that ABR terms will expire in December for Mr. Blakely and Mr. LeCron. Members may reapply to continue serving on the Board. It was reported that there is a vacancy for a landscape architect. A Council sub-committee will discuss recruitment and incentives for retaining members on all boards. Recommendations can be e-mailed to Mr. Limón.
- 2) Mr. Limón indicated that Parliamentary procedure training is being planned. A joint training session is currently scheduled on Wednesday, October 25, 2006 from 11:00 a.m. to 2:00 p.m. There is the possibility of conducting an ABR only training session on Monday, October 21, 2006; however, ABR the hearing schedule might be impacted.
- 3) Ms. Brodison announced that Board member Sherry will not attend the meeting.

E. Subcommittee Reports.

1) Board Member Wienke reported that he and Vice-Chair LeCron attended the Airport Improvement Project Subcommittee meeting. The ABR will see a presentation on October 2, 2006. A public workshop is tentatively scheduled for December 6, 2006.

2) Chair Bartlett reported that on September 19, 2006 he attended a joint City Council/Planning Commission meeting concerning the housing policy update. Discussion topics included R2 accessory dwelling units, the inclusionary ordinance and the demolition ordinance. Also discussed were current and on going issues such as strengthening the tenant displacement and assistance ordinance, tightening criteria for the condo conversion ordinance, lowering the inclusionary housing threshold, and other topics related to preserving the rental housing stock.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 535 E MONTECITO ST**

M-1 Zone

(3:15)

Assessor's Parcel Number: 031-351-010
Application Number: MST2006-00530
Owner: Housing Authority of the City of Santa Barbara
Architect: Peikert Group Architects, LLC

(This project has been revised since the last ABR hearing on September 13, 2004. The proposal is for the "Los Portales" development of 48 affordable residential condominium units on a 1.8 acre vacant lot. Each of the six three-story buildings would be 10,285 square feet consisting of four 2-bedroom units, four 3-bedroom units, and eight two-car garages for tandem parking. There would be 2,409 cubic yards of fill grading on the site. Planning Commission approval of a Tentative Subdivision Map and modification to provide less than the required amount of guest parking onsite and City Council approval of a Specific Plan are requested.)

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

(3:38)

Present: Piekert, Architect; Lisa Plowman Architect; John Campanella, BDC; Bob Pierson, Santa Barbara Housing Authority. Victoria Green, Project Planner, City of Santa Barbara, was available to answer questions and provide clarification.

Public comment opened at 3:58 p.m.

Louis Weider, representative from Olive Court Partners, neighboring commercial property, in favor.

Public comment closed at 3:59 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:

1) The Board finds that the revised 48-unit proposal supportable as it contains smaller buildings, provides more usable ground level space, and has less overall mass than the previous proposal. 2) The Board is concerned with the apparent repetition of one building style with only slight variations. a. Study adding more variations to Buildings A and B. b. Study refining the end elevations along Calle Ceasar Chavez. c. Study adding more variety at building corners. d. Simplify the architectural forms through differentiated plate heights and simpler gable forms. 3) There is concern by some Board members that the stairwell entrances appear cave-like. Restudy and refine the human scale of the entrances. 4) As to the street entries: a. the Board is comfortable with the conceptual east elevation entry arcade element form, and b. looks for the south entry portal to be moved closer to street to allow more usable open space within the project. 5) As to the site planning: a. study partial usage of the access easement to the west to provide access to the first motor court, located between buildings 5 and 6, and b. to allow the central paseo (north to south) to connect to main paseo (east to west) thereby reducing the length of the motor-court between Montecito St. and the center buildings (buildings 2 & 5). 6) Use significant trees, especially along the street elevations to mitigate the 3-story facades, and include more landscape, especially at the driveway

motor-courts, even if a slight widening is needed for this to occur. 7) Off-set the opposing windows to alleviate privacy concerns and reduce sound. 8) If possible, provide some level of enhanced pavement at the motor-court, especially the shared motor-court, and to lesser extent the motor-court to the north. 9) Make the space between the south buildings wider with additional landscape.

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

IN-PROGRESS REVIEW

2. 6100 HOLLISTER AVE

(4:45)

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

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

(Final Review for Buildings C and D only is requested.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 029-99.)

(4:41)

Present: Brian Poliquin, Architect; Susan McLaughlin, Agent; Andrew Bermant, Applicant.

Public comment opened at 4:51 p.m., and as no one wished to speak, public comment closed at 4:51 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

1) The Board finds the site planning and circulation for the retail building at the west end to be pedestrian friendly. Refinement of the exterior elevation is most successful on the south, west, and portions of the north elevations that are more asymmetrical. 2) Study ways to make the east elevation and linear portion of the south elevation less symmetrical and less repetitious. 3) Eliminate some of the redundant elements, such as: a. the support brackets at the parapets; b. the modulated plaster joints; c. repetitive wrought iron detailing below the hip roof elements. 4) Simplify the wainscot to have either stone or built out plaster sills below the windows, but not the continuity of both elements abutting. 5) Allow the plaster walls to extend to the ground plane. 6) Provide more detailing of the wrought iron elements of the cantilevered tower balconies. 7) The revised tower is pleasing, and the Board understands the tower will be moved abutting the northerly structure. 8) The Board is concerned that the use of stone elements as illustrated is excessive and possibly too repetitive. There is concern that the size or pattern of the stone is too varied. Provide simplification of usage. 9) There is concern

with the site planning and shape of the proposed future restaurant in the easterly retail building as it relates to the corner intersection. **10)** Most of the Board is concerned with the faux entry at the south elevation. Study eliminating or relocating this identifier. The Board feels a corner trellis would be a suitable outdoor identifier for the building while still allowing the entry element to address parking to the north. **11)** Restudy or eliminate the amount of corner paseo paving. **12)** Study simplifying the parapets to eliminate the repetitive corbels. **13)** The Board understands that the awnings on the north elevation will be eliminated. **14)** There is concern about future signage. Seek appropriate wall areas to locate signage. **15)** Study breaking up the symmetry and simplifying the materials. **16)** Study the proportion of the eave detail and eave rafter tails for both tower structures.

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

***** THE BOARD RECESSED FROM 5:35 P.M. UNTIL 6:13 P.M. *****

PRELIMINARY REVIEW

3. 415 BATH ST

C-2 Zone

(6:15) Assessor's Parcel Number: 037-192-008
 Application Number: MST2003-00591
 Owner: Metropolitan Equities
 Architect: Brian Nelson

(Proposal to construct a 3,205 square foot two-story triplex with two-car garages on the first floor totaling 1,299 square feet on a 7,500 square foot lot. This project is to be reviewed concurrently with the project at 417 Bath Street (MST2003-00592).)

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

(6:13)

Present: Brian Nelson, Architect.

Motion: Final Approval of the architecture, and return to Consent for Final Approval of the civil and landscape plans, with the following comments:

1) Delineate the height and material for the property line fence. **2)** Reconsider the lawn slope on the street elevation adjacent to the drive. **3)** Add a planter between garages B and C garages at 415 Bath. **4)** The brick wall is to match the brick chimney.

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

Item #4, 417 Bath St., was heard in conjunction with Item #3, 415 Bath Street.

PRELIMINARY REVIEW**4. 417 BATH ST**

C-2/C-P Zone

(6:35) Assessor's Parcel Number: 037-192-007
 Application Number: MST2003-00592
 Owner: Metropolitan Equities
 Architect: Brian Nelson

(Proposal to construct a 3,122 square foot two-story triplex with three two-car garages below totaling 1,450 square feet on a 7,500 square foot lot. Demolition of four existing residential units totaling 2,700 square feet is also proposed. This project to be reviewed concurrently with the project at 415 Bath Street (MST2003-00591).)

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

(6:13)

Present: Brian Nelson, Architect.

Motion: Final Approval of the architecture, and return to Consent for Final Approval of the civil and landscape plans, with the following comments.

1) Delineate the height and material for the property line fence. **2)** Reconsider the lawn slope on the street elevation adjacent to the drive. **3)** Add a planter between garages B and C garages at 415 Bath. **4)** The brick wall is to match the brick chimney.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 6 LANGLO TERR**

E-2/SD-2 Zone

(6:55) 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.)

(Second Concept Review.)

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

(6:44)

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

Public comment opened at 6:56 p.m.

Dick Prigge, neighbor, in favor of the project; however, expressed concern with drainage.

Public comment closed at 6:58 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

1) Redesign the garage and second-story to be set deeper into the hillside to reduce the overall height. 2) Restudy the relationship of the stairwell to access the second level from the landing, and access the loft from top of the stairs. 3) Minimize the extent of upper level roof extension at the revised stairway. 4) Provide additional grading information adjacent to the neighbor on the east. 5) Provide revised grading and turn-around elevation for the proposed driveway/motorcourt. 6) The Board finds that design changes to the exterior elevations are moving in right direction and likes the ranch style favor. 7) Provide clearer exterior elevations or three dimensional model due to the angled nature of the floor plans. 8) Reduce the amount of wall shingle. 9) Provide a landscape plan prior to final review approval.

Action: Blakeley/Mudge, 6/0/1. LeCron abstained. Sherry absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 119 SKYLINE CIR

E-1 Zone

(7:15) Assessor's Parcel Number: 041-171-008
Application Number: MST2006-00522
Owner: Marc Tappeiner
Architect: Shubin & Donaldson

(Proposal to demolish an existing 2,356 square foot two-story single-family residence and construct an 1,800 square foot three-story single family residence with an 846 square foot basement and attached 523 square foot two-car garage. The proposed grading includes 420 cubic yards inside the building footprint, and 120 cubic yards elsewhere on the 5,104 square foot lot. Modifications are requested to provide less than the required open yard area and for encroachment of the garage into the front yard setback.)

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

(7:25)

Present: Robin Donaldson, Architect; Kim Maciorowski, Associate; Mark Tappeiner, Owner.

Public comment opened at 7:51 p.m.

Peter Susi, resident, opposed, the proposal is too large for the already dense neighborhood.

Robert Potter, neighbor, opposed to the project in its present form, the style is out of character with the neighborhood.

Alex Pujo, resident, expressed concern that the architecture is not compatible with the neighborhood and poses privacy issues.

Public comment closed at 8:01 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

1) The majority of the Board finds the architecture to be very appealing; however, the presentation needs to knit the architecture into the context of the neighborhood. 2) Provide contextual drawings showing the relationship of the proposed residence to the neighbors on the three surrounding sides, including site sections. 3) Carefully consider privacy impacts to neighbors, especially from the second level and multi-deck orientations. 4) The Board finds that the contemporary nature of architecture is well articulated and that the natural materials enhance and help soften the contemporary form. 5) The Board is supportive of moving the front site wall closer to the street in an effort to help layer the wall and architecture of the house as viewed from street. Study the possibility of leaving the garage door recessed from that wall, as viewed from the street. 6) Some Board members are concerned that the second story double cantilever is excessive and looms over the neighborhood. 7) The Board is concerned that the rear most second level deck creates privacy issues for neighbors. 8) The proposed open yard space is located in the most appropriate location given the constrained site due to the geometry of the property lines, the 20 foot minimum can not be met. 9) Some Board members are concerned with the lack of street friendliness of the proposed pedestrian entrance. Restudy the entry gate and wall combination. 10) As to the future landscaping: a) depict privacy hedges or walls on the plans, especially adjacent to the neighbors; b) Provide significant canopy trees in the elevated front patio area to mitigate the second story cantilever. 11) Consider an alternate open style deck rail as opposed to the glazed railing due to glare considerations.

Action: Wienke/LeCron, 6/1/0. Mudge opposed. Sherry absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1554 W VALERIO ST**

R-1 Zone

(7:45)

Assessor's Parcel Number: 041-032-027

Application Number: MST2006-00527

Owner: Randall A. and Frances V. Hahn

(Proposal for a 1,213 square foot two-story addition and attached 385 square foot two-car garage for an existing 707 square foot one-story house on a 6,650 square foot lot in the Hillside Design District. The existing 265 square foot detached one-car garage, driveway, and concrete deck in the front yard would be demolished. A new driveway, front walkway, retaining walls, and landscaping are proposed. A modification is requested to allow the garage to encroach into the required front yard.)

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

(8:44)

Present: Randall and Frances Hahn, Owners.

Public comment opened at 8:50 p.m.

Letter from Lisa Slavid and Tania Israel, expressing concerns with privacy issues was read into the record by Chair Bartlett. Ms. Israel also spoke in person reiterating privacy concerns.

Public comment closed at 8:52 p.m.

- Motion:** **Continued indefinitely to the Full Board with the following comments:**
1) Provide an accurate topographical site survey. **2)** Study lowering the garage and adding a roof form. **3)** Study reducing the pitch of the overall roof form of the house. **4)** Provide additional site photographs. The Board reserves comment on the architecture until after reviewing site photos. **5)** Study the Hillside Design Guidelines as they relate to stepping.
- Action:** LeCron/Blakeley, 7/0/0. Sherry absent.

CONSENT CALENDAR

REVIEW AFTER FINAL

- A. 415 W DE LA GUERRA ST** R-4 Zone
 Assessor's Parcel Number: 037-071-004
 Application Number: MST2004-00613
 Owner: Montano & Mary Santillanes
 Applicant: Michael Santillanes
 Architect: Ron Sorgman

(Proposal to demolish an existing one-story 1,647 square foot single-family residence and a detached 400 square foot garage to construct a three-story 2,852 square foot duplex with two 420 square foot attached two-car garages on a 5,000 square foot lot.)

(Review After Final to relocate balcony from south elevation to north elevation and to change the building at the driveway to meet vehicle access requirements.)

Final Approval as noted of the Review after Final.

REFERRED BY FULL BOARD

- B. 2435 CALLE LINARES** E-1 Zone
 Assessor's Parcel Number: 041-411-010
 Application Number: MST2005-00365
 Owner: Joseph D. and Elaine C. Webster
 Applicant: Ron Sorgman

(Proposal to construct a 96 square foot addition to an existing single-family residence by enclosing an existing 72 square feet second story deck and a 24 square foot addition along the west elevation. The project includes the replacement of existing handrails and an interior remodel.)

(Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #064-05.)

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.

REVIEW AFTER FINAL**C. 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.)

(Review After Final to replace damaged door on east elevation with new fixed glass windows and repaint exterior.)

Final Approval as noted of the Review After Final.

REVIEW AFTER FINAL**D. 909 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 039-312-007
Application Number: MST2006-00517
Owner: Alan Moss Trustee
Architect: Chris Dentzel

(Remove two 16 foot overhead doors and install one 8 foot overhead door and one 16 foot store front window unit for an existing commercial building on an 8,075 square foot lot.)

(Review After Final for color change of building.)

Final Approval as noted of the Review After Final.

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

P-R/SD-3 Zone

Assessor's Parcel Number: 045-250-012
Application Number: MST2005-00419
Owner: City of Santa Barbara
Applicant: Kevin Strasburg

(Proposal to install above-grade utility pedestals with water, electricity and sewer stubs for future connection and the associated regulatory signage. The three existing regulatory outposts will be removed.)

(Request to re-instate the prior approval which expired on August 8, 2006.)

Final Approval as submitted to re-instate the prior approval.

REVIEW AFTER FINAL**F. 1759 GRAND AVE**

R-2 Zone

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

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

(Review After Final for changes to wall along driveway.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL**G. 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.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**H. 144 LAS ONDAS**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-162-020
Application Number: MST2005-00276
Owner: John and P. Hughes
Architect: Paul Zink

(Proposal to demolish an existing 1,228 square foot single-family residence with a 200 square foot one-car garage and construct a two-story 2,307 square foot single-family residence with an attached 448 square foot two-car garage on a 6,230 square foot lot located in the non-appealable coastal zone. Project includes approximately 270 cubic yards of grading.)

(Review After Final for changes to the window details, stone veneer, railing height on decks, roof overhang on west elevation, wall mounted on-demand water heater and sand finish plaster detail.)

Final Approval as submitted of the Review After Final.

CONTINUED ITEM**I. 129 JUANA MARIA AVE**

R-2 Zone

Assessor's Parcel Number: 017-091-003
Application Number: MST2005-00136
Owner: Alejandro Vega
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.)

(Modification approved September 13, 2006.)

(PROJECT REQUIRES 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.

FINAL REVIEW**J. 2544 FOOTHILL LN** A-1 Zone

Assessor's Parcel Number: 021-110-026
Application Number: MST2005-00124
Owner: Dean S. Janoff and Suzanne E. Rapley Trust
Applicant: Adapt Design Studio Inc.

(This is a revised notice. Proposal to construct a 644 square foot detached, one-story, accessory building on a 2.8 acre lot located in the Hillside Design District. A Modification is requested for a detached accessory space in excess of 500 square feet.)

(Modification approved September 13, 2006. Final Approval is requested.)

(PROJECT REQUIRES 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.

CONTINUED ITEM**K. 3 VIA ENCANTO** A-1 Zone

Assessor's Parcel Number: 015-010-037
Application Number: MST2005-00518
Owner: Jeffrey R. James
Architect: James Lecron

(Proposal to construct a new three-story 3,231 square foot residence with an attached 737 square foot garage on a vacant 3.59-acre parcel in the Hillside Design District. The project also includes 104 cubic yards of cut within the footprint of the proposed building.)

(In-progress review.)

Continued back to the Consent Calendar. Ready for Preliminary Approval.

NEW ITEM**L. 906 VINCENTE WAY** E-1 Zone

Assessor's Parcel Number: 049-122-011
Application Number: MST2006-00562
Owner: William R. Kirschke
Designer: Eddie Deras

(Proposal for a 165 square foot dining room addition to the rear of the house and to permit the existing 144 square foot covered patio for an existing 1,593 square foot single family residence with a detached 400 square foot two-car garage on a 10,200 square foot lot. The proposal also includes 292 linear feet of retaining walls ranging in height from 3.5 feet to 6'. Approximately 15 cubic yards of grading is proposed to create an access from the street to the backyard.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND 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.

NEW ITEM**M. 3344 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 053-324-014
Application Number: MST2006-00568
Owner: Teng Nicolas and Huitzu Huang Trustees
Contractor: Modern Roofing

(Proposal to replace the existing wood shake roof with new sheathing and Duralite tile in Walnut color on a 27,623 square foot multi-residential lot.)

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

Final Approval as submitted.

NEW ITEM**N. 632 SANTA BARBARA ST** C-M Zone

Assessor's Parcel Number: 031-152-020
Application Number: MST2006-00566
Owner: John and Jill Shalhoob
Architect: David Winitzky
Business Name: Shalhoob

(Proposal for a 74 square foot addition and 69 linear feet of courtyard walls with a gate, new trellis, planters and lighting for outdoor dining courtyard on a 2,697 square foot commercial lot. The proposal also includes one 66 square foot "as-built" storage structure and one 64 square foot "as-built" storage structure located at the rear of the lot.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL**O. 3002 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-201-008
Application Number: MST2005-00696
Owner: Raul Gutierrez,
Architect: Joaquin Ornelas, Jr.

(Proposal to construct a new 1,276 square foot, two-story addition to an existing 1,436 square foot, one-story residence on a 7,500 square foot lot. There is an existing two-car garage, habitable accessory space, and a non-conforming open yard.)

(Final Approval of the Landscape Plan is requested.)

Final Approval of the Landscape Plan as noted on the plans.

REVIEW AFTER FINAL**P. 404 WILLIAM MOFFETT PL**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2005-00219
Owner: City of Santa Barbara
Architect: Lenvik & Minor
Agent: Bill Stall

(Proposal to construct a 4,819 square foot office for Mercury Air Centers and related parking improvements. The project includes the demolition of hangar #6 and the Current Mercury offices. Also proposed is the relocation of 8 existing T-hangars to the north side of the airport site. Project requires Planning Commission Approval of a Coastal Development Permit.)

(Review After Final for changes to Landscape Plan.)

Final Approval of the Review After Final of the Landscape Plan as noted on the plans.

***** MEETING ADJOURNED AT 9:03 *****