



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, January 8, 2007**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:02 P.M.**

**BOARD MEMBERS:**      MARK WIENKE, Chair, Present  
                                  CHRISTOPHER MANSON-HING, Vice-Chair, Present  
                                  JIM BLAKELEY, Present (arrived at 3:05 p.m.)  
                                  GARY MOSEL, Present  
                                  RANDY MUDGE, Present (out from 3:30 to 4:32 p.m.)  
                                  DAWN SHERRY, Present (left at 6:40 p.m.)

**CITY COUNCIL LIAISON:**      GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:**      STELLA LARSON, Absent

**STAFF:**      JAIME LIMÓN, Design Review Supervisor, Present (from 3:02 to 6:32 p.m.)  
                          KELLY BRODISON, Planning Technician, Present  
                          GLORIA SHAFER, Commission Secretary, Present

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

| ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST<br>(See ABR Guidelines & Design Review Submittal Requirements for Details) |           |  |
|--|-----------|--|
| <b>CONCEPT REVIEW</b>  | Required  | <u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)<br><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.<br><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.<br><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)<br><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.<br><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.<br><u>Plans</u> - floor, roof, etc.<br><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.   |
| <b>PRELIMINARY REVIEW</b>  | Required  | Same as above with the following additions:<br><u>Plans</u> - floor, roof, etc.<br><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.<br><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 &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.  |
| <b>FINAL &amp; CONSENT</b>   | Required  | Same as above with the following additions:<br><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.<br><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.<br><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](http://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, January 4, 2007 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](http://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.)

Jim Westby, Santa Barbara Safe Streets, read comments regarding the ABR's powers and duties, citing Section 814 of Article VIII of the City Charter and Chapter 22.68 of the City Municipal Code. Opposed to the roundabouts.

Robert Maxon, resident, read comments quoting from page 5 of the Riviera Special Design District Guidelines. Opposed to the roundabouts.

Kellam De Forest, resident, stated opposition to the roundabouts.

Dale Francisco, Santa Barbara Safe Streets, commented on what he considers to be irregularities of the January 2, 2007, ABR meeting.

Jaime Limon, Design Review Supervisor, responded that a hearing of the Traffic Calming Devices is being noticed for a Full Board public hearing which will take place on January 16, 2007.

## B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 2, 2007, with corrections.

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

## C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry with the exception of the landscaping for Item B reviewed by Randy Mudge.

Action: Mudge/Sherry, 6/0/0.

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

Board member Mudge announced that he will step down from Item 1.

## E. Subcommittee Reports.

No reports.

## F. Possible Ordinance Violations.

No Reports.

**CONCEPT REVIEW - CONTINUED ITEM****1. 1466 LA CIMA RD**

R-1 Zone

**(3:15)** Assessor's Parcel Number: 041-022-031  
 Application Number: MST2006-00145  
 Owner: John and Kathy Cook  
 Architect: Don Swann

(Proposal to abate violations listed in ENF2005-01169. Proposal to permit the as-built demolition of a 360 square foot deck and to permit an as-built, 838 square foot deck with 401 square feet of partially enclosed storage below on a 12,315 square foot lot located in the Hillside Design District. The proposal includes a total of 165 cubic yards of grading consisting of 53 cubic yards of cut and 112 cubic yards of fill.)

**(Third Concept Review.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**(3:30)**

Present: Don Swann, Agent.

Public comment opened at 3:41 p.m.

Scot McCosker, resident, commented that the deck, stairs, and ramp need to be removed and redesigned with architectural integrity, engineered for safety and shielded with landscape per city standard requirements. Expressed disappointment that after all the time spent in the works a zoning violation was issued January 12, 2006.

Syndi Souter, representing Souter Land Use Consulting, stated that the proposal is not in keeping with the Design Guidelines.

Public comment closed at 3:48 p.m.

Straw vote: How many are in favor of allowing cantilevered condition? 3/2/0

Straw vote: How many are okay with the general massing of the deck? 1/4/0

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

- 1) Further reduce the reduction of the sloped sidewalk/ramp to allow increased landscape.
- 2) Reduce the size, bulk, and scale of the deck and stairs, including possible relocation the existing stairs.
- 3) Use high quality doors for the proposed barn door on the side.
- 4) Add a darker tone to the plaster to mitigate reflective glare.
- 5) Indicate on the plans the removal or installation of utilities.
- 6) Provide elevations of all sides of the structure.
- 7) Provide a Landscape Plan.

Action: Mosel/Blakeley 5/0/0. (Mudge stepped down.)

**REVIEW AFTER FINAL****2. 308 PALM AVE**

M-1 Zone

**(4:00)** Assessor's Parcel Number: 031-342-009  
 Application Number: MST2004-00862  
 Owner: Jaya and Erin Lozano  
 Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. Proposal will also minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. A Development Plan Approval is requested to allocate the square footage for the non-residential addition.)

**(Review After Final for window changes.)**

(4:32)

Present: Joe Ewing, Architect.

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

1) The applicant is to provide photographs confirming that the pre-existing windows are white, as per the drawings. 2) Provide an appropriate design solution which demonstrates that the installed windows can remain but appear less "tract-house-like." 3) Provide cut-sheets and specifications for both Eagle and Milguard replacement windows which match the permit details so that they may be adequately compared.

Action: Mudge/Blakeley. 6/0/0.

**FINAL REVIEW****3. 2553 MESA SCHOOL LN**

E-3/SD-3 Zone

**(4:20)** Assessor's Parcel Number: 041-311-032  
 Application Number: MST2004-00634  
 Owner: Robin Davidson, 2003 Revocable Trust  
 Agent: Lisa Plowman  
 Architect: Peikert Group

(Proposal for a two-lot subdivision resulting in a 15,199 square foot Parcel 1 and a 10,424 square foot Parcel 2. The proposal for Parcel 1 includes construction of a 735 square foot additional dwelling unit, an attached 420 square foot two-car garage, an attached 210 square foot one-car garage, and one uncovered parking space. The two garages would be attached to the existing 1,483 square foot, one-story, single-family residence. The existing 508 square foot garage and 117 square foot shed would be demolished. Improvements to Parcel 2 would be to define development and building envelopes for a future single-family residence, relocate and improve the existing driveway, and provide an access and utility easement in favor of Parcel 1 as part of subdivision map recordation. Planning Commission approval is requested for a Performance Standard Permit for the additional dwelling unit, a modification to provide one of the required parking stalls as an uncovered stall, a lot frontage modification, a Coastal Development Permit, and a Tentative Subdivision Map.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 033-06.)**

(5:05)

Present: Detlev Peikert, Architect; April Wethe-Palencia, Architect; Robin Davidson, Owner.

Public comment opened at 5:11 p.m.

Chair Wienke read into the record letters from resident Andrew Jasman, and from resident Richard Boyce, addressing their concerns.

Public comment closed at 5:14 p.m.

Motion: Final Approval as submitted.

Action: Sherry. Motion failed for lack of a second.

Following considerable discussion:

New

Motion: Final Approval as submitted.

Action: Sherry/Mosel, 4/1/1. Mudge opposed. Manson-Hing abstained.

**THE BOARD RECESSED FROM 5:46 TO 5:50 P.M.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 1218 E HALEY ST**

R-2 Zone

**(4:40)**

Assessor's Parcel Number: 031-322-005

Application Number: MST2006-00655

Owner: Ana Flores Zelaya

Designer: Pedro Garcia

Designer: Joe Yniguez

(Proposal for a 1,268 square foot two-story addition to an existing 824 square foot one-story single-family residence on a 5,175 square foot lot. The proposal includes a 501 square foot first-floor addition, a 767 square foot second-story addition, an attached 520 square foot two-car garage, two balconies, a second-story deck, and demolition of the existing one-car garage.)

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

(5:50)

Present: Pedro Yniguez, Designer.

Public comment opened at 6:10 p.m., and as no one wished to speak, public comment closed at 6:10 p.m.

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

**1)** Reduce the hardscape and eliminate the proposed uncovered parking in the setback, as shown on the site plan. **2)** Show the driveway and how it crosses through the sidewalk to the street. **3)** Significantly redesign the second story addition to provide a more one story

presence at the front elevation and more relief from the first floor in general **4)** Study the rear elevation (where the two bedrooms and deck are situated) to simplify the roofs and the balcony. **5)** Restudy the window proportions for overall compatibility with the rest of structure. **6)** Faux window sashes and foam elements are not encouraged, incorporate more traditional details and natural materials. **7)** Use one roofing finish on the project **8)** Provide additional and comprehensive streetscape photo documentation of both sides of the block. **9)** Provide a greater and significant front-porch presence.

Action: Sherry/Blakeley, 6/0/0.

## PRELIMINARY REVIEW

### **5. 1301 LAS ALTURAS**

A-1 Zone

**(5:10)** Assessor's Parcel Number: 019-113-043  
 Application Number: MST2006-00112  
 Owner: Laramie Greene, Qualified Trust  
 Applicant: Lloyd Malar  
 Designer: Marc Shields

(Proposal to construct a new two-story, 4,663 square foot single-family residence with attached 504 square foot two-car garage, a detached 499 square foot accessory building, and a detached 246 square foot single-car garage. The project includes a new pool, spa, site walls, landscaping, and new driveway with entry gate. The existing 3,088 square foot single-family residence and attached two-car garage will be demolished and the existing looped driveway will be removed. The project is on a 2.26 acre lot in the Hillside Design District and includes 695 cubic yards of grading.)

### **(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(6:18)

Present: Mark Shields, Architect; David Niles, Landscape Architect; Robert Adams, Landscape Architect.

Public comment opened at 6:35 p.m.

Chair Wienke read into the record comments from Edith Baranoff, and Beverly Johnson Trial, residents, expressing concerns with grading and drainage.

Chair Wienke read into the record comments from Laurel Phillips, resident, who stated concerns with grading, easement, landscape screening, and an illegal structure.

Public comment closed at 6:42 p.m.

**Motion:** **Final 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 with the following comments:**

- 1)** The applicant is to illustrate on the plans the removal of non-permitted structures.
- 2)** Ensure that the exterior light fixtures are of high quality wrought iron material, with down casting characteristics per City standards.
- 3)** The Landscape Plan is to return on Consent Calendar to address the following issues:
  - a.** study stormwater management options such as bioswale or cisterns under the motor-court;
  - b.** provide a more

appropriate pool fencing other than chain link. **c.** Study the relocation and buffering of the pool equipment to avoid noise to the neighbors provide buffer noise from the neighbors; **d.** tree protection notes are to be included on site and grading plans, document to what degree the trees can be pruned. **e.** upsize the trees on the south side of the house from 15 gallons; **f.** use permeable pavement to the greatest extent possible in the motor-court and in the driveways.

Action: Manson-Hing/Mosel, 4/0/1. Blakeley abstained. (Sherry absent.)

## **CONSENT CALENDAR**

### **REVIEW AFTER FINAL**

#### **A. 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  
 Business Name: Hand Car Wash

(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.)**

Final Approval as submitted of the Review After Final.

### **FINAL REVIEW**

#### **B. 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.)

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

Final Approval as submitted with the comment that details to match those on the existing adjacent lot to the west, and the windows are to be wood clad. Final Approval of the Landscape Plan.

**CONTINUED ITEM****C. 1310 OLIVE ST**

R-3 Zone

Assessor's Parcel Number: 029-091-031  
Application Number: MST2006-00563  
Owner: Stephen Palacio  
Architect: Don Swann

(Proposal for a 646 square foot two-story addition and new 434 square foot attached two-car garage for an existing 1,032 square foot one-story single-family residence on a 4,500 square foot lot in the Lower Riviera Special Design District.)

**(Final Approval is requested.)**

Final Approval as submitted with the condition that the wood windows are to match the existing colors and finishes.

**CONTINUED ITEM****D. 3505 STATE ST**

C-O/SD-2 Zone

Assessor's Parcel Number: 051-053-017  
Application Number: MST2006-00695  
Owner: Robert Rowe  
Architect: Alderman Paccone Architects  
Applicant: Burnham Nationwide  
Business Name: Motel 6

(Proposal to construct a new ADA accessible ramp and gate from the existing building leading to the existing swimming pool on a 1.3 acre lot developed with a Motel 6. The ramp will include a galvanized metal handrail.)

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

Continued one week at the applicant's request.

**REFERRED BY FULL BOARD****E. 231 S ALISOS ST**

R-3 Zone

Assessor's Parcel Number: 017-252-025  
Application Number: MST2006-00415  
Owner: Iluminada Torina  
Architect: Dawn Sherry

(Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.)

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

Continued indefinitely to the Staff Hearing Officer with the comment that the revised deck location is appropriate and an aesthetic improvement.

**NEW ITEM****F. 2305 DE LA VINA ST**

C-O Zone

Assessor's Parcel Number: 025-112-011  
Application Number: MST2006-00717  
Owner: 2305 De La Vina Partners  
Applicant: Lenvik & Minor

(Proposal to demolish 445 square feet of an existing commercial building and construct 479 square feet for an increase of 34 square feet of net floor area. The single-story building is located on an 1,803 square foot parcel. A modification is requested for a parking encroachment into the interior-yard setback.)

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

Continued indefinitely to the Staff Hearing Officer, with the comment that the applicant is to study reducing the size and proportion of the rear porch support.

**NEW ITEM****G. 1295 COAST VILLAGE RD**

C-1/SD-3 Zone

Assessor's Parcel Number: 009-293-007  
Application Number: MST2006-00744  
Owner: Montecito Copus, LP  
Architect: Ketzels & Goodman  
Business Name: Montecito Inn

(Proposal to remove 18 square feet of the existing mechanical room, raise the parapet wall approximately 45", add an approximately 45" high wall and fireplace at the second-story deck patio, revise roof structure at the patio area, add new 5' x 6.8' doors from the vestibule to the patio, remove one window adjacent to the east facing wall, change The deck material, add a new water feature at the parapet wall and add lighting and outlets at patio all on a 1.3 acre commercial lot. The proposal also includes replacing existing doors with three new windows at the third-floor.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL ZONE REVIEW.)**

Preliminary Approval of the project with the comment that the applicant is to provide exterior light specifications when returning for Final Approval.

**NEW ITEM****H. 1228 MANITOU RD**

R-1 Zone

Assessor's Parcel Number: 043-270-012  
Application Number: MST2006-00745  
Owner: Bruce Johnson  
Architect: Christopher Manson-Hing

(Proposal for a 230 square foot addition to an existing 1,986 square foot single-family residence with an attached 703 square foot garage, remodel the front-yard area with new sandstone walls and to upgrade the windows, doors and railings on a 14,978 square foot lot in the Hillside Design District.)

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

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.

**REFERRED BY FULL BOARD****I. 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.)

**(Modification approved on September 27, 2006. Final Approval is requested.)**

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

Final Approval as submitted with the following conditions: a) All windows are to be Milgaurd vinyl clad; b) the applicant is to provide a new six foot high wood fence for noise control between the uncovered parking and outdoor space; c) the lighting fixtures are to return to Consent for Review After Final.

**NEW ITEM****J. 710 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-122-034  
Application Number: MST2006-00766  
Owner: Mateo and Gastelum Lupe, Trustees  
Architect: Victor Schumacher  
Business Name: Cesar's Place

(Proposal for 150 square foot commercial addition to the rear of an existing restaurant on a 7,094 square foot lot. There is also an "as-built" exterior color change.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Preliminary Approval as submitted of the addition; the exterior color change is indefinitely continued for the applicant to provide an alternative exterior color proposal.

**NEW ITEM****K. 631 W CARRILLO ST**

C-P Zone

Assessor's Parcel Number: 039-291-036  
Application Number: MST2006-00764  
Owner: Kathe Schilling, Trustee  
Applicant: John Entezari

(This is an enforcement case (ENF2006-00488). Proposal to remove the previously approved 6' x 42' wood fences and the 10 square foot open trash enclosure and to install 42" x 41' picket fences on a 9,812 square foot lot developed with a 960 square foot commercial building.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Continued one week for the applicant to return with composite photos of the site and fence.

**REFERRED BY FULL BOARD****L. CITYWIDE**

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

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

**(Final Approval is requested.)**

Continued one week at the applicant's request.

**\*\* MEETING ADJOURNED AT 6:57 P.M. \*\***