



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 9, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:02 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present (left at 5:18 p.m.)
 DAWN SHERRY, Present
 PAUL ZINK, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Present (from 3:12 p.m. until 5:18 p.m.)

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
 HEATHER BAKER, Project Planner, Present (from 3:02 p.m. until 3:12 p.m. and from 7:15 until 7:25 p.m.)
 IRMA UNZUETA, Project Planner, Present (from 3:12 p.m. until 5:18 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)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required 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.</p>
	Suggested	<p><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.</p>
PRELIMINARY REVIEW	Required	<p>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.</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. <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.</p>
FINAL & CONSENT	Required	<p>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.</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 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, April 5, 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 April 2, 2007.

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

Action: Manson-Hing/Sherry, 8/0/0. Motion carried.

C. Consent Calendar.

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

Action: Manson-Hing/Sherry, 8/0/0. Motion carried.

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

1. Ms. Baker distributed draft copies of the Design Guidelines and stated that a discussion will take place at the on Monday, April 16, 2007.

2. Ms. Boughman made the following announcements:

a) Paul Zink, new ABR member, is in attendance.

b) The City will be holding forum to discuss an Energy Ordinance that will meet or exceed the Architecture 2030 Challenge. The forum will take place on April 30, 2007 at Casa Las Palmas, 323 E. Cabrillo Blvd. from 11:30 a.m. to 1:30 p.m. Mr. Boughman requested that Board members RSVP by April 20, 2007.

Board members Wienke, Sherry, Manson, Mudge, and Blakeley expressed interest.

3. Board member Sherry announced that she will step down from Item 4, 516 & 518 Los Olivos Street.

4. Board member Manson-Hing announced that he will step down from Item 6, 1588 La Coronilla. Drive.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 900 CALLE DE LOS AMIGOS**

A-1 Zone

Assessor's Parcel Number: 049-040-050
Application Number: MST2005-00742
Owner: American Baptist Homes of the West
Applicant: Tynan Group
Agent: Cameron Carey
Architect: Keith Nolan

(Proposal for residential and non-residential additions to the Valle Verde Retirement Community. Proposed is the construction of 35 additional senior housing units across the existing campus, bringing the total to 254 residential units. The non-residential component includes 7,893 net square feet of demolition and 12,775 net sq. ft. of new commercial construction and 10,888 net sq. ft. to be remodeled. The proposal would add 60,860 square feet of structures, bringing the total to 318, 533 net square feet, as well as 98 new parking spaces for a total of 429 spaces. There would be 24,140 cubic yards of cut and 24,860 cubic yards of fill on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit and modifications for building separation and yard encroachments.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR AN AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT AND FOR MODIFICATIONS FOR BUILDING SEPARATION AND YARD ENCROACHMENTS.)

(3:12)

Present: Kieth Nolan, ON Design Architects; Cameron Carey, Agent; Justin Van Mullen, ON Design Architects; Ron Schaefer, Executive Director Valle Verde Retirement Community; Kirsten Ayars, Community Outreach Liaison, Edward Steinfeldt, Project Manager; Bruce Bartlett, Planning Commission Liaison; Irma Unzueta, Project Planner, City of Santa Barbara.

Staff Comments: Ms. Unzueta stated that the DART review for this project is expected to be complete at the end of the month, and requested that the Board focus on whether the applicant has adequately addressed comments and concerns identified by the ABR at the previous conceptual review of the project. Ms. Unzueta provided a summary of the Planning Commission's review of the project on July 2006, and delineated concerns expressed by the Planning Commission regarding:

Public comment opened at 3:42 p.m.

The following individuals spoke in favor:

Harry Jones, Robert J. Buegler, Norman Boyan, Bob Miller, Judith Greer, Donald Carey, Louise Carey, Dennis Allen, Donald O'Dowd.

The following individuals expressed concerns about the project:

Ruth Georgi: suggested elimination or relocation of units 3, 4, and 5.

Jermaine Chastain: suggested eliminating units 3, 4, and 5.

Art Halenbeck: parking, threatened ambience, and the need to refurbish the health center.

Hieke Kilian: traffic flow, density, potential loss of oak trees; suggested eliminating units 3, 4, and 5.

Chair Wienke acknowledged receipt of a large number of letters either in support or opposed to the project.

Public comment closed at 4:32 p.m.

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

1. The Board is generally pleased with the applicant's response to the Board's previous comments.
2. The Board feels the relocated employee parking area is an improvement over the previous proposal, and appreciates the adjacent building being tucked into hillside.
3. The proposed parking for Zone 5 housing is better than previously proposed. Some Board members feel the backup distance from the garage is too great. Restudy for better maneuverability.
4. The Board feels the proposed units in Zone 5 are too close to the hillside.
5. The housing in Zone 6 is improved over the previous proposal. The Board appreciates the 40 foot setbacks to the neighboring property line. Some Board members feel the proposal is still too dense and causing numerous retaining walls on the north side of the units. One suggestion is to relocate Unit 6.
6. The Board appreciates the preliminary landscape plan with landscaping and a wildlife path to the north of the Zone 6 housing. A majority of the Board members would prefer adding more green space between the clustered units, and are concerned with the amount of grading.
7. Although a majority of the Board is concerned with the close spacing of Zone 6 units, the Board is not concerned that the units do not match the setbacks of the existing campus. It is felt that because of their hillside location, additional landscape area is needed between the units and for the retaining walls.
8. The architecture as presented is going in the right direction but the Board reserves comment on architectural details until a later presentation.
9. The Board appreciates the use of parking pockets throughout the site.
10. Some Board members are concerned with the grade of the parking in front of the Administration Center. The Board would prefer a minimal retaining wall, or no retaining wall, in this area.
11. The Board appreciates the sustainable built-green design, and the use of photovoltaics.

Action: Manson-Hing/Zink, 6/2/0. Motion carried. (Mudge and Blakeley opposed.)

***** THE BOARD RECESSED FROM 5:18 P.M. UNTIL 5:23 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**2. 602 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Architect: Christian Robert
Contractor: Campanelli and Associates

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building and two new exterior doors. The project requires Development Plan Approval findings at ABR.)

(Third Concept Review.)

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

(5:23)

Present: Isaac Romero, Applicant; Robert Christian, Architect; Gary: Campanelli, General Contractor.

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

1. Clarify with the Building and Safety Division whether any design changes are required for compliance with American Disability Act accessibility for the existing entrance on the southwest corner.
2. If design changes are required, the applicant is to provide floor plans and section elevations for the corner entry. As shown, alternates A and B do not have the Board's support.
3. Include on the site plan the existing and any proposed landscaping sidewalk, right-of-way and curb.
4. Show doors locations on all plans and exterior elevations.

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

******* THE BOARD RECESSED FROM 5:58 P.M. UNTIL 6:13 P.M. *******

PRELIMINARY REVIEW**3. 1025 LAS ALTURAS RD**

A-1 Zone

Assessor's Parcel Number: 019-113-052
Application Number: MST2005-00791
Owner: Steven Adrian and Gina Giannetto
Architect: Steven Adrian

(Proposal for a new 2,085 square foot three-story single-family residence with a 332 square foot basement, an attached 450 square foot garage, a 343 square foot roof-top terrace, 181 square feet of balconies and a 340 square foot detached accessory structure with a 108 square foot terrace on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, and 378 cubic yards of grading.)

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

(6:13)

Motion: To indefinitely postpone Item 3, 1025 Las Alturas Road.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 516 & 518 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Owner: Bruce Burke

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVALS OF CONDOMINIUM CONVERSION AND MODIFICATIONS.)

(6:15)

Present: Dawn Sherry, Agent; Bruce, Owner.

Public comment opened at 6:26 p.m.

Ralph Philbrick: requested information about height increases and removal of the wood fences.

Public comment closed at 6:27 p.m.

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

1. The modification for the elimination of the five foot private outdoor fence is supportable. The Board understands that the existing hedge and the front entry gate will be reduced to 42 inches. Provide details for the style of the proposed gate.
2. The modification for the building separation of less than 10 feet is technical and has no aesthetic impact.
3. It is understood that the decks between the carport and the units are raised greater than 10 inches to provide access to the units. The Board finds that the modification is technical in nature and has no aesthetic impact.
4. The modification for the increased roof height is technical in nature and not an aesthetic impact, and finds the shed roof acceptable and preferable to the previous proposal.
5. It is understood that the hand drawings are the actual elevations, not those created by computer-aided design (CAD).
6. Some Board members are in favor of the skylights for energy conservation. Some Board members are not in favor of the skylights.
7. Provide signage directing pedestrians to the rear unit.
8. Study including vine pockets along the newly fenced area.
9. Provide building heights on the CAD drawings.
10. The Board appreciates the enhanced paving for the driveway and motor-court, and finds that due to the enhanced paving, an enhanced walkway is not required.
11. The Board appreciates the use of the photovoltaic panels in the proposed location.
12. The Board appreciates the new entries, and charm giving elements. The trash areas and additional exterior storage spaces are acceptable as presented.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1030 CACIQUE ST

R-3 Zone

Assessor's Parcel Number: 017-252-006

Application Number: MST2007-00128

Owner: Jose Gutierrez

Agent: Kenneth Kruger

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two-car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:50)

Present: Kenneth Kruger, Agent; Jose Gutierrez, Owner.

Public comment opened at 7:00 p.m. As no one wished to speak, public comment was closed.

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

1. The applicant is to restudy the front driveway, the uncovered parking, and the front unit entry. Suggestions include: a. relocate the uncovered parking to the right side along the property line to better accommodate vehicle maneuverability; b. provide a porch and landscape along that entire elevation; c. install a front unit entry door in the existing bedroom adjacent to the new garage;
2. There is concern with the rear gabled roof form and its proximity to the bay window. Restudy the corbels, possibly revising the bay and supporting details.
3. Provide photos from the rear yard that show the neighboring rear yards. There is concern about possible loss of privacy.
4. Show all existing and proposed right-of-way landscape, including street trees. Investigate whether street trees are to be replaced.
5. Restudy the existing front entry hedge and include on the landscape plan.
6. The existing wood window and door surrounds acceptable. Remove the rounded sill and the skirt below the window sill as shown on the plans.
7. The Board prefers the front elevation which includes a pop out wall for the second floor bedroom.
8. Provide a high quality carriage style garage door. Provide exterior lighting fixtures with downward cast lighting, per the Santa Barbara Municipal Code.
9. Provide an enhanced driveway. One suggestion is to use enhanced paver stones, or similar.

Action: Zink/Blakeley, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1588 LA CORONILLA DR**

E-1 Zone

Assessor's Parcel Number: 035-301-001

Application Number: MST2007-00093

Owner: James and Lynn Sturgeon Family Trust

Architect: Chris Manson-Hing

(Proposed exterior alterations to the south, east and west elevations of an existing 2,708 square foot three-story single-family residence and a 432 square foot attached two-car garage located on a 27,282 square foot lot in the Hillside Design District. The proposal includes the construction of a raised driveway and stairs, new landscaping, a drainage swale, and rebuilding the existing entry bridge. Modifications are requested for alterations to an existing structure in the front-yard setback and to locate a raised stairway in the side-yard setback.)

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

(7:25)

Present: Christopher Manson-Hing, Architect.

Public comment opened at 7:39 p.m. As no one wished to speak public comment was closed.

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

1. The modification required for alterations in the front yard setback is technical and is not aesthetically detrimental to the project or neighborhood.
2. The modification for alteration to the interior yard setback is technical and is not aesthetically detrimental to the project or neighborhood.
3. Provide revised details including railings, windows, and doors that are more contemporary to match the style of the house.
4. Provide an example of the front door light fixture/chandelier with downward-cast light.

Action: Sherry/Blakeley, 7/0/0. Motion carried. (Manson-Hing stepped down. Mudge absent.)

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 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

Business Name: Bright Start Child Development Center

(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.)

(Review After Final of trash enclosure elevations.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 3883 LA CUMBRE PLAZA LN**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-036
Application Number: MST2007-00046
Owner: Grace Lutheran Church of Santa Barbara
Applicant: Eva Turenchalk
Architect: Klawiter and Associates
Business Name: Wescom Credit Union

(Proposal to replace a portion of the glass window area with two ATMs with associated lighting and to construct an ADA accessible ramp at an existing commercial space.)

(Review After Final of rooftop equipment.)

Final Approval as submitted.

REVIEW AFTER FINAL**C. 4200 CALLE REAL**

R-3 Zone

Assessor's Parcel Number: 059-240-020
Application Number: MST98-00749
Applicant: Ben Phillips and Amy Bayley
Owner: Alicia Martin
Architect(s): Mark Petit, Karl Eberhard, Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

(Review After Final for relocating parking spaces, demolition of two buildings, relocate trash enclosure, adjust grade to eliminate retaining wall, adjust pedestrian ramps and path, add cart path, clarify remodel of trash enclosure, and addition of recycling trash enclosure.)

Final Approval with the condition that the number of spaces without landscape is to meet parking guidelines. One space may be relocated to the west parking group if needed.

FINAL REVIEW**D. 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 East Micheltorena Street.)

Final Approval as noted on the plans. The windows are to be single hung with no division.

CONTINUED ITEM**E. 1340 CLIFTON ST**

R-2 Zone

Assessor's Parcel Number: 017-154-018
Application Number: MST2005-00500
Designer: Eric Swenumson
Owner: Richard Golden

(This is a revised project. Proposal to construct a 1,895 square foot three-story single-family residence to include a 610 square foot two-car garage and 94 square feet of covered deck area. The project is on the same 6,067 square foot lot as the existing 1,004 square foot two-story single-family residence with a first-floor 440 square foot garage. Modifications are required to allow less than 1,250 square feet of open-yard space and for encroachments into the front-yard setback.)

(Preliminary Approval is requested.)

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

Final Approval with the condition that the colors are to match a sample from building and return to Staff for approval.

REFERRED BY FULL BOARD**F. 15 E PEDREGOSA STREET**

R-3 Zone

Assessor's Parcel Number: 025-372-010
Application Number: MST2006-00434
Owner: Michael Szymanski

(Proposal for a 682 square foot addition to the second-floor of an existing two-story 4,022 square foot duplex on an 8,559 square foot parcel. The project includes a new 122 square foot balcony and exterior stairs. The existing three covered parking spaces will remain.)

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

Continued indefinitely to Consent Calendar with the following comments: 1) Lower the plate height to two feet. 2) Consult with Planning and Zoning regarding the two foot encroachment. 3) Provide additional information for improvements along the alley way.

NEW ITEM**G. 2612 MODOC RD**

E-3 Zone

Assessor's Parcel Number: 049-092-011
Application Number: MST2007-00157
Owner: Aids Housing of Santa Barbara
Architect: Steve Hausz

(Proposal to re-seal and re-stripe the existing parking lot, replace doors and awnings, new concrete flatwork, and construct a trellis for an existing congregate residence and triplex on a 22,401 square foot lot.)

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

Postponed indefinitely due to the applicant's absence.

NEW ITEM**H. 1941 EUCALYPTUS HILL RD**

A-2 Zone

Assessor's Parcel Number: 015-040-028
Application Number: MST2007-00156
Owner: Farzin Fouladi
Designer: Rosa Andrade

(Proposal to construct a 32 inch high, 81 foot long block wall at the front property line on a 17,890 square foot lot in The Hillside Design District.)

(COMMENTS ONLY; LANDSCAPE PLAN IS REQUIRED.)

Continued one week to the Consent Calendar with the comment that the applicant is to restudy materials and finish to blend better with the natural environment and break up the linearity of the wall.

**** MEETING ADJOURNED AT 8:17 P.M. ****