



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 19, 2007**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:04 P.M.**

**BOARD MEMBERS:**

MARK WIENKE, Chair, Present  
 CHRISTOPHER MANSON-HING, Vice-Chair, Present  
 CLAY AURELL, Present  
 JIM BLAKELEY, Present (left at 7:10 p.m.)  
 GARY MOSEL, Present (left at 5:33 p.m.)  
 RANDY MUDGE, Present (stepped out from 5:15 p.m. until 5:58 p.m.)  
 DAWN SHERRY, Present

**CITY COUNCIL LIAISON:**

GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:**

BRUCE BARTLETT, Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Present (from 3:04 p.m. until 3:23 p.m.)  
 TONY BOUGHMAN, Planning Technician, Present  
 GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Tony Boughman, 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, March 15, 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:

No public comment.

## B. Approval of Minutes:

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

Action: Manson-Hing/Mosel, 5/0/0. (Aurell and Blakeley abstained.)

## C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry with the exception of the landscaping for Items D and I, reviewed by Randy Mudge.

Action: Sherry/Mudge, 7/0/0.

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

## 1. Mr. Limón made the following announcements;

- a) The HLC has requested ABR nominations for the joint ABR/HLC Design Awards. Nominations are requested as soon as possible, but preferably not later than next week.
- b) The appeal of the Traffic Calming Devices and Safe Routes to School project has been rescheduled to April 24<sup>th</sup>. It is requested that an ABR representative attend the City Council meeting.

## 2. Board member Sherry introduced the new ABR member Clay Aurell.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**Site Visit:**

(2:00) A site visit was conducted at 561 W. Mountain Drive.

**CONCEPT REVIEW - CONTINUED ITEM****1. 322 E MICHELTORENA ST**

R-3 Zone

Assessor's Parcel Number: 029-021-023  
Application Number: MST2006-00697  
Owner: Santa Barbara Properties Ltd.  
Applicant: Michael Porter  
Agent: Don Royale

(This is on the City's List of Potential Historic Resources: "Holman Court & Winegar Boarding House." Proposal to legalize the as-built replacement of three wooden windows (one large eight-light window with wood muntins flanked by two, four-light windows with wood muntins) with a smaller, horizontal aluminum window. Also requested is to permit the removal of one exit door and two windows and filling in the openings with plaster. These changes were made to an existing ground-floor unit of a fourplex facing E. Micheltorena Street.)

**(Second Concept Review)**

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

(3:22)

Present: Michael Porter, Applicant.

Public comment opened at 3:33 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the existing color scheme of a white building with taupe wainscoting is acceptable.
- 2) All windows shall match the existing teal green color.
- 3) Remove the mullion grid from the divided lights from the lower level windows.
- 4) The window detail as presented is acceptable to the Board.
- 5) The new doors shall be French style to match the existing, or another high quality door such as wood plank or four panel recessed doors, not the six panel style.
- 6) The landscaping is acceptable as presented.
- 7) Final Approval can be made when the project returns on Consent Calendar.

Action: Blakeley/Sherry, 7/0/0. Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM****2. 3880 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 057-240-046  
Application Number: MST2006-00185  
Owner: Sumida Family Ltd. Partnership  
Architect: Edwards-Pitman Architects  
Business Name: La Sumida Nursery

(Proposal to construct a two-story, 12,349 square foot, mixed-use building. This building on the portion of the lot facing Via Lucero would consist of 8,060 square feet of residential and 4,289 square feet of commercial square footage. The project includes 118 uncovered parking spaces and 100 cubic yards of cut and fill grading under the building footprint. Three existing non-residential buildings totaling 2,556 square feet would be demolished. A modification is requested for encroachment into the front-yard setback on Via Lucero and Development Plan Approval findings are required at ABR for the new commercial square footage.)

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

(3:51)

Present: Richard Redmond, Architect.

Public comment opened at 4:00 p.m.

Chair Wienke read into the record a public comment letter from Naomi Kovacs, Citizens Planning Association Executive Director, expressing parking concerns.

Public comment closed at 4:02 p.m.

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

- 1) The Board finds that the proposed mixed use building continues to be an enhancement to the rear portion of the property.
- 2) Study a pedestrian walkway from Via Lucero to the building.
- 3) Study relocating the trash enclosure from the proposed location to a location across the parking lot near the bike storage area.
- 4) Restudy the second level balcony railing condition. The Board finds that the half wall, as presented with the wood posts below, appears too heavy.
- 5) The board would prefer to see planar recess reveals of at least 12 inches.
- 6) The Board likes the 12 inch thick walls and recessed windows.
- 7) For the wood or wrought iron guardrails on the second floor, provide intermediate posts at 4-5 feet on center, or other decorative elements.
- 8) Study the shared patio condition between Unit 8 and the adjacent commercial space. Provide fencing or other solution.
- 9) Provide attic vents on all gable ends.
- 10) Study combining roof penetration elements, such as flues and vents, into chimney-like elements to match the design.
- 11) Provide a landscape plan.

Action: Sherry/Blakeley, 7/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1533 SAN MIGUEL AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-131-002  
Application Number: MST2007-00020  
Owner: Wesley E. Sizer Family Trust 2/27/9  
Architect: Paul Robert

(Proposal for a new two-story 4,200 square foot single-family residence and 800 square foot basement and 400 square foot attached two-car garage. The existing 1600 square foot residence and garage will be demolished. The proposal includes a new swimming pool and driveway, and 400 cubic yards total of cut and fill grading under the building footprint. Planning Commission approval of a Coastal Development Permit is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

(3:29)

Present: Robert Foley, Applicant; Billy and Jennifer Brommet, Owners.

Public comment opened at 4:39 p.m.

Brian O'Connell, resident: expressed concerns with pool drainage, and potential catastrophic failure of the pool; not opposed to the project.

Chair Wienke read into the record a public comment letter from John Cooley, concerning loss of views.

Public comment closed at 4:42 p.m.

**Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:**

- 1) The Board appreciates the proposal for one house on the lot, with a one-story presence to the street.
- 2) On the drawings, include the turret, and anything beyond on the north elevations.
- 3) Show all front yard sidewalks, and retaining walls.
- 4) The front yard parking, as proposed, is acceptable.
- 5) Verify the guest parking dimensions and back up distances with city zoning standards and Transportation Division.
- 6) The Board appreciates the setback distance from the street.
- 7) Clarify all topography and grading on the plans and site elevations. Provide topography and adjacent building footprints on the site plan.
- 8) Restudy the front entry. The majority of the Board would prefer a less formal and more pedestrian friendly front entry design. Suggestions include more of a front porch element, and less formal door surrounds.
- 9) Provide more landscaping and trees along the south elevation to break up the long mass.
- 10) Provide a landscape plan.
- 11) The Board appreciates the lower level in stone veneer, as a base to help mitigate the second-story mass.
- 12) Provide photo documentation of neighboring properties showing a variety of styles.

- 13) Complete all drawings. Show the rear second-level deck side elevation, including the railing.
- 14) Restudy the driveway grading and topography, as it appears too steep.
- 15) The Board is satisfied with the pool location.
- 16) The Board appreciates the use of solar panels at the rear of the property.

Action: Mosel/Blakeley, 7/0/0. Motion carried.

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

#### **4. 515 N QUARANTINA ST**

C-M Zone

**(4:50)** Assessor's Parcel Number: 031-222-022  
 Application Number: MST2007-00087  
 Owner: Toscan Family Trust  
 Architect: Lenvik and Minor  
 Applicant: Lenvik and Minor

(Proposal to construct a new 915 square foot one-story office building and demolish two existing residential units totaling 1,240 square feet. Four parking spaces would be provided and the existing 723 square foot storage building would remain on the 9,846 square foot lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(5:15)

Present: Dave Jones, Lenvik and Minor, Architect.

Public comment opened at 5:18 p.m. As no one wished to speak, public comment was closed.

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

- 1) The project is Ready for Preliminary Approval.
- 2) The Board finds that a plaster exterior finish would be more appropriate for the proposed mission tile roof.
- 3) All detailing, such as windows, doors, eaves, roof eyebrow details, porches, should reflect the Spanish style.
- 4) The Board expects the windows to be recessed with bull-nosed plaster.
- 5) Provide exterior light fixture specifications and cut sheets.
- 6) Provide a color board when returning to Consent Calendar.
- 7) Provide an updated soils report.
- 8) The Board referred review of the landscape to Robert Adams, Landscape Architect for the Historic Landmarks Commission, with the request for verification that the easement trees shown on the plans are to remain.

Action: Sherry/Blakeley, 6/0/0. Motion carried. (Mudge stepped down.)

**\*\*\*\*\* THE BOARD RECESSED FROM 5:33 P.M. UNTIL 5:58 P.M. \*\*\*\*\***

**CONCEPT REVIEW - CONTINUED ITEM****5. 3002 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-201-008  
Application Number: MST2005-00696  
Owner: Raul Gutierrez  
Architect: Joaquin Ornelas, Jr.

(Revised plan for a new two-story residence previously approved by ABR on March 13, 2006. Proposal to construct a new two-story 2,546 square foot single-family residence, including 440 square foot attached two-car garage on a 7,500 square foot lot. A modification is requested to allow alterations to nonconforming portions of the building being reconstructed to encroach into the required front-yard.)

**(Third Concept Review)**

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

(5:58)

Present: Joaquin Ornelas, Jr., Architect.

Public comment opened at 6:09 p.m.

Bruce McIver, resident: expressed concern that the building size is pushing the envelope for the neighborhood; study the location of the redwood trees.

Public comment closed at 6:13 p.m.

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

- 1) Complete and clarify discrepancies on all drawings as required, including: a. the wall corner on the south elevation; b. removal of the gutter and roof section crossing the chimney on the west elevation; c. removal of lines on the east elevation below the large picture window.
- 2) Restudy the garden wall on Lugar Del Consuelo for more appropriateness to the neighborhood and architecture style. Several Board members prefer a low stucco garden wall in lieu of the wood fence.
- 3) Study the spark arrestors. Consult with the Building and Safety Division for acceptable chimney caps.
- 4) Relocate the trash and yard waste receptacles per city standards. Verify whether the trash location is acceptable within the 1250 square feet outdoor space.
- 5) The Board is happy with the recessing of all windows and the use of 2x6 exterior walls.
- 6) The Board is not satisfied with the amount and shape of the stucco scalloping.
- 7) Restudy the front door entry area, wall thickness, roofs and massing.
- 8) Incorporate tree protection measures and best management onto the plans.

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



**PRELIMINARY REVIEW****6. 318 W FIGUEROA ST**

R-4 Zone

Assessor's Parcel Number: 039-212-025  
Application Number: MST2006-00150  
Owner: John H. Kingsbury  
Architect: Rex Ruskauff

(Proposal to add two, two-story units to an existing 1,168 square foot, one-story single-family residence resulting in a residential triplex. The new units will be approximately 927 square feet each and the proposal includes three garage parking spaces and three uncovered parking spaces on the 7,521 square foot lot.)

(6:46)

Present: Rex Ruskauff, Architect.

Public comment opened at 6:52 p.m. As no one wished to speak, public comment was closed.

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

- 1) The project is Ready for Preliminary Approval.
- 2) Refurbish the front porch with comments from the historian.
- 3) Restudy the trash and recycling enclosures, ensure that they are to be accessible and located within the setback lines. Verify the required 10% outdoor space.
- 4) Provide a Landscape Plan.
- 5) Provide enhanced driveway paving.
- 6) Provide a color board.

Action: Sherry/Manson-Hing, 5/0/0. (Blakeley and Mosel absent.)

**CONCEPT REVIEW - CONTINUED ITEM****7. 1218 E HALEY ST**

R-2 Zone

Assessor's Parcel Number: 031-322-005  
Application Number: MST2006-00655  
Owner: Ana Flores Zelaya  
Designer(s): Pedro Garcia and 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.)

(Second Concept Review)

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

(7:05)

Present: Pedro Garcia, Designer.

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

- 1) The Board is unhappy with the amount of second-story still present at the front elevation making the building appear too bulky and massive to the front streetscape. One suggestion is to flip the interior stairway front to back so that the second-story addition begins at the middle of the house and continues toward the rear.
- 2) The Board carried forward comment #'s 1, 3, 5, and 9 from the minutes of \*January 8, 2007: \*1. Reduce the hardscape and eliminate the proposed uncovered parking in the setback, as shown on the site plan. \*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. \*5. Restudy the window proportions for overall compatibility with the rest of structure. \*9 Provide a greater and significant front-porch presence.
- 3) Significantly restudy the rear elevation and its massing.
- 4) The applicant is to work with the Transportation Division to realign the driveway and potentially have a new apron as required for the design.
- 5) Incorporate more traditional details and natural materials.
- 6) Study options to reduce the prominence of the garage at the front elevation.
- 7) The Board appreciates some of the second story being placed in the roof attic with dormers.
- 8) One Board member suggests studying the roof plan and roof forms.

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

**CONSENT CALENDAR****FINAL REVIEW****A. 1588 ORAMAS RD**

E-1 Zone

Assessor's Parcel Number: 029-060-021

Application Number: MST2006-00623

Owner: William F. and Harriett C. Cook

Architect: Harrison Design Associates

(Proposal for a 470 square foot addition consisting of 257 square feet at the main floor level and a new lower floor of 213 square feet. Approval is requested for the unpermitted deck at the front of the residence. The existing 1,918 square foot one-story residence with attached garage is located on an 11,403 square foot lot in the Hillside Design District. Modifications are requested for encroachment of the addition and the deck into the required front-yard.)

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

Final Approval as submitted.

**FINAL REVIEW****B. 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 to Consent Calendar.

**CONTINUED ITEM****C. 836 W ARRELLAGA ST**

R-2 Zone

Assessor's Parcel Number: 043-211-013  
Application Number: MST2006-00548  
Owner: Peterson Family Trust 2-23-93  
Designer: Sohpie Calvin

(Proposal to convert an existing 889 square foot duplex to a single-family residence and construct an attached 722 square foot three-car garage with a 400 square foot accessory dwelling unit and 215 square foot deck above the garage. The existing garage and storage shed on the 5,021 square foot lot will be demolished.)

**(Preliminary Approval is requested.)**

Final Approval as noted on the plans.

**CONTINUED ITEM****D. 328 W PEDREGOSA ST**

R-4 Zone

Assessor's Parcel Number: 025-352-019  
Application Number: MST2005-00407  
Owner: Michael Vinogradski

(This project was previously reviewed under MST2002-00152. Proposal to construct a 613 square foot second-story residence above a new 468 square foot two-car garage. Also proposed are a new 200 square foot one-car carport with a 124 square foot deck above it and a 58 square foot laundry room. There is an existing 1,030 square foot single-story residence on the 4,260 square foot lot. The project includes the demolition of the existing garage. A modification for the reduction of one parking space was granted when MST2002-00152 was reviewed.)

**(Request to re-instate the prior approval.)**

Reinstatement of the prior approval.

**REFERRED BY FULL BOARD****E. 1039 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-202-002  
Application Number: MST2007-00068  
Owner: Mark A. Palmer Revocable Trust  
Applicant: Ray Ketzal

(Proposal to construct a new one-story 494 square foot accessory structure. There is an existing 4,541 square foot single-family residence and attached 697 square foot three-car garage on the 2.5 acre lot in the Hillside Design District.)

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

Preliminary Approval as submitted.

**CONTINUED ITEM****F. 1150 SAN ROQUE RD**

A-1 Zone

Assessor's Parcel Number: 055-172-029  
Application Number: MST2007-00088  
Owner: City of Santa Barbara

(Proposal to abate violations in ENF2005-00495 installation of three sound attenuation panels to mitigate noise levels created by the Cross-Tie Pump Station at the southerly property line to be in compliance with SBMC Section 9.16 and existing approved Caterpillar generator to match Frazee Navajo White to match the existing body color of buildings on site.)

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

Final Approval as noted on the plans.

**NEW ITEM****G. 2222 BATH ST** C-O Zone

Assessor's Parcel Number: 025-181-019  
Application Number: MST2007-00069  
Owner: City Commerce Bank  
Agent: Patrick Marr

(Proposal to add 74 square feet to the rear of an existing 1512 square foot commercial building. Proposal also includes a new front porch, new ATM and access ramp and one new parking space and interior remodel.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Continued indefinitely to the Consent Calendar.

**NEW ITEM****H. 1556 LA CRESTA CIR** E-1 Zone

Assessor's Parcel Number: 035-033-024  
Application Number: MST2007-00106  
Owner: Lynn L. and Theresa T. McArthur Family Trust  
Architect: Ernest Watson

(Proposal to construct a 36 square foot addition resulting in a 21 foot tall elevator tower at the rear of an existing two-story residence.)

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

Final Approval of the project as submitted.

**NEW ITEM****I. 407 W PEDREGOSA ST 5** R-4 Zone

Assessor's Parcel Number: 027-400-005  
Application Number: MST2007-00115  
Owner: Melissa A. Lolley Living Trust  
Contractor: Douglas Bower

(Proposal to remove asphalt and install paving stones. Phase I will be 6500 square feet in March 2007. Phase II will be 7500 square feet in September 2007.)

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

Final Approval of the project as submitted.

**\*\* MEETING ADJOURNED AT 7:36 P.M. \*\***