



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 24, 2007**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:06 P.M.**

**BOARD MEMBERS:**      MARK WIENKE, Chair, Present (arrived at 3:18 p.m.)  
                                  CHRISTOPHER MANSON-HING, Vice-Chair, Present  
                                  CLAY AURELL, Present  
                                  JIM BLAKELEY, Absent  
                                  GARY MOSEL, Absent  
                                  RANDY MUDGE, Absent  
                                  DAWN SHERRY, Present (left at 6:02 p.m.)  
                                  PAUL ZINK, Present

**CITY COUNCIL LIAISON:**      GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT, Absent

**STAFF:**      JAIME LIMÓN, Design Review Supervisor, Absent  
                          MICHELLE BEDARD, 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	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; 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 plans</u> are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://www.SantaBarbaraCa.gov/abr). If you have any questions or wish to review the plans, please contact Michelle Bedard, 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 Friday, July 20, 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](http://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.

Vice-Chair Manson-Hing opened the meeting at 3:06 p.m.

**GENERAL BUSINESS:****A. Public Comment:**

No public comment.

**B. Approval of the minutes of the Architectural Board of Review meeting of July 9, 2007.****Public Comment:**

Tony Fisher: confirmed receipt of e-mailed correspondence; suggested nullifying the July 9, 2007 motion granting Preliminary Approval of the site plan as it is not possible to comment on open space when the landscape plan is not available.

Jaime Limón, Senior Planner, stated that direction was received from the City Attorney's Office with regard to action taken on July 9<sup>th</sup> regarding 601 E. Micheltorena. The City Attorney's direction is to consider Null the partial Preliminary Approval that was granted by the Board on July 9, 2007. In future meetings, the Board may indicate an acceptance of a component of the project with a Straw Vote or indication in the motion that the project is Ready for Preliminary Approval, allowing the project to proceed without multiple partial Preliminary Approvals. Staff will supplement the Administrative Record of the minutes to indicate the decision made by the City Attorney.

**Motion:** Approval of the minutes of the Architectural Board of Review meeting of July 9, 2007, with corrections.

**Action:** Sherry/Aurrell, 3/0/1. Motion carried. (Zink abstained. Mudge, Mosel, Wienke absent.)

**C. Consent Calendar.**

**Motion:** Ratify the Consent Calendar of July 16, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing with the exception of the landscaping for Items and, reviewed by Randy Mudge.

**Action:** Aurell/Sherry, 5/0/0. (Wienke abstained from Item H. Mudge and Mosel absent.)

**Motion:** Ratify the Consent Calendar of July 24, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing.

**Action:** Wienke/Aurrell, 5/0/0. Motion carried. (Mudge, and Mosel absent.)

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

1. Ms. Bedard announced that 601 E. Micheltorena was postponed to July 30, 2007  
Motion: To postpone Item #2, 601 E. Micheltorena to July 30, 2007.  
Action: Aurrell/Zink, 4/0/0. (Wienke abstained. Blakeley, Mosel and Mudge absent.)
2. Ms. Bedard announced that Board members Mosel and Mudge will be absent.

E. Subcommittee Reports.

Wienke reported that on the July 18<sup>th</sup> a joint meeting with City Council, Planning Commission, Historic Landmarks Commission to hear issues pertaining to neighborhood compatibility, heights, and quality of life.

F. Possible Ordinance Violations.

Board member Zink reported that a business at 2915 De La Vina was painted blue, with near reflective glazing on the glass, and a plywood door. Staff will investigate.

**CONCEPT REVIEW - CONTINUED ITEM**

**1. 500 FOWLER RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003  
Application Number: MST2007-00002  
Owner: Santa Barbara Airport  
Architect: Fred Sweeney  
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. the existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires approval by the Planning Commission.)

**(Courtesy Review of airport terminal building interior space.)**

(3:36)

Present: Fred Sweeney, Architect, Phillips, Metsch, Sweeney, and Moore; Laurie Fox, Director of Interiors, HNTB; Lori Owens, Project Planner, City Staff.

Staff comment: Ms. Owens stated that the presentation this evening Board is a courtesy review of the interior design per direction of the Airport Subcommittee.

Public comment opened at 4:23 p.m.

Board member Sherry provided a synopsis of a comment letter submitted by Paula Westbury: do not demolish and build on the airport site.

Public comment closed at 4:24 p.m.

Straw vote: Is the Board comfortable with the jack-arched window element? 2/3/0.

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

Exteriors:

- 1) Analyze the exiting capacity at the north end at the elevator and escalator.
- 2) There is some concern with mimicking the existing short term parking office. The structure may be too simplistic. A design more in keeping with the terminal is preferred.
- 3) Consider raising the roof height of the parking pay station and adding a gutter to the shuttle stop.
- 4) Some Board members like the whimsical shape of the buttresses of the Northeast rotunda; however, there is concern with the juxtaposition of the lower end of the stairway.
- 5) Some Board members are concerned with the arched tower roof. One Board members suggests making the arched tower roof taller, and raising the transom.

Interiors: North Concourse - 2<sup>nd</sup> level seating area:

- 6) A burnt orange color is preferred for wainscoting throughout, as shown on the Interior West elevation as opposed to pink.
- 7) A clear or clear/semi-clear stain for the olive wood tongue and groove and beams are preferred.
- 8) Simple, solid colored counter tops are preferred in the restrooms.
- 9) The proposed skylights are appreciated. The chandeliers should not mimic those of the 1920's.
- 10) A majority of the Board likes the proposed seating materials and colors.
- 11) The bottom of the primary beams should not be at the same elevation as the bottom of the secondary beams.

Interiors: South Concourse at TSA area:

- 12) Study the window heights of the concourse as they appear too high.
- 13) Study the wainscoting at the interior east elevation ticketing area as it appears too lengthy.
- 14) Consider using less decorative sconces.
- 15) The Board appreciates keeping the existing approach for baggage picking up.

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

**PRELIMINARY REVIEW****2. 601 E MICHELTORENA ST**

C-O Zone

**(3:50)** Assessor's Parcel Number: 027-270-030  
Application Number: MST2003-00827  
Owner: Santa Barbara Cottage Hospital Foundation  
Agent: Ken Marshall  
Architect: Cearnal Andrulaitis, LLP

(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.)

**(Review of the Architecture.)**

**Item #2, 601 E. Micheltorena, postponed until July 30, 2007.**

**\*\*\*\*\*THE BOARD RECESSED FROM 5:44 P.M. UNTIL 6:03 P.M. \*\*\*\*\***

**PRELIMINARY REVIEW****3. 709 E HALEY ST**

C-2 Zone

**(5:40)** Assessor's Parcel Number: 031-232-017  
Application Number: MST2005-00572  
Owner: Corina A. Figueroa  
Architect: Pacific Architects

(Proposal to construct a 1,967 square foot, two-story commercial building which includes an attached 823 square foot, three-car garage on the ground-floor on a 5,000 square foot lot. There are two additional uncovered parking spaces proposed. The lot is currently developed with an existing 522 square foot, one-story residence to remain unaltered. Project requires Development Plan Approval by the Architectural Board of Review for commercial construction between 1,000 to 3,000 square feet.)

**(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)**

(6:03)

Present: Bill Wolf, Pacific Architects.

Public comment opened at 6:16 p.m. As no one wished to speak, public comment was closed.

**Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the findings that the Development Plan Approval have been met as stated in Subsection 28.87.300 of the City of the Santa Barbara Municipal Code with the following comments:**

- 1) Applicant to coordinate parking, or changes as required, with Transportation Department.
- 2) Design materials are well handled.
- 3) Show existing landscaping on site plan A-1, as well as any new landscaping.
- 4) The existing Eugenia hedge at the front sidewalk is to be trimmed and maintained at a 42 inch height maximum.
- 5) The Board understands that the rolling gate in front is not acceptable to the Transportation Department as it is too close to the street and does not allow cueing prior to opening.
- 6) Final Approval may be made on Consent Calendar.

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

### **PRELIMINARY REVIEW**

#### **4. 1642 SHORELINE DR**

E-3/SD-3 Zone

**(6:30)** Assessor's Parcel Number: 045-172-020  
 Application Number: MST2004-00713  
 Owner: Whitehead Robert  
 Applicant: Joaquin Ornelas  
 Agent: Green and Associates

(Proposal to construct a 1,017 square foot second-story addition and a 250 square foot interior remodel to an existing 1,733 square foot single-family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone.)

**(Fourth Review Hearing.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 014-06.)**

(6:18)

Present: Joaquin Ornelas, Applicant; Teri Green, Green and Associates.

Public comment opened at 6:27 p.m. As no one wished to speak, public comment was closed.

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

- 1) Applicant to verify whether a modification is required for the horizontal band.
- 2) There is concern that the easterly property line, the setback of the second-story is not adequate causing the windows to loom into the adjacent property.
- 3) The second level exterior atrium to the east exasperates the length of the façade, is not in keeping with Neighborhood Preservation Ordinance Guidelines for neighborhood compatibility, is too close to the property line, and creates noise producing elements for the easterly neighbor. The Board does not approve using the translucent class device to screen the deck.

- 4) Study to provide private outdoor space that looks into the site's own rear yard, not into the neighbors. Study ways to create privacy on the front deck and creating privacy to the easterly neighbor with solid walls and more separation.
- 5) Study moving the majority of the second story addition away from easterly property line and more toward the west.
- 6) The large garage window shown on the plans are missing from the elevations. Many proportions of the larger windows need to be coordinated and studied.
- 7) Although the Board does not necessarily believe a trellis over the windows is either bad or good, the wood trellises as designed appear too narrow and small, and, at times contain too large of cantilever. Study their use and the possibility of having thicker walls in lieu of the trellis. Thicker walls throughout the exterior would be a nice design feature.
- 8) A number of windows are missing on the floor plan. Adjust and coordinate the floor plans to match the elevations.
- 9) There is concerned with the translucent glass option for windows on the north elevation; in particular, the windows in the shower and tub area that are too large.
- 10) In general the Board approves the cable rails; however, if used, the design should have a completed top rail and post stanchion detailing that is appropriate.
- 11) Study window proportions throughout. As mentioned previously, study recessing into thicker walls. Study the massing and proportions of elements throughout the design.
- 12) Provide quarter inch elevations when returning to Full Board.

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

## **PRELIMINARY REVIEW**

### **5. 1015 SAN ANDRES ST**

R-2 Zone

**(7:10)** Assessor's Parcel Number: 039-242-011  
 Application Number: MST2006-00438  
 Designer: Carlos Amaro  
 Owner: The Rodriguez/Espinosa Family Trust

(Proposal for a new 5,127 square foot two-story duplex including two new 402 square foot attached two-car garages on an 8,000 square foot lot. The existing single-family residence and detached two-car garage would be demolished.)

(7:12)

Present: Carlos Amaro, Designer.

Public comment opened at 7:25 p.m.

Julie Vior: proposed is too large; second floor decks will encroach into driveway; requested Board conduct site visit.

Public comment closed at 7:29 p.m.

**Continued indefinitely due to loss of quorum.** (Zink stepped down. Blakeley, Mosel, Mudge and Sherry absent.)

**\*\* THE BOARD RECESSED FROM 7:44 P.M. UNTIL 7:47 P.M. \*\***

**FINAL REVIEW**

**6. 601 E ANAPAMU ST**

R-3 Zone

**(7:50)**

Assessor's Parcel Number: 029-142-019

Application Number: MST2007-00190

Owner: FAEC Holdings 390026, LLC

Applicant: Karen Quinn, BDC Management

(Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.)

**(Project was given Preliminary Approval at Consent Calendar.)**

(7:47)

Present: Karen Quinn, Applicant; Randy Castillanos; Katie O'Reilly Rogers, Landscape Architect.

Public comment opened at 8:04 p.m. The following individuals spoke with concerns:

Cheri Rae McKinney: No mention of a Stop Work Order or enforcement actions, rock wall had been bulldozed, presented photographs of actual field conditions. Concerns regarding misrepresentations by the applicant, work without permits, removal of landscaping, unsafe conditions; relocation of hitching post; requested site visit. Questioned why no staff report was being presented.

Julie Wood: Concerns regarding omission of any mention of mature specimen trees, requested mature specimen trees be added for screening, misleading information given to neighbors by applicant. block-wall in disrepair; lack of pedestrian access; loss of park-like atmosphere. Indicated she had spoken to Mr. Castillanos who confirmed that mature trees could fit at site.

Sharon Summer: requested screening elements and mature trees be added, had concerns on exposed roots of palm tree; unsafe tree condition; destruction of the corner of Anapamu and Salsipuedes. Presented photographs of the true height of the retaining wall.

Public comment closed at 8:18 p.m.

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

- 1) Applicant to complete the working drawings as required for Final Approval.
- 2) Applicant to provide working drawings, and keying of working drawings to the locations on the plan for retaining wall along Salsipuedes and, if required, along Anapamu.
- 3) Replace existing falling down concrete and/or stacked block sandstone, with appropriately designed retaining wall system in that location. Drawing should show heights of wall above sidewalk at each location.
- 4) Verify the historic location of the hitching post, provide details for returning the post to the historic location, and improving that area of the easement.
- 5) Provide parkway planting and trees. Verify with City Arborist the official tree and number of trees required.

- 6) Applicant to verify that all roof drainage and site drainage is properly handled on and off site per City standards.
- 7) Applicant to verify and possibly relocate the stairs off Salsipuedes, and the location of the existing large palm tree.
- 8) The Board appreciates the landscaping on the internal part of site. The relocation of fencing into the garden along the pool is a nice attribute. The stairway from Salsipuedes as a new entry point is a nice feature. The location of pathways, new picnic benches, and the introduction of small amounts of lawn are good features.
- 9) At this time the Board can not comment on the appropriateness of the landscaping plan due to the absence of the landscape architect. The previous preliminary plan was approved by the landscape architect for the planting.
- 10) Any modifications or changes of the location of the driveway off Salsipuedes also should conform to the retaining wall comment, #2 above.
- 11) The Board expects that the design as shown, notwithstanding the comments made previously in the motion about the street trees and planting on Salsipuedes, is a design that shall in many ways help to mitigate the size, bulk, and scale of the existing architecture, especially along Salsipuedes Street and covered parking area at the rear of building D.
- 12) Coordinate with the Building department temporary root protection for the palm tree.
- 13) Include all of the above on the working drawings.

Action: Aurell/Zink, 4/0/0. Motion carried. (Blakeley, Mosel, Mudge, and Sherry absent.)

## CONSENT CALENDAR

### REVIEW AFTER FINAL

#### A. 632 SANTA BARBARA ST

C-M Zone

Assessor's Parcel Number: 031-152-020  
Application Number: MST2006-00566  
Owner: John Jill Shalhoob  
Architect: W. David Winitzky  
Business Name: Shalhoob

(Proposal for a 74 square foot addition and 69 linear feet of courtyard walls with a gate, new trellis, planters and lighting for outdoor dining courtyard on a 2,697 square foot commercial lot. The proposal also includes one 66 square foot "as-built" storage structure and one 64 square foot "as-built" storage structure located at the rear of the lot.)

**(Review After Final for addition of flat panel fixed skylights at court yard cover.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****B. 1424 SALINAS PL**

R-2 Zone

Assessor's Parcel Number: 015-223-001  
Application Number: MST2004-00699  
Owner: Martin M. Munoz  
Architect: Jose Esparza

(Proposal to construct a new detached 1902 square foot two-story residential unit with 123 square feet of porch/deck area and an attached 454 square foot two-car garage. There is an existing 1,399 square foot residential unit with 432 square feet of porch/deck area and an attached 546 square foot two-car garage on an 8,450 square foot lot.)

**(Change retaining wall in the public right-of-way area from keystone retaining wall system to block retaining wall with stone cap.)**

Continued one week to the Consent Calendar.

**REVIEW AFTER FINAL****C. 3825 STATE ST**

C-2/SD-2 Zone

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

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

**(Review proposed change of additional 50 feet of sidewalk extension to allow for more pedestrian walking space and outdoor seating for the restaurant and cafe.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****D. 112 W MICHELTORENA ST**

R-O Zone

Assessor's Parcel Number: 027-222-011  
Application Number: MST2007-00013  
Owner: Caron F. Miller  
Architect: Doug Beard

(Proposal for a 518 square foot remodel and a 27 square foot addition to the unit at the rear of the property and to demolish and replace the existing 400 square foot garage in the same footprint all on a 5,950 square foot lot developed with three residential units. New stairs and a patio at the rear of the property are included in the proposal.)

**(Review after final for removal of a proposed 27 square foot addition.)**

Final Approval as submitted.

**CONTINUED ITEM****E. 415 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-304-020  
Application Number: MST2007-00349  
Owner: Nam Frank H. C. and Isako Trustees  
Applicant: Peter Chen  
Contractor: Kevin Hoffman  
Business Name: Hibachi Restaurant

(Proposal to change the existing exterior siding of the building to either wood siding or stucco, alter the existing landscaping, alter existing windows, and add exterior lighting to an existing commercial building.)

Continued one week to Consent Calendar.

**CONTINUED ITEM****F. 1300 BLK SYCAMORE CANYON RD**

Assessor's Parcel Number: 019-340-0RW  
Application Number: MST2007-00067  
Owner: City of Santa Barbara  
Applicant: Omnipoint Communications  
Contractor: Karl Forrester

(Proposal for the installation of a T-Mobile wireless telecommunications facility on an existing utility pole located in the public right of way near 1254 Sycamore Canyon Road. The installation would consist of cross arms and 4 antennas attached to an existing utility pole, a meter pedestal on the ground, and an underground equipment vault.)

**(Preliminary Approval is Requested.)**

**(PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACTS.)**

Final Approval as submitted.

**CONTINUED ITEM****G. 1137 CRESTLINE DR**

E-1 Zone

Assessor's Parcel Number: 049-183-008  
Application Number: MST2007-00103  
Owner: Richard I and Cynthia Marie Castaneda  
Architect: Jose Esparza

(Proposal to construct a 375 square foot one-story addition, a new entry porch, replace windows, and replace the roof. The existing 1,847 square foot one-story single-family residence and attached 441 square foot garage is located on a 12,890 square foot lot in the Hillside Design District.)

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

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

Final Approval as submitted.

**NEW ITEM****H. 3851 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-011  
Application Number: MST2007-00350  
Owner: Macerich La Cumbre, LLC  
Applicant: Leslie Burnside

(Proposal to install an ATM in the exterior wall of Wachovia Bank.)

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

Final Approval as submitted.

**NEW ITEM****I. 2718 DE LA VINA ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-220-014  
Application Number: MST2007-00359  
Owner: Peter and Elvira Bohle Trustees  
Business Name: Bills Audio, Video and TV

(Proposal for an exterior color change to an existing commercial building.)

Final Approval as submitted.

**NEW ITEM****J. 100 BLK S SOLEDAD ST**

Assessor's Parcel Number: 017-221-0RW  
Application Number: MST2007-00365  
Owner: City of Santa Barbara  
Applicant: Amy Burgard

(The City of Santa Barbara Creeks Division is constructing a bioswale at the end of South Soledad St. adjacent to Sycamore Creek. The project location is at the end of the City right of way in the 100 block of S. Soledad. Construction will include digging at bioswale, planting in the bioswale, replacing transportation barrier with sandstone boulders. Bioswale will treat run-off which currently flow over the street and into the creek.)

**(Review of Landscaping proposal.)**

Continued one week to Consent Calendar.

**FINAL REVIEW****K. 2027 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-322-002  
Application Number: MST2006-00167  
Owner: Ferer-Nissenson Family Living Trust  
Architect: W. David Winitzky

(Proposal for additions to an existing 3,480 square foot single-family residence consisting of a 445 square foot under-deck swimming pool cabana with a 153 square foot basement hall access. A new detached 500 square foot, two-car garage with a second-story 500 square foot accessory space, and a new swimming pool and spa are also proposed. The project includes demolition of the existing under-deck swimming pool cabana, detached two-car garage, bath house, and removal of existing swimming pool and deck. Three modifications are requested for encroachment into the front-yard setback on Green Lane: location of the garage and accessory structure in the front-yard, construction of the swimming pool at less than 15 feet of the front property line, and a fence taller than 3.5 feet at the property line and alongside the driveway on Green Lane. 168 cubic yards of grading is proposed. The project is located on a 15,938 square foot through-lot with frontage on Santa Barbara Street and Green Lane.)

**(Final Review of Landscaping.)**

Continued one week to Consent Calendar.

\*\*\*\*\* MEETING ADJOURNED AT 8:23 P.M.\*\*\*\*\*