



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 26, 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 (out from 7:27 to 7:29 p.m.)
 JIM BLAKELEY, Present (arrived at 3:14 p.m.)
 GARY MOSEL, Present
 RANDY MUDGE, Present (arrived at 3:45 p.m., left at 8:16 p.m.)
 DAWN SHERRY, Present (out from 5:33 to 5:35 p.m.)

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present (from 3:25 to 4:25 p.m.)
 HEATHER BAKER, Project Planner, Present (from 3:07 to 3:16 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	Master Application & Submittal Fee - (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 folded plans are required at the time of submittal & each time plans are revised. <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, February 22, 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.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of Tuesday, February 20, 2007.

Motion: Table the minutes of the Architectural Board of Review meeting of February 12, and 20, 2007, to the end of the meeting.

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

(8:35)

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 12, 2007, with corrections.

Action: Mosel/Manson-Hing, 4/0/2, Blakeley, Sherry abstained

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 20, 2007, with corrections.

Action: Blakeley/Mosel, 4/0/2, Manson-Hing, Sherry abstained.

C. Consent Calendar.

Motion: Table the Consent Calendar to later in the meeting. Manson-Hing/Mosel. 4/0/0.

Action: Manson-Hing/Mosel, 5/0/0. (Mudge absent.)

(8:53)

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christopher Manson-Hing and Randy Mudge.

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

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

Ms. Brodison asked whether the Board felt a site visit to 561 W. Mountain Drive was needed. Mr. Wienke suggested that a site visit take place at 2:00 p.m. on Monday, March 19th. Ms. Brodison will coordinate the meeting.

E. Subcommittee Reports.

Heather Baker, Project Planner, requested that a subcommittee of the ABR attend a one time meeting with former members of the SFDG/NPO Update Steering Committee provide definitions and tools related to mass, bulk, and scale for incorporation into the Draft Single Family Residence Design Guidelines. Board members Sherry, Manson-Hing, and Chair Wienke volunteered to attend the meeting. Ms. Baker will notify the Board of the date and time.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW**1. CITYWIDE - U.S. HWY 101**

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2004-00691
Owner: City of Santa Barbara
Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(Final Approval of the Hot Springs Road roundabout and Old Coast Highway sidewalk.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04)

(3:16)

Present: Fred Luna, Santa Barbara County Association of Governments; David Black, Architect; Gaska Nichol, Engineer; Jaime Limon, Senior Planner II, was available to answer questions.

Motion pertaining to the Architecture:

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

1. The Board finds that the new plan is an improvement from the previous scheme.
2. Provide plans for the signage placement and design, if changed from the previously approved submittal. The Board would prefer that the applicant minimize the amount of signage in all locations.
3. All retaining walls to be covered in sandstone veneer, as previously approved.
4. Provide railing design and detailing as required.
5. Study the addition of more cobble or other edge defining materials in the sections between the roadway and curbs, as indicated on the aerial site plan. The applicant is to return with materials and details to show such application.

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

Motion pertaining to the Landscape:

Motion: Final Approval of the landscape, and continued indefinitely to Consent Calendar for review of the following conditions:

1. Study clumping the Stenocarpus trees, if possible, rather than at 100 intervals as proposed on Old Coast Highway.
2. The Board is in favor of the introduction of the significant amount of grasses.
3. The simplified palette and design are an improvement.

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

PRELIMINARY REVIEW**2. 3303 STATE ST A**

C-L/C-P/SD-2 Zone

Assessor's Parcel Number: 051-100-001
 Application Number: MST2006-00077
 Owner: Emily and James Deloreto Trust
 Architect: Lenvik and Minor

(Proposal for a front facade remodel and parking landscape alterations for Loreto Plaza.)

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

(4:25)

Present: Richard Six, Architect; Lisa Rocci, Landscape Architect; Bob Cunningham, Landscape Architect.

Motion pertaining to the architecture:

Motion: Final Approval of the architecture with the following conditions:

1. The applicant is to remove the center finials at signage recesses. The Board looks to the Sign Committee for approval of signage at the awning locations. For this application, the Board supports the proposed location, recognizing that it would require an exception to the Sign Ordinance.
2. The Board understands that a basket weave brick pattern will be used at the non-plaza walks throughout the north arcade area.
3. The applicant is to adjust the curb locations at the column locations in the parking areas to facilitate vehicular overhangs.

Action: Sherry/Manson-Hing, 5/1/0. Blakeley opposed.

Motion pertaining to the landscape:

Motion: Final Approval of the landscape as submitted.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 930 MIRAMONTE DR**

A-1 Zone

Assessor's Parcel Number: 035-023-003
 Application Number: MST2004-00743
 Owner: Visiting Nurse and Hospice Care of Santa Barbara
 Architect(s): Phillips, Metsch, Sweeney, and Moore

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Planning Commission approval is requested for a Conditional Use Permit.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT.)

(5:15)

Present: Kristin Story, Architect; Eileen Bunning, President & CEO, Visiting Nurse Association of Santa Barbara; Bob Cunningham, Landscape Architect; Trish Allen, Project Planner.

Public comment opened at 5:39 p.m.

Chair Wienke acknowledged receipt of five letters in support of the project. Letters were received from Michele McCutcheon, Lynda Fairly, Kathie Organ, Eve Sommer-Belin, and Mary Jane McCracken,

Kathie Organ, in favor.

Glen Odell, interested in the Board's thoughts regarding earth tones.

Pat Snyder, for Joe Jowell, in favor.

Charles Browning, Chairman of Building Committee and Board member, Visiting Nurse Association. In favor.

Mathew Denahe, in favor.

Kurt Russell. Water drainage concerns.

Public comment closed at 5:45 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:

1. The Board continues to be is satisfied with the hill-town village appearance, and the break up of the masses to achieve that look.
2. The Board acknowledges the drainage solutions and detention pond area, and looks for continued development in that regard to lessen the amount of water run off to Carrillo Street.
3. The Board looks forward to landscape solutions under the Oak tree, at the entry garden, to provide more privacy to adjacent rooms.
4. The Board is pleased that more Oak trees will be planted on the downhill side of the site toward Carrillo Street, and other areas, to buffer the building from view and to add landscape/trees to the slightly denuded hillside.
5. Study the entries from: a. the driveway approach the parking garage, and, b. main entry doorway façade, to create better entry statements, i.e. portals.
6. Continue simplification of the low pitch roof forms in an attempt to create simpler, vernacular shaped architectural massing.
7. The Board understands that the applicant will restudy the retaining wall design around the existing Oak in an effort to preserve the tree.
8. The board suggests a muted color scheme for the exterior of the building, oriented to blend into the landscape.

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

***** THE BOARD RECESSED FROM 6:08 P.M. UNTIL 6:35 P.M. *****

CONCEPT REVIEW - NEW ITEM

4. 3815 STATE G-131

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00064
Owner: Patricia Nettleship Trustee
Applicant: Chris Gebhart
Architect: Bitton Design
Business Name: Ruth's Chris Steak House
Owner: Macerich Company

(Proposal for a facade remodel to an existing tenant space known as the Limited Express and Bath and Body Shop. The proposal also includes a 728 square foot outdoor dining patio area at the La Cumbre Plaza Mall. The main entry will face the parking lot at the northwest corner of the building and the service entry will be located on the west side of the building at the south corner of the restaurant space.)

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

(6:35)

Present: Eddy Bitton, Bitton Design Services; Kris Gebhart, Project Manager; Deborah Kerr, Project Manager.

Motion: Preliminary Approval with the following comments and conditions:

1. Overall, the Board is happy with the proposal for the new entry at the northwest corner of the proposed mall location.
2. The Board likes the outdoor eating space at the north side of the building and the introduction of the arcade.
3. Reduce the amount of visible parapet from the pedestrian by: lowering the parapet area, as may be appropriate, to only keep the parapet higher where necessary to hide equipment. Study ways to lower the parapet in the middle section of the north elevation. Other options include relocating the parapet away from the roof edges to break up the mass.
4. The applicant is to work with the mall owner to coordinate new roof equipment screening solutions that may be occurring within the mall regarding any new parapet designs that may be occurring within the mall.
5. The Board likes the direction of the drawings as presented, with the glass privacy wall on top of the plaster landscape wall at the north end of the eating area, but suggests: a) vertical supports periodically to break up the glass and to animate the wall; b) lowering the window sill wainscots for all elevations of the dining room to 36 inches height.
6. The introduction of landscape pockets along the base of the building as shown on the plans is appreciated.
7. Studying using a different type of stone for the fireplace.
8. Provide details for exterior lighting and heating for the outdoor eating area.
9. The colors, as presented, are acceptable to the Board.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 718 E MASON ST**

M-1 Zone

Assessor's Parcel Number: 017-121-005
Application Number: MST2007-00056
Owner: Avalos Dora Ontiveros
Architect: Rex Ruskauff
Owner: Jaime Melgoza

(Proposal to construct a new 2,414 square foot, two-story commercial building with office and warehouse space on a 5,016 square foot parcel. Five parking spaces would be provided in a parking lot at the rear.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(7:12)

Present: Rex Ruskauff, Architect.

Public comment opened at 7:29 p.m., and as no one wished to speak, public comment closed at 7:29 p.m.

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

1. Study the front elevation in relation to the porch and the columns. One suggested solution might be to pull the columns forward, creating a larger opening between the wall and the column on east elevation.
2. Study the proximity of the two-story building, in its relationship to the neighboring connection to the neighboring two story building, the gutter and overhang detail at the northwest corner.
3. The Board does not support the minimal cantilevers.
4. The applicant is encouraged to solve the roofing connection between the warehouse section at the rear and the cantilevered section, as shown.
5. Provide a landscape plan, including the parkway.

Action: Sherry/Manson-Hing, 5/1/0. Blakeley opposed.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 427 ALAMEDA PADRE SERRA**

R-2 Zone

Assessor's Parcel Number: 031-391-010
Application Number: MST2007-00054
Owner: Perry Perkins
Applicant: Lori Kari

(Proposal to convert an existing 2,704 square foot two-story residential duplex into two condominiums. Parking is provided in two one-car garages and two uncovered spaces. Staff Hearing Officer approval of the condominium conversion is requested.)

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

(7:33)

Present: Lori Kari, Architect; Perry Perkins, Owner.

Public comment opened at 8:03 p.m., and as no one wished to speak, public comment closed at 8:03 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and back to the Full board with the following comments:

1. The Board appreciates the effort the applicant has made in upgrading the building, especially with regard to the new balcony details.
2. Study permeable paving or interlocking paving improvements to the driveways in lieu of asphalt. Study a surface treatment for the steps at grade at the two condominium entrances.
3. Indicate on the plans the proposed location of the trash enclosures for both units.
4. Provide streetscape photographs of the street entry off of Alameda Padre Serra; and the vehicle entry area. Provide photographs of the existing gate, handrails, and steps to the units, for use in review/advising on entries, site circulation and way finding.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 2311 ANACAPA ST

E-1 Zone

Assessor's Parcel Number: 025-123-009

Application Number: MST2007-00058

Owner: Stefan and Toni Strickholm

Architect: Dennis Thompson

(Proposal for a 588 square foot second-story addition to an existing one-story 2,124 square foot single-family residence with detached 400 square foot garage. The proposal includes the relocation of the front entry. The project is located on an 8,400 square foot lot in the Mission Area Special Design District.)

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

(8:05)

Present: Dennis Thompson, Architect; Toni Strickholm, Owner.

Public comment opened at 8:08 p.m.

Tony Fisher, opposed to the third story, requested story-pole installation.

Robert Kennedy, opposed to size, bulk, and scale.

Linda Grand, opposed to the loss of privacy and views.

Public comment closed at 8:16 p.m.

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

1. Provide photographs looking westward from the rear of the house, and from the roof

showing adjacent neighbors to the east, north, and south.

2. Add all windows and doors to the elevations, and provide the lower level floor plan.
3. Provide outlines of the adjacent buildings on the site plans.
4. Provide a site section to show the relationship of the addition to natural grade.
5. Show the topography on the site plan.
6. Some suggestions are to remove the skirt, and design the rear elevation without the skirt roof.
7. The Board is in favor of adding a front porch, as suggested by the applicant.
8. The applicant is encouraged to install story poles for the benefit of the adjacent neighbors.

Action: Sherry/Blakeley, 5/0/0. (Mudge absent.)

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 3603 CAMPANIL DR

A-1 Zone

Assessor's Parcel Number: 047-101-005
Application Number: MST2004-00880
Owner: William and Shari Guilfoyle
Architect: Bryan Pollard
Landscape Architect: Sam Maphis
Engineer: Mike Gones

(This is a revised project. The purpose of this hearing is to review the amount of grading associated with the project. Revised Final approval proposes 349 cubic yards of cut, 150 cubic yards of fill and 1,605 cubic yards of re-compaction outside the main building footprint for a swimming pool and spa. The project which received approval on May 23, 2005 is a proposal to add an additional 417 square feet to the existing terrace and convert an existing under-story to an exercise room. The existing 5,480 square foot residence is located on a one acre lot located in the Hillside Design District. Proposal also includes the replacement of a window & door, landscaping improvements to provide usable yard areas by terracing the existing slope with retaining walls.)

(Review After Final to replace a door with a window in the laundry room and replace two pairs of French doors with one French door to access the half bath and dressing room.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 27 E COTA ST**

C-M Zone

Assessor's Parcel Number: 037-132-033
Application Number: MST2003-00777
Owner: The Lyon Building
Architect: Kirk Gradin

(the proposal is separated into two phases. Phase A includes a new stair tower, elevator shaft, facade changes along the west elevation of the one-story loading dock (walls and doors are to be constructed within the existing loading bays), and new windows in the five-story tower. Phase B involves interior changes to allow, through approval of a Conditional Use Permit, the Brooks Institute of Photography to occupy approximately 28,036 square feet of the existing building for classroom and lab uses. The second floor and a portion of the first floor would continue to be used by existing tenants.)

(Review After Final for the addition of removable bollards and a bike rack.)

Final Approval as submitted of the Review After Final.

FINAL REVIEW**C. 1305 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-202-006
Application Number: MST2006-00538
Owner: Peggy Haskell Family Trust 8/24/94
Architect: Dwight Gregory

(Proposal to add a new wooden deck, balcony, laundry room, and second floor interior floor area, remove existing windows and install sliding doors, and add a door on the north side of the lower level of a 2,366 square foot house on a 12,372 square foot lot in the Hillside Design District. The 476 square foot attached garage is to remain. Modifications are requested for encroachments into the front and interior-yard setbacks.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**D. 3825 STATE ST E-149**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2006-00691
Owner: Macerich La Cumbre, LLC
Designer: The Conceptual Motion Company
Business Name: Red Robin Restaurant

(Proposal for the interior demolition of an existing restaurant and for exterior alterations to include a new awning, new wall fountain, facade remodel and new arcade patio with outdoor restaurant seating at the existing Red Robin Restaurant at the La Cumbre Plaza. The new tenant will be the Marmalade Cafe. No new rooftop mechanical equipment is proposed.)

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

Continued one week back to the Consent Calendar with the comment that the applicant is to review and provide a screening mechanism for the rooftop equipment.

NEW ITEM**E. 3825 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00080
 Owner: Patricia Nettleship, Trustee
 Designer: The Conceptual Motion Company
 Business Name: La Cumbre Plaza
 Owner: Macerich La Cumbre, LLC

(Proposal for a curb extension of approximately 9' along approximately 280' of the existing Red Robin Restaurant at the front of the La Cumbre Plaza. The proposal includes the installation of 6 trees and decorative paving.)

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

Continued indefinitely back to the Consent Calendar with the comments that 1. The project is well-conceived; 2. The proposed paving works well and the applicant should provide a paving sample; 3. The Applicant should included proposed trees on the plans.

Staff stated that there are existing Landscape enforcement cases that need to be abated or included in the scope of work before a Preliminary Approval can be granted.

FINAL REVIEW**F. 2016 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-162-002
 Application Number: MST2001-00833
 Owner: Jan Marco Von Yurt
 Designer: Tony Xiques

(This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two-car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-03.)

Continued one week back to the Consent Calendar.

FINAL REVIEW**G. 25 RUBIO RD**

E-1 Zone

Assessor's Parcel Number: 029-341-013
Application Number: MST2006-00477
Owner: Melissa Riparetti, Trust 7/18/2003
Architect: Jim Zimmerman

(Proposal for an 875 square foot addition to the main-story and a new 914 square foot upper-story to an existing 973 square foot single-family residence on a 6,811 square foot lot in the Hillside Design District. The proposal includes a roof patio, new front stairs, retaining walls, and 23 cubic yards of grading. Modifications are requested to provide an uncovered rather than a covered parking space, and to locate the uncovered parking space in the front-yard setback.)

(Modification approved on December 6, 2006. Final Approval is requested.)

Continued one week back to the Consent Calendar for the applicant to provide all details and exterior light fixtures.

CONTINUED ITEM**H. 4126 HIDDEN OAKS RD**

PUD 0.4 Zone

Assessor's Parcel Number: 049-440-005
Application Number: MST2006-00752
Owner: David and Stevie Peters
Architect: Paul Zink

(Proposal for garage conversion and additions to an existing 2,417 square foot two-story dwelling located on a 26,058 net square foot lot. The proposal would convert an existing attached 460 square foot two-car garage to habitable space and construct a new attached 460 square foot two-car garage, a 386 square foot first-floor addition, and a 100 square foot second-floor addition.)

(Final Approval is requested.)

(NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS ARE REQUIRED.)

Preliminary Approval, with the comments that: 1. Comment #3 from the minutes of *January 16, 2007 is carried forward: *3) Provide architectural details of materials, roofs, plaster treatments, with window detailing to match the existing Anderson vinyl clad windows. 2. The applicant is to provide photos of the proposed trees and 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**I. 1229 GILLESPIE WY**

R-2 Zone

Assessor's Parcel Number: 039-141-003
Application Number: MST2005-00694
Owner(s): Kelly, Ramirez & Wilson
Applicant: Paige Wilson
Designer: Colleen Kelly

(Proposal for a 422 square foot two-story addition, new entryway, and new porches for an existing 1,084 square foot two-story single-family residence located on an 8,000 square foot lot. Also proposed is a 219 square foot detached one-car garage to replace the existing 326 square foot carport, and one new uncovered parking space. The existing 1,918 square foot residence fronting Victoria Street would remain unaltered. Modifications are requested for parking to encroach into the front and interior-yard setbacks along Gillespie Way.)

(Modification approved on November 18, 2006. Preliminary Approval is requested.)

Preliminary Approval and continued back to the Consent Calendar with final drawings and all details.

CONTINUED ITEM**J. 1029 ORILLA DEL MAR DR**

R-4/SD-3 Zone

Assessor's Parcel Number: 017-322-023
Application Number: MST2007-00071
Owner: Arcana Corporation
Owner: Scott Smigel
Business Name: The Inn at East Beach

(Proposal to repaint the exterior of an existing commercial building.)

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

Final Approval as noted with the condition that all the areas within the band along the Por La Mar elevation will be painted ICI #982 Morning Coat the same color as the trim and the middle section will be painted ICI 1036 Confederate Grey the same color as the exterior wall color per the color samples provided.

NEW ITEM**K. 144 CEDAR LN** E-1 Zone

Assessor's Parcel Number: 015-010-004
Application Number: MST2006-00259
Owner: City of Santa Barbara
Applicant: Philip Maldonado

(Proposal to remove and replace a damaged liner, construct a groundwater relief system, repair damaged roof supports, install a new reservoir (Reservoir #1) drainage system and replace the valve structure enclosure on a 2.5 acre lot in The Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as noted on the plans with the conditions that the block structure is to be the color Frazee Cinnamon Spice No. 8254M, and the roof cap to be Sweet Earth No. 8256N or similar. Study using an anodized finish if possible.

NEW ITEM**L. 2219 BATH ST** C-O Zone

Assessor's Parcel Number: 025-172-030
Application Number: MST2006-00687
Owner: Sansum Medical Research Institute
Architect: Eric Pedersen
Business Name: Sansum Medical Research Institute

(Proposal to install landscaping and lighting upgrades at the main building site of the Sansum Medical Research Institute. The plans also contain a proposal for parking lot landscaping and lighting on the offsite parking lot at 325 W. Los Olivos (MST2006-00688).

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval with the condition that signage lighting is to return on Consent Calendar for the applicant to seek better solutions.

NEW ITEM**M. 325 W LOS OLIVOS ST** R-3 Zone

Assessor's Parcel Number: 025-222-002
Application Number: MST2006-00688
Owner: Sansum Medical Research Institute
Architect: Eric Pedersen
Business Name: Sansum Medical Research Institute

(Proposal to install landscaping and lighting upgrades at the off-site parking lot for the Sansum Medical Research Institute. The plans also contain a proposal for parking lot landscaping and lighting at the main building parking lot at 2219 Bath (MST2006-00687). The projects should be reviewed simultaneously.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 080-43.)

Final Approval with the condition to add a tree as noted on the plans.

REFERRED BY FULL BOARD

N. 1906 CLIFF DR C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Incorporated
Architect: Cearnal Andrulaitis

(Proposal to remodel front elevations of the retail business part of the Mesa Shopping Center.)

(Final Approval is requested.)

Continued one week with the comments that: 1. Provide enhancement of the entry driveways. 2. Provide further integration of other shopping center features, such as site furniture, vending machines, trash enclosures, shopping cart storage, newspaper stands, etc. 3. The Board would like to see integration of signage within the architecture, and understands that the sign application has been submitted. 4. The Landscape Plan should be restudied for more substantial plantings at the corner. 5. Provide cut sheets for the trash receptacles.

FINAL REVIEW

O. 401 S HOPE AVE E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-018
Application Number: MST2005-00091
Owner: Cutter Properties, LTD
Contractor: Lusardi Construction Company

(Revised proposal to construct a concrete vehicle display/demonstration course in the display parking lot for Land Rover for an existing 34,687 square foot car dealership.)

(Final Approval of the Landscape Plan and the stone work are requested.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL**P. 2109 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-083-007
Application Number: MST2002-00434
Owner: Cliff Drive, LLC
Designer: Peter Haddad

(Proposal to rezone a 15,228 square foot lot from E-3 to R-2; remove the existing 1,100 square foot, single-family residence and non conforming garage; and construct multiple residential units. The project includes construction of five two-story residential units with attached garages. The project consists of two approximately 2,400 square foot market rate units and three 1,300 square foot affordable middle income units. Modifications are requested to encroach into the required front-yard setback, construct a six foot tall wall within the front yard setback, reduce the required open space and for bonus density. Review of the apparent massing and architectural detailing is requested.)

(Review After Final to change wall material from stone veneer to plaster with a stone cap with vine pockets.)

Final Approval as submitted with the condition that the plaster wall color is to be Weathered Shingle No. SW2841.

FINAL REVIEW**Q. 1708 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00022
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,677 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 645 square foot two-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint.)

(Final Approval of the Landscape Plan is requested.)

Final Approval of the Landscape Plan as submitted.

FINAL REVIEW**R. 1706 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009

Application Number: MST2005-00021

Owner: King Heirs, LLC

Owner: The Mesa at Santa Barbara, LLC

Agent: Brent Daniels

Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,525 square foot single-family residence with an attached 732 square foot garage on a 45,064 square foot vacant lot in the Hillside Design District. The project requires approximately 2,350 cubic yards of fill of which 1,500 is outside the footprint of the main building.)

(Final Approval of the Landscape Plan is requested.)

Final Approval of the Landscape Plan as submitted.

**** MEETING ADJOURNED AT 8:55 P.M. ****