



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 25, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:09 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present (left at 4:25 p.m.)
 CLAY AURELL, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Absent
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 PAUL ZINK, Present (stepped out 3:48 to 3:52 p.m.)

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present (3:09 to 4:12 p.m., and 5:18 p.m. to 7:07 p.m.)
 TONY BOUGHMAN, Planning Technician, Present
 MICHELLE BEDARD, Planning Technician, Present (3:09 to 6:14 p.m.)
 GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. 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 June 21, 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/abr.
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 the minutes of the Architectural Board of Review meeting of June 18, 2007.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 18, 2007, with corrections.

Action: Sherry/Manson-Hing, 5/0/2. Motion carried. (Wienke and Mudge abstained. Sherry abstained from item #7; Aurell abstained from item #'s 4, 5, 6, and 7. Mosel absent.)

Public Comment regarding the minutes of June 18, 2007:

Tony Fisher: Item #7 122 La Plata, the direction was for the project to go to the ABR or SFDB, not the Staff Hearing Officer.

Dawn Sherry (applicant): After the hearing staff determined that the project could proceed to the Staff Hearing Officer with the ABR's comments regarding the front yard setback modification for the proposed windows.

C. Consent Calendar.

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

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

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

1. Mr. Boughman announced that Item C was referred on Consent Calendar to the Full Board:

Motion: To hear Item C as the first item on the Full Board Agenda.

Action: Unanimously approved.

2. Mr. Boughman made the following announcements:

a. Board member Mosel will be absent.

b. The Board is to appoint an Acting Chair for the review of Item #3. Member Sherry volunteered.

3. Board member Aurell announced that he will step down from the review of Item C.

4. Jaime Limon, Design Review Supervisor made the following announcements:

a. A handout has been prepared notifying the public of the City's new office hours.

b. There will be a joint public meeting of the Planning, Building, and Public Works Departments with opportunity for the public to provide comments regarding codes, process changes, staffing levels this Thursday, June 28, 2007 8:30 to 10:30.

c. There will be a joint ABR and SFDB orientation meeting on Monday, July 23rd at 11:00 a.m. with conflict of interest training at 11:30 a.m.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Board member Manson-Hing reported that a series of new HVAC have been installed above Ruth's Chris Steakhouse, stating that the ACs are visible from the street. A review of what was approved versus what was installed was suggested.

Item C was referred from today's Consent Calendar:**REVIEW AFTER FINAL****C. 1120 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-220-010

Application Number: MST2006-00276

Owner: Sean Hecht

Designer: AB Design Studio, Incorporated

Contractor: John Moffet

(Proposal to construct a new swimming pool, a 410 square foot detached two-car garage, a 325 square foot cabana, and related hardscape in the front of the 11,264 square foot lot in the Hillside Design District. The existing front yard swimming pool, walkway, stairs, and patio area will be demolished. A modification is requested for encroachment of the cabana into the front yard setback.)

(Review After Final for site retaining walls at east property line.)

(3:47)

Present: Josh Blummer, AB Design Studio, Incorporated.

Motion: Final Approval of the Review After Final with the following comments:

- 1) Remove the middle of the three Allan Block retaining walls on the East property line and have the lower Allen Block wall match the zig zag of the upper Allan Block retaining wall, as noted on the plans.
- 2) Revise the landscape plan to match the marked up plan.

Action: Mudge/Blakey, 4/0/1. Motion carried. (Zink abstained. Aurell stepped down. Mosel and Manson-Hing absent.)

CONCEPT REVIEW - CONTINUED ITEM**1. 1236 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 039-151-001
 Application Number: MST2006-00364
 Owner: Ruth E. Mudry, Trust 11/17/94
 Architect: Kirk Gradin
 Owner: Casas Del Parque, LLC
 Applicant: Blakenship Construction

(Proposal to construct four two-story residential condominium units. Three of these would be approximately 1,000 square feet and one would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and there would be 140 yards of cut and fill grading outside the building footprints. The project will require Staff Hearing officer approval for a Tentative Subdivision Map.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP.)

(4:12)

Present: Kirk Gradin, Architect. Peter Lawson, Project Planner.

Public comment opened at 4:25 p.m.

Celeste Barber: neighborhood comprised of 20 and 30's construction; allow for greater setbacks.

Public comment closed at 4:31 p.m.

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

- 1) The Board appreciates the diminutive height of 23 feet as shown, the juxtaposition and differentiation of the parapets and element heights, and the animation of the two long elevations.
- 2) A majority of the Board is concerned with the west elevation which appears too commercial. Soften the commercial feel for a more pedestrian friendly look. A majority of the Board prefers the previous scheme.
- 3) Most of the Board is concerned with the sine curve delineation on the bottom side of the cantilevered element. Look for a design technique that is more cohesive with the overall design style of those elevations and the building in general.
- 4) Study the cantilevers. Some Board members are concerned with the depth of the cantilevers.
- 5) Verify existing oak trees and drip lines on the adjacent properties.

Action: Zink/Aurell, 6/0/0. Motion carried. (Manson-Hing, Mosel absent.)

CONCEPT REVIEW - CONTINUED ITEM**2. 3834 LA CUMBRE HILLS LN**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009
Application Number: MST2007-00226
Owner: Deborah D. Hart
Owner: Matt Benwitt
Architect: Peter Ehlen

(Proposal for a new two-story 2,485 square foot single-family residence and an attached 642 square foot three-car garage on a 12,454 square foot vacant lot in the Hillside Design District. Staff Hearing officer approval of a modification to allow a garage in excess of 500 square feet is requested. The proposal has a floor-to-lot-area ratio of 0.25.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 060-03, STAFF HEARING OFFICER APPROVAL OF A MODIFICATION, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(5:06)

Present: Pete Ehlen, Architect; Matt Benwitt, Owner.

Public comment opened at 5:21 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Single Family Design Board with the following comments:

- 1) The Board is comfortable with the proposed size, bulk, and scale.
- 2) The Board is concerned that the aligned three garage doors are a significant impact to the neighborhood. Only mitigation such as stepping one of the 3 garages back, with possibly landscaping between the garage doors would suffice.
- 3) Provide break up of the front elevation. Suggestions include staggering the front elevation, and moving the entrance for more prominence over the garage doors.
- 4) One Board member would prefer a ranch style to be compatible with the surrounding neighbors, and less hip-roof Tuscan/Spanish style.
- 5) Integrate a different design for the driveway edges, not simply a bridge style with parapet driveway. It was suggested that additional landscape and retaining walls be integrated into the landscape.
- 6) Show on plans the potential for future use of integrated photo-voltaic panels, as per the SFDG.
- 7) Provide a landscape plan that is part of the riparian restoration plan.
- 8) The Board is comfortable with the distance of the deck from property line, screened with landscaping, but leaves the final decision regarding the appropriate distance to the SFDB.
- 9) The Board has confirmed through new submittal information that the driveway-only pedestrian access to the front door is compatible with the neighborhood.

Action: Mudge/Blakeley, 6/0/0. Motion carried. (Manson-Hing, Mosel absent.)

CONCEPT REVIEW - CONTINUED ITEM**3. 601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Peikert Group
 Architect: Thompson Naylor Architects
 Architect: Mark Wienke
 Architect: Brian Cearnal
 Landscape Architect: Katie O'Reilly

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. **THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.**)

(Third Concept Review.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006. THE PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

(5:37)

Present: Brian Cearnal, Archtect; Ken Marshall, Agent; Irma Unzueta, Project Planner.

Ms. Unzueta gave the staff presentation, stating that the ABR's purview includes neighborhood compatibility, and the project's aesthetics and design.

Public comment opened at 6:11 p.m. The following people spoke with concerns about the project:

Susan Gerstein: concerned about seepage problems; standing water and mold.

Larry Gerstein: lack of neighborhood photos; incompatible with surrounding neighborhood; density.

Jim Westby: insufficient open space; absent Board members; environmental impacts of windows, furnaces, water usage.

Kellem de Forest: insufficient children's play area; underground parking; memorial location.

Tony Fisher, St. Francis Friends and Neighbors: criteria for comparing good architecture, children's play space, entry and exit from parking garage; landscaping to be revised; drawings not available to the public prior to the meeting; project is not ready for preliminary approval.

Jan Winford: concerned with vehicular circulation; covered shuttle stop will cut into the green space.

Acting Chair Sherry read written comments from Patrick (last name illegible) in support of the project.

Public comment closed at 6:25 p.m.

Mr. Limón clarified that the Board's purview is limited to the architectural forms, including building and residence types, and whether the architecture is acceptable for the proposed location. Any request for height and location changes must be based on unmet guidelines or site incompatibility.

Chair Sherry requested clarification about approving specific portions of the project, such as the site plan. Mr. Limón responded that phasing the reviews is a possibility.

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

- 1) The Board appreciates the applicant resolving the previous concerns and is generally satisfied with the overall site plan with regard to the circulation, site layout, open yard space and overall massing.
- 2) The Board appreciates the amount of landscaping and the proposed connectivity of the open yard space throughout the project as an important aspect of the project, and looks forward to further development of the open space as an integral element to the project.
- 3) Continue studying locations and architecture of the proposed shuttle stops.
- 4) The Board appreciates and is comfortable with the woonerf design.
- 5) The Board appreciates the proposal to maintain the existing walls at Salsipuedes and Micheltorena Streets.
- 6) Continue developing and studying the individuality of each unit of the project, particularly addressing neighborhood compatibility with regard to the adjacent neighbors across public streets and access to each individual units from the public right-of-ways.
- 7) Continue studying units at the upper level for ways to break up the massing as much as possible.
- 8) Identify the market rate units and incorporate them into the overall architecture in a sensitive, non-segregated manner.
- 9) Continue studying each unit's private open yard areas, and how they are accessible and usable to the occupants.
- 10) The Board appreciates any "greening" of the project in accordance with Planning Commission's Conditions of Approval.
- 11) The Board looks forward to the break up of the massing of the retaining walls along California Street to the fullest extent possible.
- 12) The Board looks forward to further development and detailed drawings of the landscape plan addressing all proposed landscaping of the retaining walls.

Action: Aurell/Randy, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing and Mosel absent.)

******* THE BOARD RECESSED FROM 7:14 P.M. UNTIL 7:35 P.M. *******

DISCUSSION ITEM

4. Review and comment on the proposed updated Architectural Board of Review and Single Family Design Board Guidelines; Heather Baker, Project Planner.

(7:37)

Present: Heather Baker, Project Planner.

Staff presented a brief summary of the changes to the ABR Guidelines, including a recommended change to expand Administrative Review purview to include some commercial or multi-family project additions of less than 250 square feet and recommended changes to when plan substitution are allowed.

All Board questions and comments pertained to the ABR Guidelines, no questions or comments were made regarding the SFDB Guidelines.

- Asked for clarification of the vinyl and aluminum window Administrative Review practices, with no editing suggestions.
- Suggested that Preliminary Plan check status be listed on Part III, page 3 as a factor in determining when an item is placed on an agenda.
- Explained that the ABR prefers that plans have been checked and corrected for zoning issues prior to ABR review.
- Rolled plans are easier for the ABR to read than folded plans and suggested staff consideration of intake, filing and plan substitution practices.
- The ABR sees the ability for applicants to bring color versions of plans, extra notes, or extra details to a hearing as positive.

No action required.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 17 S MILPAS ST

C-P Zone

Assessor's Parcel Number: 017-171-024
Application Number: MST2007-00258
Owner: S & P Investments
Agent: Clearwire Wireless
Applicant: Robert McCormick

(Proposal for the installation of broadband wireless telecommunications facility for Clearwire Wireless consisting of 6 antennas to be installed inside a new rooftop tower on an existing commercial building.)

(PROJECT REQUIRES FINDING OF NO ADVERSE VISUAL IMPACT.)

(7:57)

Present: Robert McCormick, Applicant

Public comment opened at 7:56 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the following comment: Coordinate the next review of this project with the review of the T-Mobile project located in this same roof tower.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1224 COAST VILLAGE CIR**

C-1/SD-3 Zone

Assessor's Parcel Number: 009-291-013
Application Number: MST2007-00256
Owner: Frank and Katharine Miller Trust 5-90
Applicant: Robert McCormick
Agent: Clearwire Wireless

(Proposal for a broadband wireless telecommunications facility for Clearwire Wireless consisting of 6 antennas installed on the roof of an existing three-story building. The proposed installation would be concealed behind an existing screened wall. This building is a co-location site for antennas of multiple companies.)

(PROJECT REQUIRES FINDING OF NO ADVERSE VISUAL IMPACT.)

(8:00)

Present: Robert McCormick, Applicant.

Public comment opened at 8:02 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the following comments and conditions:

- 1) Lower the existing antennas below the parapet and out of public view.
- 2) The Board finds that the project poses no adverse visual impacts.

Action: Sherry/Zink, 4/0/1. Motion carried. (Mudge abstained; Manson-Hing and Mosel absent.)

CONCEPT REVIEW - CONTINUED ITEM**7. 740 DOLORES DR**

E-1 Zone

Assessor's Parcel Number: 035-033-013
Application Number: MST2007-00224
Owner: City of Santa Barbara
Agent: Clearwire Wireless
Applicant: Robert McCormick

(Proposal to install a broadband wireless telecommunications facility consisting of six antennas installed at heights of 22 and 26 feet on an existing 45 foot tall lattice tower. Auxiliary equipment would be housed in a 4 square foot, 52 inch high ground-mounted cabinet. The site has an existing array of antennas inside a fenced enclosure near the Vic Trace Reservoir.)

(Second Concept Review.)**(PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACT.)**

(8:06)

Present: Robert McCormick, Applicant.

- Motion: Final Approval with the following comments:
- 1) The Board finds that the project poses no significant adverse impact as the antenna will be installed on an existing tower.
 - 2) The antennas shall be painted grey.
- Action: Sherry/Aurell, 6/0/0. Motion carried. (Manson-Hing and Mosel absent.)

CONSENT CALENDAR

NEW ITEM

A. 3681 ROCKCREEK RD E-3/SD-2 Zone

Assessor's Parcel Number: 053-390-035
Application Number: MST2007-00299
Owner: Paul R. Jaconette
Contractor: Peter Novak Building and Design

(Proposal to replace an existing 456 square foot attached two-car garage with a new 477 square foot attached two-car garage with 477 square feet of storage space above. The proposal includes exterior remodeling of the 1,384 square foot one-story residence and replacement and reconfiguration of the existing driveway. The project is located on an 8,502 square foot lot and has a resulting floor-to-lot-area ratio of 0.22.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely to the Consent Calendar. Applicant is to provide photos from the southeast, street, neighboring properties, and photos looking toward neighboring properties. Provide an accurate site plan with topography, showing setbacks, fence and major trees. Provide specifications of colors and exterior lighting.

NEW ITEM

B. 1567 ORAMAS RD E-1 Zone

Assessor's Parcel Number: 029-051-006
Application Number: MST2007-00305
Owner: Wong-Tai 2000 Trust 9/14/00
Contractor: Village Pools

(Proposal to construct a new pool and spa on a lot with an existing single family residence located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval as submitted 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.

REVIEW AFTER FINAL**C. 1120 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-220-010
Application Number: MST2006-00276
Owner: Sean Hecht
Designer: AB Design Studio, Inc.
Contractor: John Moffet

(Proposal to construct a new swimming pool, a 410 square foot detached two-car garage, a 325 square foot cabana, and related hardscape in the front of the 11,264 square foot lot in the Hillside Design District. The existing front yard swimming pool, walkway, stairs, and patio area will be demolished. A modification is requested for encroachment of the cabana into the front yard setback.)

(Review After Final for site retaining walls at east property line.)

Referred to today's Full Board.

FINAL REVIEW**D. 422 W PADRE ST**

R-3 Zone

Assessor's Parcel Number: 025-221-018
Application Number: MST2006-00496
Owner: Steven K. Mountain Trustee

(Proposal for a 3,723 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint.)

Final Approval as submitted.

FINAL REVIEW**E. 121 E HALEY ST**

P-R Zone

Assessor's Parcel Number: 031-201-004
Application Number: MST2007-00271
Owner: City of Santa Barbara
Applicant: Billy Goodnick

(Proposal for new seating, a playground, paths, fence, landscaping and irrigation improvements to Plaza Vera Cruz.)

Final Approval as submitted.

CONTINUED ITEM**F. 560 ARROYO AVE**

E-1 Zone

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

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

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted 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.

FINAL REVIEW**G. 1927 EL CAMINO DE LA LUZ**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-025
Application Number: MST2007-00209
Owner: Mike Monteabaro
Applicant: Loren Solin

(Proposal to demolish an existing unpermitted 264 gross square foot family room and part of an existing permitted storage room and the construction of a new 169 net square foot work room. Also included in the project is to reroof the existing garage to accommodate the work involved, construction of a new 45 foot long, 6'-0" high masonry/stucco wall at the northern property line, and upgrading electrical meter with underground service from an existing power pole. This project will abate ENF2006-00659.)

Final Approval as submitted.

CONTINUED ITEM**H. 2305 DE LA VINA ST**

C-O Zone

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

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

(Action may be taken if sufficient information is provided.)

Preliminary Approval as submitted.

CONTINUED ITEM**I. 15 E PEDREGOSA STREET**

R-3 Zone

Assessor's Parcel Number: 025-372-010
Application Number: MST2006-00434
Owner: Michael B. 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 one week to the Consent Calendar with the following comments: 1) lower the plate height 2 feet. 2) Provide drawings that accurately reflect the setback from the alley, new structure, and balcony. 3) Show the height and thickness of the existing brick wall at the alley.

FINAL REVIEW**J. 949 VERONICA SPRINGS RD**

E-1 Zone

Assessor's Parcel Number: 049-040-022
Application Number: MST2007-00150
Owner: First Baptist Church of Santa Barbara
Applicant: Robert McCormick, Clearwire Wireless
Architect: PB Telecom

(Proposal for the installation of a broadband wireless telecommunications facility consisting of three antenna panels to be installed on the roof of an existing church building and screened by raising an existing architectural element. The proposal includes a 2 foot by 2 foot by 52 inch high radio cabinet located on the ground adjacent to the existing building.)

(PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACT.)

Continued indefinitely to Consent Calendar with the following comments: 1) No greater than a 2 foot increase in the parapet is supportable. 2) Coordinate and correct the elevation drawings and detail drawings. 3) The equipment screen shall match the building color.

NEW ITEM**K. 2914 SERENA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-202-014
Application Number: MST2007-00277
Owner: Russell R. and Julie A. Ghitterman
Architect: Alex Pujo

(Proposal to add a 275 gross square foot patio pavilion and attached 162 square foot deck on an existing 1,562 square foot, two-story single-family residence on a 7,558 square foot lot.)

Final Approval as submitted.

NEW ITEM**L. 113 W MISSION ST**

C-2 Zone

Assessor's Parcel Number: 025-363-005
Application Number: MST2007-00275
Owner: David C. Nordahl
Business Name: Edward Jones
Applicant: Dave Nordahl
Applicant: Dave Tilsner

(Proposal for a canvas awning above the first floor of a two-story office building. Signage on the awning is proposed for review by the Sign Committee.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

FINAL REVIEW**M. 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 as submitted.

REVIEW AFTER FINAL**N. W MISSION ST**

R-4 Zone

Assessor's Parcel Number: 043-010-0RW
Application Number: MST2006-00041
Owner: City of Santa Barbara
Engineer: MNS Engineers, Inc.
Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pascual Street, and between the northbound Highway 101 ramp and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

(Review After Final for revisions to landscaping.)

Final Approval with conditions. 1) Provide details showing veneer on ends of upper-tier retaining walls and on the reveal of wall cap. 2) Indicate the removal of four silk oaks.

CONTINUED ITEM**O. 595 SYCAMORE VISTA RD**

A-1 Zone

Assessor's Parcel Number: 013-163-001
Application Number: MST2006-00540
Owner: Noel E. Greenwood
Engineer: Braun and Associates (Soils)

(Proposal to restore and repair a hillside slope after landslide. The project consists of 1,800 cubic yards of cut and 2,300 cubic yards of fill grading on the approximately 24,400 square foot parcel in the Hillside Design District. Planning Commission review is required due to grading in excess of 500 cubic yards.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

***** THE BOARD ADJOURNED AT 8:26 P.M. *****