



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, January 2, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:07 P.M.**

BOARD MEMBERS:
 MARK WIENKE, CHAIR, Present
 CHRISTOPHER MANSON-HING, VICE-CHAIR, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent (from 3:07 p.m. to 3:59 p.m.)
 KELLY BRODISON, Planning Technician, Present
 PETER LAWSON, Associate Planner, Present (from 5:08 p.m. to 5:55 p.m.)
 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 December 28, 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.)

B. Approval of the minutes.

Dale Francisco, Santa Barbara Safe Streets, provided comments to the minutes of December 18, 2006.

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

Action: Manson-Hing/Mudge, 5/0/1. Mosel abstained.

C. Approval to amend the minutes of November 20, 2006, Item #4 (MST2006-00644), 1030 Arbolado Road:

Motion : Approval of the amendment to Item 4 (MST2006-00644), 1030 Arbolado Road :
“Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) Ready for Preliminary Approval. Preliminary Approval with Neighborhood Preservation Ordinance findings can be made at Consent Calendar.”
~~made at Consent Calendar.~~^(corrected 1/02/07) **2) Neighborhood Preservation Ordinance findings can be made on Consent Calendar. 3) The proposed addition is in keeping with the existing architecture in its mass, bulk, and scale; it is well integrated into the site and hidden from public view by the existing approved building. 4) Provide high-quality materials and a landscape plan when returning on Consent Calendar. 5) Provide a plan that includes pool fencing. 6) Provide roof material samples.**

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

Action: Manson-Hing/Mosel, 5/0/1. Sherry abstained.

D. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry and Christopher Manson-Hing and Randy Mudge. Board Member Manson-Hing referred Item A to the Full-Board.

Action: Manson-Hing/Sherry, 6/0/0.

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

No announcements were made.

F. Subcommittee Reports.

No subcommittee reports.

G. Possible Ordinance Violations.

Mr. Limón reported that a site visit to 308 Palm Avenue verified that vinyl windows were installed. The type of windows to be installed was not specified on the plans. It appears that the installation of vinyl windows is not consistent with the intent of the ABR's approval.

H. Nominations for Election of Officers:

(3:07) Item H was heard out of order.

Mr. Limón, Design Review Supervisor, opened the meeting and requested nominations for 2007 ABR Officers.

Nomination: Mark Wienke to serve as Chair.

Action: Manson-Hing/Mudge. Unanimously approved.

Nomination: Dawn Sherry for Vice-Chair. Ms. Sherry declined.

Nomination: Christopher Manson-Hing to serve as Vice-Chair.

Action: Sherry/Mosel. Unanimously approved.

The 2007 ABR Officers are Mark Wienke, Chair, and Christopher Manson-Hing, Vice-Chair.

REVIEW AFTER FINAL – (REFERRED TO FULL BOARD)**A. 1650 MIRA MESA DR**

E-1 Zone

Assessor's Parcel Number: 035-160-021

Application Number: MST2005-00429

Owner: Barbara Toumayan

Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second-floor deck by 186 square feet.)

(Review After Final to revised deck railing from steel to glass.)

(3:45)

Present: Dawn Sherry, Architect.

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

1) The applicant is to provide photos of the house from the neighborhood, especially from the properties below. **2)** Provide details showing how the glass railing is connected to the top of the wall.

Action: Mudge/Blakeley, 5/0/0. Motion carried. (Sherry stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1759 GRAND AVE**

R-2 Zone

(3:15) Assessor's Parcel Number: 027-141-006
Application Number: MST2006-00746
Owner: 1759 Grand Avenue Associates, LLC

(Revised proposal to construct three new residential condominium units rather than single-family residences on a vacant 16,900 square foot lot located in the Hillside Design District. Square footages have not changed. Unit A would be partially three-stories, 2,318 square feet, with an attached 503 square foot garage; Unit B would be two-stories, 1,840 square feet, with an attached 518 square foot garage; and Unit C would be two-stories, 2,245 square feet, with an attached 503 square foot garage. The project will result in a total of 7,927 square feet of structures on the lot, and includes 190 total cubic yards of cut and fill grading outside the building footprint. A modification is requested for an over-height wall along the driveway.)

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

(3:59)

Present: Kirk Gradin, Architect.

Public comment opened at 4:18 p.m.

Stephanie Christoff, resident, requested clarification of base elevations and finished floors.

V. Sato, resident, provided written comments, opposed.

Public comment closed at 4:22 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1)** The modifications are necessary and appropriate, and are not aesthetically detrimental to the project. The modifications are not aesthetically detrimental.
- 2)** The applicant is to study a better way to integrate the electrical box at Grand Avenue.
- 3)** Grade and finished floor elevations are to be labeled at dimension height points to avoid confusion.
- 4)** Provide more identifiable pedestrian access to the second unit from Prospect Avenue.
- 5)** Study the best location for the on-grade condensing units in order to minimize noise to the neighboring parcels.
- 6)** The design of the three structures is well handled and detailed and aesthetically pleasing to the Santa Barbara environment.

Action: Sherry/Manson-Hing, 6/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**2. 1023 CACIQUE ST A**

R-3 Zone

(3:35) Assessor's Parcel Number: 017-213-014
Application Number: MST2005-00297
Owner: John Luca
Applicant: April Verbanac
Architect: Keith Nolan

(Proposal for the construction of two new condominium units and the conversion of two existing units to condominiums. Proposed new construction is a two-story addition consisting of a 748 square foot first-floor unit with attached 230 square foot garage, a 1,230 square foot two-story unit with attached 584 square foot garage, and an attached 256 square foot garage to serve the existing one-story unit. The existing units to be converted consist of a 1,092 square foot one-story unit and a 2,160 square foot three-story unit with attached 584 square foot garage. Lot size is 11,264 square feet. A modification is requested to allow seven parking spaces rather than the required eight spaces.)

(Third Concept Review.)

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

(4:34)

Present: Keith Nolan, Architect

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

1) The Board is appreciative of the new design which saves the back yard oak tree as well as renovating and saving the front house. **2)** Study the driveway paving to create a pattern, with possible pedestrian way finding, and use permeable paving, other than an apparent large asphalt sheet. **3)** Look for design solutions for Unit #4, the existing unit above the garage, to have more of a front door presence at a location off the public realm. **4)** Study the front porch of the front unit. Revise it to be more appropriate to the size, bulk, and scale of the house, and with detail commensurate with the neighborhood and the style of the house. **5)** At the back corner (the rear right corner from street) study the design elements and roof elements for the master bedroom sitting area to be more congruent with the design of the building, make sure and verify that the design does not loom into the neighboring yards. **6)** Study the addition to the rear unit to simplify the massing so it is more congruent with the existing buildings on the site. **7)** Study ways to screen the parallel parking at the side of Unit #1 from the street. **8)** Study and insure the size and location of the noted trash and recycling enclosure can accommodate the required size of the roll off unit for trash and recycling. **9)** Return with a landscape plan, the east elevation in particular needs trees to soften the façade as seen by the neighbors and add permeable paving around the Oak tree.

Action: Sherry/Manson-Hing, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1538 SHORELINE DR**

E-3/SD-3 Zone

(4:10) Assessor's Parcel Number: 045-181-025
Application Number: MST2006-00714
Owner: Steven and Brooke Chilcott
Architect: Tom Jacobs

(Proposal to construct a 2,434 square foot two-story single-family residence and 411 square foot attached garage, and to demolish the existing 702 square foot one-story single-family dwelling. The project is located on a 6,555 net square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested.)

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

(5:08)

Present: Tom Jacobs, Architect; Peter Lawson, Associate Planner, City of Santa Barbara.

Public comment opened at 5:17 p.m.

Chair Wienke read into the record a letter from Harry and Francis Kozaki expressing concern with loss of ocean views and diminished property value.

Public comment closed at 5:18 p.m.

Mr. Lawson stated that it has been suggested that the turn around be reduced from a width of 12 feet to 8 feet, thereby increasing the amount of landscaping on Shoreline Drive.

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

1) The Board would like to see the statistics and annotation for scale revised, and notes as to floor plates placed on all elevations and plans. **2)** The Board looks for the applicant to:
a. Study a better streetscape entryway, possibly revising the south elevation; **b.** Study ways to create privacy from the decks for the neighbors; **c.** Study and design the street frontage area for a more landscape solution; **d.** Study introducing elements to the roof line that will break up the north/south linearity of the roof line; **e.** Provide relief at the upper floor with greater setbacks from the first floor to the second floor, and with less overhanging elements, to alleviate the heavy appearance of top floor. **3)** The Board appreciates the driveway back out allowing occupants to exit front first onto Shoreline Drive.

Action: Manson-Hing/Sherry, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 264 N LA CUMBRE RD**

E-3/SD-2 Zone

(4:40) Assessor's Parcel Number: 057-240-018
Application Number: MST2006-00705
Owner: Gary Gray

(Proposal to relocate two uncovered parking spaces for safer egress from the existing duplex. Modifications are requested for an uncovered parking space within the required interior-yard setback, and for an over-height retaining wall and fence at the front of the property.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICE APPROVAL FOR A MODIFICATION.)

(5:55)

Present: Gary Gray, Owner.

Public comment opened at 6:58 p.m., and as no one wished to speak, public comment closed at 6:58 p.m.

Motion: Continued one week to the Full Board with the following comments:

1) The applicant is to return with accurate photographs and drawings that depict the entire scope of work as presented. 2) Include an indication of the turning radius for the parking spaces on the site plan. 3) Provide street elevation photographs of the two properties to the north and two properties to the south of the site for streetscape compatibility.

Action: Sherry/Manson-Hing, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1101 ROBLE LN**

E-1 Zone

(5:00) Assessor's Parcel Number: 019-242-005
Application Number: MST2006-00713
Owner: Georgianna Pulos

(Proposal to demolish an existing 458 square foot two-car carport and construct a new 436 square foot two-car garage with a 478 square foot second-story accessory space above. The existing 5,167 square foot one-story single-family residence is located on a 10,865 square foot lot in the Hillside Design District.)

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

(6:15)

Present: Jason Grant, Agent.

Public comment opened at 6:20 p.m., and as no one wished to speak, public comment closed at 6:20 p.m.

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

1) Study the drainage to the south elevation where the new structure meets the existing roof. 2) Study the existing overhangs of the roof to make the new eave overhangs match the distance of the eave overhangs on the existing building. 3) The extent of the new structure on the second floor at the north elevation is not to extend beyond the required setback line, or, the applicant is to ask for a modification. 4) The Board understands the applicant will use clad wood windows and provide high quality detailing on the exterior door. 5) The applicant is to show the corbelling on the north elevation as it appears on the west elevation and verify the extent and detail of the revised overhang. 6) Neighborhood Preservation Ordinance findings can be made when the project returns on Consent Calendar.

Action: Manson-Hing/Mudge, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1333 RIALTO LN**

E-1 Zone

(5:20)

Assessor's Parcel Number: 049-242-030

Application Number: MST2006-00718

Owner: Jason Jacobs

Architect: Jose Esparza

(Proposal for a 643 square foot one-story addition to an existing single-family residence. The existing 2,518 square foot one-story residence, including attached 442 square foot garage, is located on a 13,886 square foot lot in the Hillside Design District.)

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

(6:31)

Present: Jose Esparza, Architect. Mr. and Mrs. Jacobs, Owners.

Public comment opened at 6:40 p.m.

John Jostes, resident, expressed support for the project.

Public comment closed at 6:41 p.m.

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

1) Ready for Preliminary Approval on Consent Calendar. 2) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns on Consent Calendar.

Action: Sherry/Mosel, 6/0/0. Motion carried.

REVIEW AFTER FINAL**A. 1650 MIRA MESA DR**

E-1 Zone

Assessor's Parcel Number: 035-160-021
Application Number: MST2005-00429
Owner: Barbara Toumayan
Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second-floor deck by 186 square feet.)

(Review After Final to revised deck railing from steel to glass.)

Referred to the Full Board.

REVIEW AFTER FINAL**B. 3535 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-053-001
Application Number: MST2006-00275
Owner: Ontare Land Partners LP
Architect: Lenvik & Minor

(Proposal for a 180 square foot equipment enclosure to the rear of an existing 1,250 square foot commercial building. Also proposed are two trellises and an entry awning, new exterior paint.)

(Review After Final to revise the proposed roof from rock to standing seam and to revise the color scheme for the plaster, roof, doors, windows, eaves and the soffit.)

Continued one week for the applicant to provide rake/facia detail.

FINAL REVIEW**C. 468 PASEO DEL DESCANSO**

E-3 Zone

Assessor's Parcel Number: 053-101-014
Application Number: MST2006-00225
Owner: Hans Karl Betzholtz and Elaine Levass
Architect: Clay Aurell

(Proposal to construct 402 square foot second-floor addition to an existing 1,404 square foot one-story single-family residence. The project includes minor remodeling of the first-floor and construction of a 153 square foot one-car carport. The existing detached 243 square foot one-car garage will remain on the 9,240 square foot lot.)

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

Final Approval as noted on sheet A-4.01 and L-1.01.

REVIEW AFTER FINAL**D. 335 N MILPAS ST**

C-2/M-1 Zone

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

(Proposal to repaint an existing commercial building.)

(Review After Final for the removal of the chain link fence and gate and installation of new block wall and landscape planters with associated lighting along the front corner of property.)

Final Approval of the Review After Final for the Architecture, and Final Approval of the Landscape Plan with the condition that the applicant is to remove the temporary aluminum trailer and that the cable railing systems are to be of high quality with concealed connectors.

FINAL REVIEW**E. 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.)

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

Final Approval as noted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and with the condition that the proposed pool will return for a separate approval.

Brian Hershkowitz, neighbor, presented concerns about privacy, size of the house, and drainage.

CONTINUED ITEM**F. 70 SKYLINE CIR**

E-1 Zone

Assessor's Parcel Number: 041-151-004
Application Number: MST2006-00028
Owner: Robert Henretig
Architect: Dennis Thompson

(Proposal for additions to an existing 1,789 square foot, two-story, single-family residence on a 6,978 square foot lot in the Hillside Design District. The project includes construction of a new 344 square foot one-car garage with a covered 272 square foot deck on top, a new 48 square foot master bathroom, interior remodeling, and remodeling of an existing front porch. The proposal includes demolition of the existing 423 square foot one-car carport and deck on top. This will result in a 2,601 square foot residence with a two-car garage. Two modifications are requested, one for the master bathroom to encroach into the rear-yard setback, and one for window changes and the enlargement of the front porch in the front-yard setback.)

(Modification approved May 24, 2006. Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**G. 500 N LA CUMBRE**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009
Application Number: MST2006-00728
Owner: Robert and Deborah Hart

(Proposal for a riparian corridor landscape plan that calls for the installation of drought tolerant species that require no irrigation. This proposal is in response to the conditions of approval from Planning Commission Resolution No. 060-03.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #

Final Approval with the condition that plant stock material is to be propagated from the south side of the Santa Ynez Mountains.

FINAL REVIEW**H. 222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019
Application Number: MST2005-00192
Agent: Post/Hazeltine Associates
Owner: John and Carol Nagy
Applicant: Del Mar Development
Architect: B3 Architects

(Proposal to construct five new condominium units in four buildings, replacing and demolishing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes two one-bedroom units, one two-bedroom unit and two three-bedroom units. A voluntary lot merger is also a part of the project.)

(Final Approval of the Landscape Plan is requested.)

Final Approval as submitted of the Landscape Plan and Final Approval of the colors.

**** MEETING ADJOURNED AT (6:59) P.M. ****