



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 30, 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
 CHRISTOPHER MANSON-HING, Present (left at 8:41 p.m.)
 GARY MOSEL, Present (stepped out from 7:10 p.m. to 7:44 p.m.)
 RANDY MUDGE, Present (stepped out from 5:40 p.m. to 5:48 p.m.)
 DAWN SHERRY, Present (stepped out from 5:48 p.m. to 6:40 p.m.)
 MARK WIENKE, Present (stepped out from 7:10 p.m. to 7:44 p.m.)
- CITY COUNCIL LIAISON:** GRANT HOUSE, Absent
- PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent
- STAFF:** JAIME LIMÓN, Design Review Supervisor, Present (from 3:00 p.m. to 4:25 p.m., and 5:48 p.m. to 6:40 p.m.)
 JOANNE LA CONTE, Assistant Planner, Present (from 6:40 p.m. to 8:07 p.m.)
 KELLY BRODISON, Planning Technician II, 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, October 26, 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 October 23, 2006, with corrections.

Action: Manson-Hing/Wienke, 7/0/0. Motion carried. (LeCron absent.)

C. Consent Calendar:

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

Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (LeCron absent.)

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

1. Ms. Brodison announced that Member LeCron will be absent from the meeting.

2. Member Manson-Hing announced that he will not attend the ABR meeting on November 6, 2006.

E. Subcommittee Reports.

1. Member Manson-Hing reported that he will replace Member LeCron on Aircraft Terminal Subcommittee, and the next meeting will take place on Wednesday, November 1, 2006.

2. Chair Bartlett, reported that most of the Board members attended the Parliamentary Procedures training that was conducted on Wednesday, October 25, 2006.

F. Possible Ordinance Violations.

1. Member Manson-Hing reported that at 333 La Marina Drive, high retaining walls are under construction without permits. Mr. Limón will follow-up.

2. 929 Laguna Street, following up on a previous violation report, Ms. Brodison reported that D/G was installed as listed on the approved plans. Member Wienke will provide the correct address where the 8 x 8 strip of sidewalk was removed and not reinstalled.

DISCUSSION ITEM – NEW ITEM: PUBLIC HEARING**1. LOWER RIVIERA SPECIAL DESIGN DISTRICT GUIDELINES**

Main Documents: Revised Draft of the Lower Riviera Special District Guidelines

Location: Lower Riviera Special Design District

Applicability: The Design Guidelines will assist property owners, architects, contractors, and design review boards to design projects that will be appropriate, compatible, and beneficial to the Special Design District.

Staff: Jack Jacobus, Associate Planner/Urban Historian

(The purpose of the establishment of the Special Design District and of these Guidelines is the preservation of the unique character and style of the Bungalow Haven Neighborhood, while the historic district proposal is being considered by the City.)

(RECOMMENDATION FOR CITY COUNCIL ADOPTION OF THE GUIDELINES AND INCORPORATING ABR COMMENTS IS REQUESTED.)

(3:27)

Present: Jake Jacobus, City's Urban Historian, provided an update of the Lower Riviera Special District, and offered clarification about the pending historic district's noncontiguous boundaries. Jaime Limon, Design Review Supervisor, was also available to provide further clarification and answer questions from the Board.

Public comment opened at 3:30 p.m.

Joseph Rution, Bungalow Haven Neighborhood Association, in favor.

Cheri Ray, resident, in favor.

Public comment closed at 3:33 p.m.

Board Comments (condensed):

(Wienke) Portions of the document do not provide leeway for the flair of artistic elements.

(Manson-Hing) The document is helpful, staff's efforts are appreciated.

(Mosel) If the document is to become a part of the Ordinance, the language of the document should be stronger regarding required architectural styles to preserve neighborhood character.

(Sherry) The document should be open to interpretation in order to allow opportunities for architectural creativity.

(Bartlett) The document illustrates only 5 architectural styles for reference; however, the district is comprised of many styles and combinations of styles. The document does acknowledge that the special district is different from the historic zone.

(Mudge) A check list, similar to the hillside design guidelines checklist, would be beneficial in determining whether projects are in compliance with parameters.

Motion: Recommend City Council adoption of the Lower Riviera Design Guidelines as presented, with the comment that staff shall develop applicant and Board compliance check lists.

Action: Wienke/Manson-Hing, 7/0/0. Motion carried. (LeCron absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1302 SAN ANDRES ST**

P-R Zone

(4:15) Assessor's Parcel Number: 039-101-005
Application Number: MST2006-00624
Owner: City of Santa Barbara
Applicant: Parks and Recreation
Architect: Van Atta Associates

(Proposal to construct a new City "pocket park" with benches, lawns, landscaping, and minor children's art elements on a newly created lot (APN 039-151-015) totaling 12,750 square feet. The project involves removing the existing paving on the Victoria Street right-of-way for a connection to the proposed stairway at Bohnett Park.)

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

(4:25)

Present: Billy Goodnick, City of Santa Barbara Landscape Architect; and Susan Van Atta, Landscape Architect.

Public comment opened at 4:33 p.m.

Celeste Barber, resident, in favor.

Public comment closed at 4:40 p.m.

Motion: Preliminary Approval and continued indefinitely to the Full Board with the following comments:

1) Study allowing more of the frame work of the building to be represented, and simplify the more realistic portions shown on the plans to be more of an abstracted representation of the house. 2) Add more playful resizing of the fish element. 3) Study use of an abstracted fireplace element in the framework.

Action: Wienke/Blakeley, 7/0/0. Motion carried. (LeCron absent.)

PRELIMINARY REVIEW**3. 1822 SAN PASCUAL ST**

R-3 Zone

Assessor's Parcel Number: 043-163-013
Application Number: MST2004-00546
Owner: San Pascual Cottages, LLC
Architect: Peter Hunt

(Proposal to construct a seven unit condominium complex on a 15,341 square foot lot. Two existing single-family residences, a detached garage and shed currently located on site would be demolished.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 072-05.)

(5:00)

Present: Peter Hunt, Architect.

Public comment opened at 5:15 p.m.

Rod Edwards, neighbor, opposed.

Carolyn Rice, neighbor, opposed.

Public comment closed at 5:19 p.m.

Straw vote: How many prefer Building A? 4/1/0. How many prefer Building C? 1/4/0.

Motion: Final Approval with the following conditions:

1) The electrical boxes on all three buildings are to be covered. 2) The majority of the Board prefers Option A of the site elevation submitted.

Action: Sherry/Wienke, 4/1/1. Motion carried. (Manson-Hing opposed. Blakeley abstained. LeCron and Mudge absent.)

PRELIMINARY REVIEW

4. 3501 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-004

Application Number: MST2004-00141

Owner: David Neubauer

Architect: Don Pedersen

(The project consists of demolishing an accessory structure, storage building, workshop, and two car garage and constructing a new 494 square foot two-car garage with a 176 square foot workshop. Attached and above to the proposed garage is a new 450 square foot cabana with an approximate 600 square foot deck. A lap pool, spa and sun deck is proposed between the house and accessory structure. The proposal also includes adding new drought tolerant vegetation and palm trees to the site with drip irrigation and the addition of a new security gate. The project will result in a 3,468 square foot single family residence with a detached 720 square foot three car garage on a 1.03 acre lot.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 083-05.)

(5:48)

Present: Richard Johnson, Architect representing Don Pedersen, Architect; Grant Castleberg, Landscape Architect; Doug Fell, Owner's Representative.

Public comment opened at 6:01 p.m.

Chris Jacobs, Hatch and Parent, representative for a neighboring property owner, requested that ABR postpone their decision until a later date.

Public comment closed at 6:12 p.m.

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

1) The applicant is to address the items omitted from the list of considerations, including: water tanks, and related equipment, including the adjacent generator. 2) There is concern that the undocumented Tiki Hut has no photos provided. 3) Provide further clarification of the walls and fences adjacent to the private lane and driveway easement. 4) Clarify the stair entrance which is in tight proximity to the driveway for the adjacent property. 5) Some of Board is concerned that the amount of covered deck has not reduced sufficiently in accordance with the Planning Commission resolution. 6) The mass of the cabana/ accessory structure appears to overpower the existing residence. 7) Provide details of the proposed roof top solar installation. 8) Consider skinning the proposed fireplace of the cabana structure in stone similar to the main residence. 9) Verify and demonstrate the driveway functionality and gate condition. 10) Provide composite elevations or composite sections showing the two structures in relative proximity. 11) Provide site section details relative to the easement drawings. 12) Consider neighbor friendly plant choices along the easterly property line other than bamboo.

Action: Mosel/Manson-Hing, 6/0/0. Motion carried. (LeCron absent. Sherry stepped down.)

***** THE BOARD RECESSED FROM 6:40 P.M. UNTIL 7:10 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**5. 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.)

(Second Concept Review.)

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

(7:10)

Present: Thomas Morrison, Designer.

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

1) The applicant is to further study offsetting the wall planes, especially on the west elevation, so that the plan reflects the vertical wall breakups on the exterior elevation. 2) Provide a true off-set where the stair is flush with the wall and with the siding underneath, to provide a true offset. 3) The break up of the main roofs is mostly successful; however, the applicant is to study simplifying the lower eyebrow entry-roof

elements of the entry. Consider a post at the corner to simplify the roof connection. **4)** Study the window proportions so that the windows appear more vertical, rather than horizontal, in keeping with the style. **5)** Increase the dimension of the upper level of the second floor bedroom at the east elevation. **6)** Increase the mass of the wing wall at the far south side of the west elevation at the reveal of the living room of Unit #1. **7)** Maximize landscape opportunities, especially in the front yard setback, by reconfiguring the front entry from the street, and eliminating the lateral sidewalk connection to the driveway.

Action: Manson-Hing/Blakeley, 5/0/0. Motion carried. (LeCron absent. Mosel and Wienke stepped down.)

PRELIMINARY REVIEW

6. 2020 EL CAMINO DE LA LUZ E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-005
 Application Number: MST2006-00159
 Owner: John L. & A. Ruiz
 Designer: Jason Grant

(Proposal for a 1,590 square foot two-story addition to an existing 1,460 square foot single story, single family residence with detached 390 square foot two-car garage. The proposal includes a new 839 square foot second story and a 751 square foot first floor addition. The project is located on a 14,000 square foot lot in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission approval for a Coastal Development Permit.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 041-06.)

(7:44)

Present: Jason Grant, Agent; JoAnne LaConte, Assistant Planner, City of Santa Barbara.

Public comment opened at 8:49 p.m.

Michael Riley, neighbor, possibly in favor with some conditions.

Public comment closed at 8:59 p.m.

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) Provide appropriate screen landscaping for privacy to the northern and eastern neighbors; **2)** Provide colors and finish schedule on the plans. **3)** Final Approval may be made at Consent.

Action: Sherry/Mosel, 7/0/0. Motion carried. (LeCron absent.)

CONCEPT REVIEW - CONTINUED ITEM**7. 2230 CLIFF DR**

E-3 Zone

Assessor's Parcel Number: 041-252-071
Application Number: MST2006-00303
Owner: Teri Jory and Seth Geiger
Applicant: Douglas Keep

(Proposal for a new two-story 2,444 square foot single family residence and 558 square foot two-car garage on a 5,428 square foot lot. There is an existing non-conforming duplex spanning the property line between this parcel and the adjacent parcel. The proposal includes demolition of the half of the duplex on this parcel with the other half of the duplex to remain on the adjacent parcel. Also proposed is 128 cubic yards of cut and fill grading on the site and landscaping changes in the parkway on Fellowship Road. A modification is requested to provide the required open yard area in the front yard setback.)

(Second Concept Review.)

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

(8:07)

Present: Douglas Keep, Architect.

Public comment opened at 8:15 p.m.

David Tait, neighbor, opposed to the project as presented.

Robert Pretsch, neighbor, opposed to the lack of back yard open space.

Public comment closed at 8:20 p.m.

Motion: Continued three weeks to the Full Board with the following comments:

1) The Board carried forward the following comments from the meeting of July 10, 2006*: *1. Restudy the mass, bulk, scale and square footage as they appear to be excessive given the small corner lot configuration; *2. The Board can not support a modification having all of the open yard space within the front setback along Fellowship; *4 The Board is in support of legalizing the existing nonconforming duplex, but is concerned with the relationship of the two-story residence located 6-feet from the adjacent structure which will remain; *6. Study building second-story components into apparent attic space to reduce the height and mass of the building. **2)** The Board finds that the architecture is handsome, although the program and apparent mass, bulk, and scale are excessive for the corner lot. **3)** The applicant is to: **a.** Reduce the overall scale and study the relationships such that it has an entry apparent off the street front. **b.** Provide more open yard space beyond front setback lines; **c.** Continue to study the interrelationship of the house and remaining structure to the east side; and **d.** Provide a north elevation.

Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (LeCron absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 2047 CIELITO LN**

A-1 Zone

Assessor's Parcel Number: 021-082-036
 Application Number: MST2006-00306
 Owner: Robert and Norah McMeeking
 Architect: Hugh Twibell

(Proposal for a 1,191 square foot three-story addition to an existing 2,837 square foot three-story single family residence located on a 45,075 square foot lot in the Hillside Design District.)

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

(8:41)

Present: Robert and Norah McMeeking, Owners.

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) Final Approval may be made at Consent Calendar. 2) The proposed addition is well conceived, matching and improving the existing architecture; however: **a.** Study the roof pitch at the north-east corner to match the existing roof. **b.** Study replacing the railing with vertical pickets to match the existing, to be more in keeping with the house.

Action: Mudge/Wienke, 6/0/0. Motion carried. (LeCron, Manson-Hing absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 316 W MONTECITO ST**

C-2 Zone

Assessor's Parcel Number: 037-232-006
 Application Number: MST2004-00746
 Owner: Sona Star Incorporated
 Applicant: Santa Barbara Cottage Hospital
 Agent: Isaac Romero
 Architect: Phillips, Metsch, Sweeney & Moore

(Proposal for a Conditional Use Permit for a chemical dependency facility. The proposal includes exterior alterations consisting of re-stripping of the parking lot, new window screens, new security gate and exterior color change to building.)

(Review After Final to change from sandstone curb to stamped concrete curb.)

Final Approval of the Review After Final for the stamped concrete.

REVIEW AFTER FINAL**B. 4000 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-020-015
Application Number: MST2004-00673
Owner: Archdiocese of Los Angeles /Ed Welf Corp
Applicant: Peter Darose
Architect: Ed Lenvik
Engineer: Vern Williams

(Proposal to construct a 30-foot tall, 9,512 square foot indoor practice gymnasium at the north-west corner of Bishop Garcia Diego High School. Project also includes landscaping and site improvements including grading, utility and drainage.)

(Review After Final for the addition of a bell tower to the student quad area.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 1221 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 039-141-010
Application Number: MST2003-00858
Applicant: Pat Strum
Owner: Clint Lefler
Architect: Peter Ehlen

(Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Planning Commission approval of the Tentative Subdivision Map is required.)

(Review After Final for a reduced front bay window, change a shed roof to gable, change all double hung windows to casement and add a kitchen window at the first floor.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**D. 121 VISTA DEL MAR DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 047-051-008
Application Number: MST2004-00105
Owner: Timothy Park
Architect: Duffy Smith

(Proposal for a 190 square foot addition configured as a bathroom and laundry room and alterations to the family room and breakfast room of an existing single-family house in the Hillside Design District. The existing house is 1,530 net square feet. This house is located in the Appealable Jurisdiction of the Coastal Zone and will require a Coastal Development Permit.)

(Review After Final to eliminate the masonry finish from the chimney.)

Final Approval of the Review After Final for the chimney.

REFERRED BY FULL BOARD**E. 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. Final Approval is requested.)

Final Approval as noted.

CONTINUED ITEM**F. 901 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 039-312-009
Application Number: MST2006-00617
Owner: David Alan Sullins

(Proposal for minor window and door changes including eyebrows over the windows, minor lighting improvements and to re-stucco the exterior of an existing mixed use building on a 6,250 square foot lot.)

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

Final Approval as noted.

NEW ITEM**G. 4007 PRIMAVERA RD** E-3/SD-2 Zone

Assessor's Parcel Number: 057-420-003
Application Number: MST2006-00618
Owner: David and Jacalyn Trandal
Contractor: Becker Construction Corp

(Proposal to permit the as-built balcony and to add French doors for the existing residence on a 9,599 square foot lot.)

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

Final Approval as submitted 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.

NEW ITEM**H. 120 S HOPE F-115** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2006-00643
Owner: Macerich La Cumbre, LLC
Applicant: Mohammed Aziz

(Proposal to demolish the previous retail space known as Regis Salon and perform exterior improvements consisting of a new facade and signage and interior remodel for a new mall security office at the La Cumbre Plaza Mall.)

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

Final Approval as submitted with the comment that no rooftop equipment is proposed.

NEW ITEM**I. 242 LAS ALTURAS RD**

E-1 Zone

Assessor's Parcel Number: 019-320-025
Application Number: MST2006-00641
Owner: Louis Joseph Dene
Architect: Brian Hofer

(Proposal for a new infinity edge pool with associated walls and equipment on a 34,289 square foot lot in the Hillside Design District. The lot is currently developed with a 2,827 square foot single-family residence.)

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

Final Approval as noted on the plan, 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 the conditions that the soils report, and 1) All recommendations are to be shown on the plans; 2) The materials are to be poured in place concrete walls; 3) The color is to be Aquamarine to match the existing deck.

NEW ITEM**J. 335 N MILPAS ST**

C-2/M-1 Zone

Assessor's Parcel Number: 031-363-033
Application Number: MST2006-00642
Owner: Thomas Roth, Trustee 1987, Trust
Applicant: Hayden Environmental

(Proposal for a temporary groundwater remediation compound consisting of a 4' x 6' wide and 6' high chain link fenced area at an existing commercial building on a 12,303 square foot lot.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans, with the comment that a 16 foot pole height maximum is allowable, with a one year time limit.

NEW ITEM**K. 812 LARGURA PL** A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2006-00645
Owner: Elizabeth Vos

(Proposal to change the existing aluminum windows and doors to Milgard vinyl, change the body trim, color change, picket spacing on the upper rear balcony on a 1.08 acre lot in the Hillside Design District. The lot is currently developed with a 2,473 square foot single-family residence.)

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

One week continuance, with the following comments: 1) The colors and materials are acceptable; 2)The applicant is to return with "as-built" deck plans.

CONTINUED ITEM**L. 1120 ARBOLADO RD** E-1 Zone

Assessor's Parcel Number: 019-220-010
Application Number: MST2006-00276
Owner: Sean Hecht
Designer: AB Design Studio, Incorporated
Contractor: John Moffet

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

(Modification approved on August 30, 2006.)

Final Approval of the project with the condition that an Arborist shall provide a letter verifying that roots were avoided during excavation and construction, and provide photo documentation of excavation for retaining wall construction within drip line of the tree.

CONTINUED ITEM**M. 288 N LA CUMBRE RD** E-3/PUD 4.6/SD-2 Zone

Assessor's Parcel Number: 057-320-001
Application Number: MST2006-00152
Owner: Willis Kay Aiko
Applicant: Richard Dean
Agent: Syndi Souter

(Proposal to replace an existing water treatment system and construct a 192 square foot equipment shed in the common area of the Amber Gardens Planned Unit Development. The surrounding existing 8 foot tall chain link fence and hedge would remain. A modification is requested for the project to be located within the 40 foot setback.)

(Modification approved on October 11, 2006. Final Approval is requested.)

Final Approval as noted.

NEW ITEM**N. 1921 EL CAMINO DE LA LUZ** E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-023
Application Number: MST2006-00634
Owner: Thomas Kenneth Felkay
Agent: Souter Land Use Consulting

(Proposal to abate violations from ENF2006-00723 by planting erosion control and restoration vegetation and a new waterline extension from the meter on two vacant lots totaling 1.23 acres in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND APPROVAL OF A COASTAL EXCLUSION.)

Continued at Staff's recommendation, with the comment that the plan is ready for Preliminary Approval pending Staff's completion of the Master Environmental Assessment.

CONTINUED ITEM**O. 2107 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-251-007
Application Number: MST2006-00608
Owner: Church of Latter Day Saints
Applicant: Wendy Macdonald

(Proposal to remove the existing clay tile roof on the two-story portion of the existing church facility and replace with Eagle Ponderosa Flat Standard Tile in flashed Terracotta on a 3.18 acre lot in the 1000' of El Pueblo Viejo District. Also proposed as part of this project is to obtain as-built approval of improper pruning and proposed replacement of trees on the site to abate ENF 2006-00227.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans.

**** MEETING ADJOURNED AT 8:58 P.M. ****