



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 22, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:06 P.M.

BOARD MEMBERS:

- MARK WIENKE, Chair, Present
- CHRISTOPHER MANSON-HING, Vice-Chair, Present
- JIM BLAKELEY, Present (left at 6:05 p.m.)
- GARY MOSEL, Present
- RANDY MUDGE, Present (left at 4:06 p.m.)
- DAWN SHERRY, Present (arrived at 3:08)

CITY COUNCIL LIAISON:

GRANT HOUSE

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present (from 3:06 to 3:42 p.m., and 4:20 to 5:08 p.m.)
- KELLY BRODISON, Planning Technician, Present
- GLORIA SHAFER, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<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, January 18, 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.
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.)

Chris Kennedy, resident, expressed concern regarding a project taking place 3 Las Alturas Road, consisting of a drain installation, which was approved by Public Works, through the right-of-way of the speaker's property. The result included the removal of vegetation and topsoil. Mr. Kennedy provided photographs and suggested that the ABR conduct an independent site visit. Ms. Brodison advised that staff will investigate the matter.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 16, 2007, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry, and Christopher Manson-Hing, with the exception of the landscaping for Items G and H reviewed by Randy Mudge.

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

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

1. Ms. Brodison announcement that the appeal of 1303 Ferrello has been withdrawn.

2. Jaime Limon made the following announcements:

a) During the January 30, 2007, City Council meeting, a presentation will be made concerning Architecture 20/30. Board members are invited to attend.

b) Staff is proceeding with the Draft Neighborhood Preservation Ordinance (NPO) update. The update contains potential changes to the ABR reviews. Mr. Limon would like to reconvene the NPO Subcommittee for a one hour meeting prior to February 13th or February 27th.

c) The ABR will review the Airport Terminal project presentation on February 5, 2007.

3. Member Sherry announced that she will step down from Item 2, 3501 Sea Ledge Lane.

E. Subcommittee Reports.

Airport Subcommittee: Board Member Manson-Hing reported that at a meeting last Wednesday the architects presented a revised scheme which addressed most of the items that the Design Subcommittee had asked them to study. The current design is such that the Subcommittee has some comfort level. Subsequently a presentation was made to the Goleta Design Board. The ABR is scheduled to hear a presentation on February 5th. Mr. Wienke reported that the Goleta Design Review Board had similar comments to the ABR's comments, in particular the entry elements. The DRB is a one time courtesy review.

Member Sherry suggested forming a sub-committee to review and establish a window detail standard.

F. Possible Ordinance Violations.

A possible violation at 3 Las Alturas Road was reported during the Public Comment portion of the meeting.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 197 LOMA MEDIA RD**

E-1 Zone

Assessor's Parcel Number: 019-261-023
Application Number: MST2006-00704
Owner: Molly Diane Houston
Architect: Christine Pierron

(Proposal for new entry gate, pillars, and garden walls, a new rear deck with 418 square foot sunroom below, replacement of an exterior stairway and retaining walls, and replacement of windows and doors. Approval of an "as-built" conversion to living space of 240 square feet on the lower floor is requested. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. Three modifications are requested: 1) for the entry gate and pillars to exceed 3.5 feet in height within ten feet of the front property line, 2) for a parking space to encroach into the front yard setback, 3) for the encroachment of the "as-built" conversion to habitable space on lower floor into the front yard setback.)

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

(3:40)

Present: Christine Pierron, Architect.

Public comment opened at 3:48 p.m., and as no one wished to speak, public comment closed at 3:48 p.m.

- Motion:** **Continued indefinitely to the Staff Hearing Officer with the following comments:**
- 1) The modifications have minimal aesthetic impact with the following changes:
 - a. there should be a significant planter or tree on the street side of the proposed new wall.
 - b. the existing hardscape to the northwest corner of the site, adjacent to the garage, should be turned into a planter.
 - c. as to the gate posts: the submission is acceptable with the caveat that the post shall not be higher than 3-½ feet above the closest adjacent roadway directly north of the posts.
 - 2) Lighting should not provide glare to either pedestrians or motorists.
 - 3) The applicant is to return with topographical survey and site sections.
 - 4) The Board finds that the stair revision to the west seems appropriate and the design for the sunroom to the south likewise but shall reserve comment at this time pending review of Item #3 above.

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

** The Board recessed from 4:07 to 4:09 p.m.**

PRELIMINARY REVIEW**2. 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 504 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.)

(4:09)

Present: David Neubaur, owner; Don Pedersen, Architect; Chris Jacobs, Attorney, representing Mr. and Mrs. Dunlap, the applicant's neighbors; Jaime Limón, Senior Planner.

The Chair allowed Mr. Jacobs to speak before the applicants gave their presentation. Mr. Jacobs informed the Board that Mr. and Mrs. Dunlap have withdrawn their objection to the project.

Public comment opened at 4:35 p.m. The following individual(s) spoke in favor or opposition of the project:

Michael Weinstock, resident, in favor.

Mr. Brodison summarized for the record a letter from George Mearce, in favor.

Christopher Farley, resident, in favor.

Public comment closed at 4:40 p.m.

Mr. Limon clarified the Planning Commissions comments concerning the deck size.

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, and the project may return on Consent Calendar for review of with the following conditions:**

- 1) On page ME.1 of the plan, remove the note concerning the auxiliary power generator.
- 2) The chimney is to be applied veneer stone to match the existing house.
- 3) Call out all materials on the plan to be "Fire Free" shingle (color: walnut) siding on both the roof and walls.
- 4) Study having the columns be in full trim board with no shingles between the corner trim.
- 5) The "tiki hut" temporary structure is acceptable as presented.
- 6) The size, bulk, and scale are greatly improved with the revised design. The roof overhang for the covered porch has been reduced, and the overall building has been reduced in size and scale.
- 7) Final landscape plans may be reviewed on Consent Calendar.

Action: Manson-Hing/Blakeley, 4/0/0. Motion carried. Sherry stepped down. (Mudge absent.)

CONCEPT REVIEW - CONTINUED ITEM

3. 560 ARROYO AVE

E-1 Zone

Assessor's Parcel Number: 035-241-020
 Application Number: MST2003-00822
 Owner: Eric and Eve-Martee Andresen
 Architect: William La Voie

(Proposal for additions to an existing two-story 1,774 square foot single-family residence on an 8,500 square foot lot in the Hillside Design District. The additions consist of enclosure of the existing 380 square foot porch, a 278 square foot basement addition, 152 square feet of deck additions, and improvements to retaining walls and a new 210 square foot carport.)

(Second Concept Review.)

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

(5:06)

Present: William La Voie, Architect.

Public comment opened at 5:12 p.m., and as no one wished to speak, public comment closed at 5:12 p.m.

Motion: **Continued indefinitely to the Staff Hearing Officer with the following comments:**

- 1) Preliminary Approval of the project can be made when the project returns on the Consent Calendar.
- 2) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns to Consent.
- 3) The proposed carport is diminutive in scale and size, in keeping with the existing

architecture, and has no adverse impact to the neighborhood.

- 4) From the minutes of July 24, 2006, the Board carried forward comments *3 and *4:
*3. Provide landscaping at the northeast corner to help mitigate the garage.
*4. Provide trees along the south-west and south-east areas of the back yard to mitigate privacy concerns.
- 5) The applicant is to add landscape to the northeast corner where the carport is being proposed.

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

CONCEPT REVIEW - CONTINUED ITEM

4. 2514 ORELLA ST

R-3 Zone

Assessor's Parcel Number: 025-022-024
Application Number: MST2006-00391
Owner: Wendy Welkom, Trust
Architect: Ron Sorgman

(Proposal to remodel an existing one-story single-family dwelling to create two units and construct a new dwelling unit at the rear of the site above a new detached three-car garage. The completed project will result in three condo units in two structures on the 6,440 square foot site. An existing four car garage would be demolished. The site is comprised of two lots and a lot merger is proposed. Four Modifications are requested: encroachment of parking within the required interior setback; provision of 5 parking spaces instead of the required 6 spaces; encroachment of the second floor residence into the rear setback; and encroachment of the second floor deck into the rear setback.)

(Second Concept Review.)

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

(5:19)

Present: Ron Sorgman, Architect; Peter Lawson, Case Planner.

Public comment opened at 5:29 p.m.

Ms. Brodison reported that, although they could not be in attendance, members of the Oak Park Homeowners Association would like the Board to be aware that they have the same concerns as stated at the previous hearing.

Public comment closed at 5:29 p.m.

- Motion:** **Continued one week to the Full Board with the following comments:**
- 1) The applicant is to add and revise the trim, bracket and corbel details, which are to be more appropriate and traditional to the building style.
 - 2) Study the second-floor plan of Unit C, flipping the location of the kitchen with the private outdoor deck; this removes the deck from looming over the neighboring property.
 - 3) The Board is satisfied with the deck facing the alley.
 - 4) The Board is comfortable with the Unit C railing at the northern edge facing the alley, but looks for the applicant to provide full balustrades as opposed to the half wall in that location, to be more in keeping with the existing neighborhood context.
- Action:** Sherry/Blakeley, 5/0/0. Motion Carried. (Mudge absent.)

***** **THE BOARD RECESSED FROM 6:05 P.M. UNTIL 6:25 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 559 MOUNTAIN DR

A-1 Zone

(5:00) Assessor's Parcel Number: 021-110-027
 Application Number: MST2006-00762
 Owner: Evelyn Salm
 Architect: Tai Yeh

(Proposal for remodeling and the construction of an addition for a 1,273 square foot one-story residence. The addition consists of a 520 square foot attached two-car garage, a new 580 square foot second-story, and 575 square feet of first-floor additions resulting in a 2,948 square foot two-story single-family residence including garage. The proposal includes the demolition of the existing 412 square foot detached two-car garage and 224 square foot storage area and 100 cubic yards of total grading outside the main building footprint. The project is located on a 1.15 acre lot in the Hillside Design District.)

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

(6:25)

Present: Tai Yeh, Architect; Evelyn Salm, Owner.

Public comment opened at 6:35 p.m., and as no one wished to speak, public comment closed at 6:35 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 Conditions of Approval as prepared by staff to be incorporated onto the project plans.
- Action:** Manson-Hing/Sherry, 4/0/0. Motion approved. (Blakeley, Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1501 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-182-010
 Application Number: MST2006-00753
 Owner: Roger McIntosh
 Architect: Peter Hunt

(Proposal for a 130 square foot addition to the second floor of an existing 2,731 square foot single-family residence. The project is located on a 4,969 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals are requested for a modification to allow encroachment of the addition into the required front yard and for a Coastal Development Permit.)

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

(6:35)

Present: Peter Hunt, Architect.

Public comment opened at 5:40 p.m.

Chair Wienke acknowledge receipt of four letters in support of the project.

Public comment closed at 5:41 p.m.

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

The Board finds that the second story addition could be supportable, as it is in keeping with the original style; however, there is some concern with the 2-1/2 story massing as it is proposed in the front-yard setback. Study the height of the proposed roof element and setback of over the addition and how it is incorporated into the existing residence.

Action: Sherry/Manson-Hing, 4/0/0. Motion carried. (Blakeley, Mudge absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 820 LOWENA DR**

R-3 Zone

Assessor's Parcel Number: 029-201-002
 Application Number: MST2005-00493
 Owner: Eric Peterson
 Architect: Sophie Calvin

(Proposal for conversion to residential condominiums the existing two-story 3,297 square foot residential duplex with two attached two-car garages on a 5,965 square foot parcel. Staff Hearing officer approval of a Tentative Subdivision Map is requested.)

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

(7:02)

Present: Sophie Calvin, Agent and Designer.

Public comment opened at 7:08 p.m.

Shirley Jansen, resident, in favor.

Robert Jansen, resident, in favor.

Public comment closed at 7:10 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The Board feels that the application as submitted is appropriate for a condominium project and meets the intent of the condominium conversion standards.
- 2) Provide final drawings on Consent Calendar.

Action: Sherry/Manson-Hing, 4/0/0. Motion carried. (Blakeley, Mudge absent)

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 256 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-320-050
 Application Number: MST2004-00273
 Owner: Dixie Daniels
 Applicant: Dixie Daniels
 Architect: James Blakeslee
 Agent: Stella Anderson

(Proposal to construct a new three-story 5,075 square foot residence with an attached 720 square foot three-car garage. The single-family residence is proposed on a 130,680 square foot vacant lot located in the Hillside Design District. Proposal will include 375 cubic yards of cut and fill outside of the building footprint. A previous final approval was granted for this project in May of 2002 under MST2001-00072, but that approval has expired.)

(Review After Final for change to aluminum clad windows.)

Final Approval as submitted of the Review After Final to revise the window color to Eagle Cinnamon Toast. Window details are to remain the same as the original approval.

FINAL REVIEW**B. 1380 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-018
Application Number: MST2004-00873
Owner: Mark and Jacquelyn Boyd
Architect: Dawn Sherry

(Proposal to construct approximately 992 square feet of first and second-story additions and a new attached 400 square foot garage to an existing 999 square foot single-family residence with an attached two-car garage on a 6,190 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The proposal includes removal of 97 square feet from the existing residence and garage and conversion of 341 square feet of garage to habitable space with a new window in the required front yard setback and associated improvements.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-06.)

Final Approval as noted of the architecture, colors, and lighting.

CONTINUED ITEM**C. 1617 ANACAPA ST**

R-3/R-O Zone

Assessor's Parcel Number: 027-182-009
Application Number: MST2005-00409
Owner: Marcela Caceres,
Architect: Kevin Dumain

(Proposal for expansion of an existing 1,334 square foot day care center at 1617 Anacapa St. to include the 1,245 square foot first-floor of the adjoining property at 1621 Anacapa Street. Enrollment will increase from 27 children to approximately 60 children. The first-floor apartment at 1621 will undergo a change of use, while the two second-floor apartments will remain. Landscaping and playground facilities will be added. A modification is requested to allow some of the required parking to be provided through an off-site parking agreement with the First Church of Christian Science. A modification is requested to allow required parking for the apartments at 1621 Anacapa to be provided through an off-site parking agreement with the day care center at 1617 Anacapa. A modification is requested to allow encroachment into the interior setbacks of both parcels along the common property line for the purpose of a shared playground.)

(Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 046-06.)

Final Approval as noted of the landscape and architecture, with the condition that the finished side of the fence is to face the neighboring property.

NEW ITEM**D. 1216 ALTA VISTA RD**

R-3 Zone

Assessor's Parcel Number: 029-150-042
Application Number: MST2006-00727
Owner: Bertha Claveria Trustee
Designer: Jason Grant

(Proposal to construct a 243 square foot detached laundry room, remove one Pepper Tree, reconfigure the existing parking area and interior alterations to reduce the number of existing bedrooms for two of the units on a lot currently developed with five one-story duplexes located at 1212 and 1216 Alta Vista Road.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued indefinitely to the Consent Calendar, with the comment that the project is Ready for Preliminary Approval.

NEW ITEM**E. 310 S VOLUNTARIO ST**

R-3 Zone

Assessor's Parcel Number: 017-281-004
Application Number: MST2006-00734
Owner: Juan and Maria Esparza
Designer: Eduardo Esparza

(Proposal to permit as-built stairway, guardrails, and partial balcony at a multifamily residential complex on an 11,250 square foot parcel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week for further clarification of the archived plans showing the plywood behind the guardrail and with the proposed color changes to be called out on the plans.

NEW ITEM**F. 516 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00019
Owner: Bruce Burke

(Proposal to permit the as-built removal of the wood framed foundation with new concrete foundation on the front unit. The lot has two detached units and no garages.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on sheet F.1.

REFERRED BY FULL BOARD**G. 630 ROCKWOOD DR**

A-1 Zone

Assessor's Parcel Number: 021-163-002
Application Number: MST2006-00284
Owner: John Larson
Architect: Richard Thorne

(Proposal for living space and garage additions and remodeling for an existing one-story 2,267 square foot single-family residence located on a 26,864 square foot lot in the Hillside Design District. The proposal includes a 972 square foot one-story addition, a new motor court, demolition of 52 square feet of residence, conversion of the 396 square foot attached garage to habitable space, construction of a 464 square foot detached garage and a 270 square foot detached pool house, and 115 cubic yards of grading. Modifications are requested for the "as-built" project to encroach into the setback and for new doors to be added within the setback.)

(Modification approved on October 25, 2006. Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted of the Architecture and the Landscape Plans with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

CONTINUED ITEM**H. 319 N MILPAS ST**

C-2/M-1 Zone

Assessor's Parcel Number: 031-363-035
Application Number: MST2006-00076
Owner: Milpas Street Partners
Architect: Brian Nelson

(Proposal for condominium conversion of an existing 5,004 square foot two-story, mixed-use building consisting of two two-bedroom apartment units on the second floor and 2,506 square feet of commercial medical office space on the first floor. The proposal includes enclosure of part of the existing patio to create two private storage areas for the residential condominiums. The condominium conversion requires Staff Hearing officer approval.)

(Review of the Landscape Plan is requested.)

Continued indefinitely to the Planning Commission, with the comment that the applicant is to provide landscape at the street frontage and along the driveway.

******* MEETING ADJOURNED AT 7:13 P.M. *******