



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 6, 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 3:17 p.m.)
 CHRISTOPHER MANSON-HING, Absent
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present (arrived at 3:22 p.m.)
 MARK WIENKE, Present

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 3:55 p.m.)
 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	<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 <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u> <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, November 2, 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 Monday, October 30, 2006, with corrections.

Action: Mosel/LeCron, 4/0/0. Motion carried. (LeCron abstained.) (Blakeley, Manson-Hing and 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 Items reviewed by Randy Mudge.

Action: Wienke/Mudge, 5/0/0. Motion carried. (Blakeley, Manson-Hing and Sherry absent.)

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

1. Ms. Brodison made the following announcements:

- a) Member Sherry will arrive late to the meeting.
- b) Member Manson-Hing will be absent from the meeting.

2. Mr. Limón made the following comments:

- a) Mr. Limón made available two copies of the 1924 Olmsted & Cheney, Master Street and Park Systems Plan for review by the Board. Mr. Limón stated that the Olmsted & Cheney document might be helpful to the Board in their review of street and park projects.
- b) Regarding right-of-way vegetation: In some instances the Board has supported over-height screening vegetation and requested that it be maintained. Because there may be cases where the Public Works Department might require the future removal of over-height vegetation, Mr. Limón requested that the Board view architectural projects on their own and not rely on street vegetation for screening.

E. Subcommittee Reports.

Airport Subcommittee: Member Wienke reported that the latest design presentation illustrates the old airport tower building moved half way between its current location and the previously proposed location, creating a courtyard between the tower and the new ticketing location. The proposed structure has taken on a Modern-Spanish architecture style and appears to be losing the big-box look. Mr. Wienke clarified that relocation of the existing airport tower building is necessary due to its current flood plane location.

F. Possible Ordinance Violations.

Member LeCron reported the following:

- 1) The building exterior of the Fish House Restaurant on Cabrillo Boulevard has been painted a peculiar color.
- 2) The exterior signage at the Left of Albuquerque Restaurant has hanging light fixtures with exposed conduit.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 620 QUINIENTOS ST**

M-1/SD-3 Zone

Assessor's Parcel Number: 017-113-025
Application Number: MST2006-00638
Owner: D & M Ortega Hill Partnership
Architect: Lenvik & Minor
Contractor: Melchiori Construction Company

(Proposal to expand and convert a MarBorg green waste recycling facility to a plastic recycling and storage facility. The project includes a one-story 5,704 square foot addition to the existing one-story 10,238 square foot industrial building, a new four-space parking lot, and screening walls. The proposal includes the transfer of 2,714 square feet of development rights from a property located at 719 Union Street at which 4,801 square feet were demolished. Planning Commission approvals of a Transfer of Development Rights, a Coastal Development Permit, and a Development Plan are requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TRANSFER OF DEVELOPMENT RIGHTS A COASTAL DEVELOPMENT PERMIT AND A DEVELOPMENT PLAN ARE REQUESTED.)

(3:30)

Present: Ed Lenvik, Architect; Jaime Limón, Design Review Supervisor.

Mr. Limon stated that sidewalk and curb street improvements may be required at this location.

Mr. Lenvik stated that he intends to screen the street frontage.

Public comment opened at 3:45 p.m., and as no one wished to speak, public comment closed at 3:45 p.m.

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

1) The Board finds that the addition to the existing building is appropriate to the existing structure, with the following changes: **a.** Provide more landscaping on the site and street trees in the parkway; **b.** Match the sidewalk from the existing concrete plant sidewalk and parkway; **c.** Consider an interesting color for the front entry; **d.** Consider eliminating the chain-link fence and using wrought iron; **e.** Study a trellis with vines at the front façade (where the shed roof ends). 2) Provide a color palette and a landscape plan when returning to Full Board.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 927 OLIVE ST**

C-2 Zone

Assessor's Parcel Number: 029-302-031
Application Number: MST2006-00421
Architect: Keith Rivera
Owner: Fiesta Olive, LLC
Applicant: Aaron Amuchastegui

(Proposal for a mixed-use development consisting of three three-story buildings. The project includes five three-story, one- and two-bedroom residential condominiums ranging from 1,470 to 1,919 square feet. Three of the units include office space totaling 690 square feet on the first floor. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 & 933 Olive Street and 500 cubic yards of cut and fill grading. Planning Commission Approval of a Tentative Subdivision Map is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(3:55)

Present: Kieth Riviera, Project Architect; Lorene Hinkle, Designer; Aaron Amuchastegui, Applicant; Chelsey Swanson, Assistant Planner, City of Santa Barbara.

Public comment opened at 4:13 p.m.

Michael Hofmann, resident, opposed.

Sudi Staub, resident, in favor of the design, but concerned about the height.

Michael Biancon, expressed concern with building heights, obstruction of cross-town sightline.

Grant Castleberg, resident, in favor.

Rob Hunt, resident, opposed.

Public comment closed at 4:20 p.m.

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

1) The chosen site plan is forcing the buildings to the perimeter of the property making the mass, bulk, and scale appear aggressive. **2)** Study other parking design alternatives which do not require the extreme vehicular movement within the auto-court. **3)** The Board is concerned with the minimal setbacks, especially along the north property line abutting the craftsman single story residence and structure frontage. Study ways to closer emulate the front-yard setbacks established by the two adjoining structures. **4)** Reconsider the massing of the buildings as they relate to the street so as to not emulate the "wedding cake" layering approach. **5)** Consider the third-stories as attic stories within the roof forms, reminiscent of the residential neighborhood across the street. **6)** Provide a design scheme that presents two units to the street that appear single-family in

nature and places the third unit more internal to the block. **7)** Establish the grading with an accurate topography map to take better advantage of the drop-off at the rear-most portion of the site to help minimize the height impact of the structures. **8)** Look for ways to enhance the pedestrian entries to all units, especially the rearmost unit which is currently hidden from the street without apparent pedestrian access. **9)** Study the relationship of the contiguous buildings. Some Board members feel the chosen design style is not compatible with the residential theme presented along Olive Street. Consider more pedestrian friendly elements along the street frontage.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 2431 MESA SCHOOL LN

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-005
 Application Number: MST2006-00295
 Owner: Bolger Family Trust
 Architect: Peter Hunt

(Proposal for a new 2,346 square foot two-story residence and attached 444 square foot two-car garage on a 10,075 square foot lot. The proposal includes demolition of the existing 1,008 square foot one-story residence, a new driveway, landscaping, and hardscaping. The project is located in the Appealable Jurisdiction of the Coastal Zone and Planning Commission approval of a Coastal Development Permit is requested.)

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

(4:48)

Present: Peter Hunt, Architect; Suzanne Johnston, Planning Technician II, City of Santa Barbara.

Public comment opened at 5:03 p.m.

Betty Nelson, resident, expressed concern about the possible loss of privacy and oak trees.

Jackie Karp, resident, stated that she does not want her side window blocked.

Public comment closed at 5:11 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The project is appropriately scaled for the neighborhood. **2)** The design is appealingly eclectic. **3)** The Board would prefer to see a reduction in the size and number of windows on the second floor, west elevation. **4)** Provide a high quality carriage-type garage door. **5)** Include on the working drawings the Oak Tree recommendation from the Arborist's Report.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 1209 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-161-018

Application Number: MST2006-00379

Architect: Don Nulty

Owner: Suntrust Bank of Atlanta, Et Al Trustee

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

(Second Concept Review.)**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(5:24)

Present: Robert Foley, 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 conditions:

1) Study the stairway to the second-story artist studio. 2) Restudy the colors and provide a color and material board. 3) Provide a standard red roof tile. 4) Study the cohesiveness of the window proportions. 5) The Board understands the existing carport will return as an enclosed garage with high-quality garage doors. 6) Study minimizing the existing asphalt in front of the proposed art gallery. 7) Study the Jack-Arch windows at the artist studio.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 832 ORANGE AVE**

R-3 Zone

Assessor's Parcel Number: 037-024-002

Application Number: MST2005-00657

Owner: Lorenzo and Maria Martinez

Applicant: Manuel Contreras

(Proposal to demolish a 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3,344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior yard setback.)

(Third Concept Review. Modification approved on September 27, 2006.)**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(5:45)

Present: Manual Contreras, Applicant; Lorenzo Martinez, Owner.

Motion: Preliminary Approval of the project with the following conditions:

1) Final Approval may be made at Consent Calendar. 2) Provide a color board and landscape plan when the project returns to Consent. 3) Study making the trim boards connect at the bay windows at the north-west elevation. 4) Restudy the entry gable.

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

***** **THE BOARD RECESSED FROM 6:10 P.M. UNTIL 6:35 P.M.** *****

CONCEPT REVIEW - CONTINUED ITEM

6. 6 LANGLO TERR

E-2/SD-2 Zone

Assessor's Parcel Number: 053-040-015

Application Number: MST2006-00452

Owner: David 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.)

(Third Concept Review.)

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

(6:35)

Present: Jim Zimmerman, Architect; Natira Jones, Landscape Architect; Pamela Daugherty, Owner.

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 Consent Calendar with the following conditions:

1) The applicant is to restudy the driveway entry location on Ontare Road, possibly moving it further north. 2) Document the existing adjacent trees.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 835 W VICTORIA ST**

R-2 Zone

Assessor's Parcel Number: 039-141-001
Application Number: MST2005-00723
Owner: William and Dana Krebs
Architect: Larry Warren

(Proposal to construct a 2,930 square foot, two-story addition to an existing 1,360 square foot one-story residence, creating a duplex, on a 7,750 square foot corner lot. The additions consist of a two-story residence, 2 two-car garages, a second-floor deck, and a minor addition to the existing residence. A modification is required for the reduction of the required open yard.)

(Second Concept Review.)

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

(6:55)

Present: William Krebs, Owner.

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

1) The applicant is to restudy the new master bathroom addition and push it further back into the lot. **2)** The applicant is to return with accurate drawings that depict the correct detailing of the duplex, with the drawings in the same scale. **3)** Study the physical connection of the front house and the rear second unit to be more cohesive. **4)** Restudy the window configuration on the south elevation to be more traditional in proportion. **5)** Provide a roof plan. **6)** Provide a porch which is in keeping with the neighborhood. **7)** The style of new architecture should match the existing.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 609 E ORTEGA ST**

R-3 Zone

Assessor's Parcel Number: 031-103-022
Application Number: MST2006-00267
Owner: Alfonso Espinoza
Applicant: Robert Stamps

(Proposal to construct a two-story 1,166 square foot single-family residence and an attached 277 square foot one-car garage. The proposal includes demolition of the existing 826 square foot single-family residence. There is an existing 1,676 square foot duplex, a three-car carport, and two uncovered parking spaces on the 7,000 square foot parcel.)

(Second Concept Review.)

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

(7:25)

Present: Robert Stamps, Agent.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:

1) Reduce the length of the porch roof on the south elevation. 2) Make the supporting columns align with the top of the stairs. 3) Corbels should be added to the exposed second-story cantilever. 4) The entry steps should be pulled in closer to the house to allow for a planter along the driveway. 5) The Board understands the stone base will be eliminated and replaced with continuous smooth plaster. 6) Provide a plaster pilaster to terminate the concrete masonry unit wall at the property line. 7) Provide a front yard landscape plan.

Action: LeCron/Wienke, 6/1/0. Motion carried. (Mosel opposed.) (Manson-Hing absent.)

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 3475 MARINA DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-022-003
Application Number: MST2000-00300
Landscape Architect: Sam Maphis
Owner: Stephen and Marianne Blick
Architect: Karl Eberhard

(Proposal to construct a new 5,520 square foot, one-story residence with an attached three-car garage, new swimming pool and tennis court on a vacant 58,830 square foot lot.)

(Review after Final for minor exterior revisions to approved project consisting of a revised retaining wall configuration; a revised south privacy wall; a new front privacy wall; a revised eave detail; a revised chimney design; revised colonnades; a revised side entry arch; a revised decorative column detail; a revised decorative detail at the south wall of the living room; a new pedestrian door at the garage; a revised stair location; a new dog wash; and a new generator.)

Final Approval of the Review After Final with the exception of the front stucco wall, which is to be a maximum six-feet high with fence wall posts to be a maximum eight-inches taller, reduce walls when they abut into posts. Continued one week for review of the wall along Cliff Drive.

REVIEW AFTER FINAL

B. 302 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 031-371-023
Application Number: MST2006-00403
Business Name: Westcom
Owner: Tarlow Family Trust 2/8/01

(Proposal to add two walk-up ATM machines on north side of building next to parking lot with associated security lighting.)

(Review After Final to review awning color.)

Final Approval as submitted of the Review After Final. The approved color is Blue #PMS301-C.

REVIEW AFTER FINAL**C. 802 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-029
Application Number: MST2006-00139
Owner: William Fletcher
Architect: Lori Kari
Contractor: Young Construction*

(Proposal to construct a 156 square foot accessory structure to be used as a pool cabana in the rear-yard. A previous pool cabana was demolished under MST2004-00587. Approximately 80 cubic yards of grading is proposed.)

(Review After Final to change the cabana plan to match the pool plan (as previously approved under MST2004-00587), to change the supporting columns from stucco to steel, and to remove the south low wall and to change the wall return at stair leading to upper-yard.)

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

REVIEW AFTER FINAL**D. 1823 MIRA VISTA AVE**

E-1 Zone

Assessor's Parcel Number: 019-090-021
Application Number: MST2006-00507
Architect: C.A.S.A Di Design, LLC
Owner: Rachel Tierney Living Trust

(Proposal for a 366 square foot new deck to the rear of an existing 1,708 square foot single-family residence with an attached 407 square foot two-car garage on a 7,625 square foot lot in the Hillside Design District.)

(Review After Final for a 51 square foot addition to the master bedroom taken from the existing balcony and the replacement of existing windows on the north elevation.)

Final Approval as submitted of the Review After Final.

REFERRED BY FULL BOARD**E. 3953 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-222-002
Application Number: MST2006-00126
Owner: Jorge Ruiz Garcia
Architect: Jose Esparza

(Proposal to add a 630 square foot second-story addition, a 447 square foot first-floor addition, and an attached 400 square foot two-car garage to the existing 1,684 square foot, one-story, single-family residence. The existing storage/laundry area and two-car carport will be demolished. The second-story addition includes decks on rear of the house. The project is located on a 7,021 square foot lot.)

(Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**F. 812 LARGURA PL**

A-1 Zone

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

(Proposal to permit the "as-built" deck, change the existing aluminum windows and doors to Milgard vinyl, change the body trim, exterior color change, and 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.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week at the applicant's request.

REFERRED BY FULL BOARD**G. 1303 FERRELO RD - LOT 28**

E-1 Zone

Assessor's Parcel Number: 029-271-028
Application Number: MST2005-00082
Designer: Goodwin Design
Owner: Kevin Goodwin

(This is a revised design: Proposal to construct a 3,493 square foot, two-story residence with an attached 599 square foot garage on a 27,280 square foot vacant lot. The project includes approximately 300 cubic yards of grading to be balanced cut and fill on the site. A Modification is requested to an overheight wall in the interior-yard setback.)

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

Continued indefinitely to the Consent Calendar.

CONTINUED ITEM**H. 819 N SALSIPUEDES ST**

R-3 Zone

Assessor's Parcel Number: 031-031-008
Application Number: MST2006-00013
Owner: Elaine Webster
Architect: Ron Sorgman

(Proposal to construct two new single-family residences on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification is requested to allow the reduction of one required parking space and the encroachment of a parking space in the interior-yard setback.)

(Modification Approved on April 26, 2006. Final Approval of the Architecture and Landscape Plans is requested.)

Final Approval as noted of the Architecture, the applicant is to revise sheet A-6 to show the roof deck and smaller window; and Final Approval as noted of the Landscape, the applicant is to add a tree at the right front-yard.

NEW ITEM**I. 2611 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 051-292-003
Application Number: MST2006-00640
Owner: Josiah Jenkins

(Proposal to install new asphalt for the existing parking lot, re-stripe the parking lot to add more spaces, add landscaping and the removal and replacement of the existing sidewalk between the storefront and the curb on a 9,003 square foot commercial lot.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans, the applicant is to add 2 Escilong at the west property line planter.

NEW ITEM**J. 17 S MILPAS ST**

C-P Zone

Assessor's Parcel Number: 017-171-024
Application Number: MST2006-00650
Owner: S & P Investments
Architect: Paul Poirier

(Proposal for site improvements consisting of new railings, shopping cart corrals and landscaping in the existing parking lot for the Trader Joes shopping center.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week at the applicant's request.

CONTINUED ITEM

K. 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 indefinitely at staff's request.

**** MEETING ADJOURNED AT 7:43 P.M. ****