



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 21, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, 3:51p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 DERRIK EICHELBERGER, Present, 3:59p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present, out at 5:55p.m.
 RANDY MUDGE, Present, 3:51p.m., out at 6:42p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 KELLY BRODISON, Planning Technician, Present
 BARBARA WALSH, Recording 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 at the time of submittal & 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 & 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>

** All approvals made by the Architectural Board of Review (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 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board 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.
- ** 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.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** 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.
- ** **Many of the 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.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls 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 November 17, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 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 November 14, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 14, 2005, with corrections.

Action: LeCron/Wienke, 4/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron.

Action: Manson-Hing/Wienke, 4/0/0.

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

- a) Bruce Bartlett announced that Christine Pierron, Derrick Eichelberger, and Randy Mudge would be arriving late for tonight's meeting.
- b) Jim LeCron stated he would not be attending the November 28, 2005 meeting.
- c) Derrick Eichelberger will not be attending the November 28, 2005 meeting.
- c) Mark Wienke stated he would be stepping down for Item No. 2.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW**1. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Architect: Brian Cearnal
Architect: Erich Burkhart

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project requires Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Final Review of the Child Care Center Design.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF THE DEVELOPMENT PLAN FINDINGS, CITY COUNCIL APPROVAL OF THE SPECIFIC PLAN, DEVELOPMENT AGREEMENT AND STREET ABANDONMENT.)

(3:16)

Bob Cunningham, Landscape Architect; Joe Androlitti, Architect; and Ruchira Nageswaran, Architect; present.

Motion: Final Approval of the architecture and Final Approval of the landscape plan, with the applicant to return to the Consent Calendar to address the following comments and conditions: 1) Study using integrated solar roof shingles. 2) Restudy the south transformer to be located ten-feet from the property line, or the applicant will pursue a modification. 3) It is understood that the pitch break roof of the Administration Building will be a traditional pitch break without a drop condition at the eave. 4) Show proposed phasing for landscape adjacent to the parking structure.

Action: LeCron/Wienke, 4/0/0.

THE BOARD RECESSED FROM 3:47P.M. UNTIL 3:50P.M.

CONCEPT REVIEW - CONTINUED ITEM**2. 2028 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 025-292-028
Application Number: MST2004-00790
Owner: John Thomas Chamberlain
Architect: Mark Wienke

(Proposal to demolish an 8,500 square foot lot. The project will result in two, two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two, three-story 1,839 square foot one-bedroom units with two attached 472 square foot garages.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A TENTATIVE SUBDIVISION MAP.)

3:51

Mark Wienke, Architect, present.

Motion: Continued one week with the following comments: 1) The Board is pleased with the overall all site planning and massing of the project. 2) The Board appreciates preserving the front yard one story feeling of the neighborhood. 3) Overall, the Board does not support the use of the second floor deck on the front unit, facing the street. The steep, angled parapet wall is out of character with the neighborhood. 4) The Board would prefer to see larger and more traditional porches and would prefer not to have a modification for the open space requirements. 5) Restudy flipping the rear unit to reduce the amount of driveway and to gain more open space to the rear of the property. 6) The Board finds the architectural style with the steep roof pitch and the dormers to be acceptable. Restudy the dormer facing the street. 7) The zinc roofing and patina finish is acceptable. 8) The variety of materials are handsome. 9) The cantilevered brick fireplace to the rear is somewhat unconventional. 10) The Board likes the small scale components of the pop outs, cantilevers, and roof elements on the side elevations.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 605 E DE LA GUERRA ST C**

R-3 Zone

Assessor's Parcel Number: 031-032-013
Application Number: MST2005-00544
Owner: David Andrew Bolton
Architect: Y. S. Kim

(Proposal for a 497 square foot addition to the second floor for Unit B and 380 square foot deck on a lot currently developed with a 2,470 square foot, two-story triplex with an attached two-car garage and one-car carport on a 7,545 square foot lot. There is an existing uncovered parking space to remain.)

(SECOND CONCEPT REVIEW.)

(4:36)

Y.S. Kim, Architect; and David Bolton, Owner; present.

Motion: Preliminary Approval and indefinite continuance back to the Consent Calendar with the following comments and conditions: 1) The Board accepts the proposed second floor expansion of the studio unit, as it is internal to the site having no visual public impact. 2) The proposed deck is internal to the site and therefore, is not a privacy concern; however, eliminate the portion of the linear deck on the north elevation, adjacent to the main studio extension. 3) Keep the original deck over the garage and add a door to access the deck. 4) Some Board members are concerned with the two full bath configuration in a studio unit and suggest the reduction of those baths to create a more useable storage space. 5) Further study and refine the fenestration to be more in keeping with the front unit. 6) Study using brick or stone for the chimney. 7) Restudy the level of detailing, in particular, study the detailing of the porch rails.

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

CONCEPT REVIEW - NEW ITEM

4. 504 E ARRELLAGA ST

R-3 Zone

Assessor's Parcel Number: 027-260-001

Application Number: MST2003-00298

Owner: Annemarie Schoepp, Trustee

Architect: Brian Nelson

(Proposal for a three unit condominium development incorporating the existing 2,148 square foot residence and adding a new 2,326 square foot duplex on a 7,500 square foot lot. The project was previously approved on February 17, 2005, as apartments.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 55-04.)

(5:00)

Brian Nelson, present.

Motion: Final Approval and indefinite continuance with the following comments and conditions: 1) The proposed condominium plans meet the condominium development guidelines. 2) The stone veneer on the site wall is to be real stone. 3) The applicant is to work with the Public Works Department regarding the proposed streetlights. 4) It is understood that the proposed streetlight fixtures will be non-cobra head style fixtures.

Action: Pierron/LeCron, 6/1/0. Wienke opposed.

CONCEPT REVIEW - CONTINUED ITEM**5. 1061 GARCIA RD**

A-1 Zone

Assessor's Parcel Number: 029-282-014
Application Number: MST2005-00520
Owner: David G. Jones
Architect: Sherry & Associates
Agent: Eric Burkhardt

(Proposal to build a 413 square foot first-story addition and a new 360 square foot trellis to an existing 1,728 square foot two-story residence with an attached 364 square foot garage and 162 square feet of decks on a 16,984 square foot lot in the Hillside Design District. Project requires a modification for a proposed encroachment into the side yard setbacks.)

(Second Concept Review.)

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

(5:15)

Dawn Sherry, Architect, present.

Public comment opened at 5:21p.m.

A letter was read into the record which was submitted by David and Janice Frecker., which stated

Public comment closed at 5:22p.m.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:
1) The revised request for a one-story addition to the existing residence will have minimal impact to the neighbors. 2) The configuration of the long narrow lot and the 15-foot setbacks is a hardship for the property. The Board supports a minor interior yard encroachment for a 10-foot average setback at the family room extension, and the entry extension. 3) The low pitched roofs are in keeping with the original design style; however one Board member is concerned with the entry structure as proposed and would like further study of the roof elements and/or materials. 4) Provide documentation of all the retaining walls. 5) Some members are concerned with the two trellis elements. It is suggested to eliminate the trellis over the garage.

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

(THE BOARD RECESSED FROM 5:35P.M. UNTIL 5:55P.M.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2728 CLINTON TERR**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-274-010
Application Number: MST2005-00714
Owner: D. J. Sydney
Architect: Nick Vergara

(Proposal for 1,076 square foot, two-story additions to an existing 930 square foot, one-story residence with an attached 426 square foot two-car garage on a 9,000 square foot lot. This project includes the legalizing of the as-built 115 square foot loft and the as-built 488.5 square foot rear deck.)

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

(5:55)

D.J. Sydney, Owner, present.

Motion: Continued indefinitely with the following comments: 1) The concept of the addition in the rear downslope to the rear under story will not be detectible to the neighborhood. 2) The articulation of the roof forms with respect to the raising of the existing garage roof and with the multiple roof slopes appear complicated. 3) The Board would like to see refinement of the architectural forms on the back of house where the roof element does not follow the alignment of the walls. 4) Saving the existing illegal loft might not be worth the extra roof height. Study solutions to minimize the street impact.

Action: Eichelberger/Pierron, 5/1/0. Mudge opposed.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 802 W PEDREGOSA ST**

R-2 Zone

Assessor's Parcel Number: 043-121-014
Application Number: MST2005-00724
Owner: Lee-Wingate Trust, 3/25/05
Architect: Hugh Twibell

(Proposal to construct a 1,100 square foot, two-story addition to an existing 1,211 square foot, one-story residence on a 5,400 square foot lot. The addition will consist of a 500 square foot accessory dwelling unit above a 600 square foot three-car garage.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION.)

(6:25)

Hugh Twibell, Architect; and Brian Wingate, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The proposed second unit addition is well conceived and internal to the site. 3) The architectural style is an enhancement to the existing building and, to the neighborhood. 4) Study refinement of the window proportions above the garage. 5) Study the carriage style garage door for a solution more appropriate to the style. 6) Incorporate a trash and recycling area. 7) It is understood that the prior modification is no longer necessary. 8) Study an alternative to the existing chain-link fence in the front.

Action: Eichelberger/Wienke, 6/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 709 E HALEY ST

C-2 Zone

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.)

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

(6:40)

Bill Wolfe, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The proposed new building fits well into the mixed vernacular of the neighborhood. 2) The Board sees opportunity to reduce the apparent height of the building by lowering the parapet wall and the roof pitch. 3) Restudy the garage door configuration. It is suggested to provide a separate garage door for the residential stall. 4) Study enhancements to the front yard, to include fencing, landscaping, and screening of the car parked in the front yard.. 5) Study a way to move the car. 6) It is recommended to work with the City Arborist to provide a street tree or trees.

Action: Pierron/Wienke, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 2509 CALLE MONTILLA**

E-1 Zone

Assessor's Parcel Number: 041-392-001
Application Number: MST2005-00733
Owner: Magne 2002 Family Trust
Architect: Christine Pierron.

(Proposal to construct an 855 square foot, two-story addition to an existing 2,172 square foot, one-story residence with an attached 472 square foot garage on a 10,076 square foot lot in the Hillside Design District. An addition of 114 square feet to the existing garage is also proposed. Modifications are requested to allow the garage to exceed 500 square feet and for encroachment into the required front yard setback.)

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

(7:00)

Christine Pierron, Architect, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:
1) The second story addition is nicely conceived and sits well into the lot.
2) The Board supports all of the modifications as requested. 3) The roof expression on the front elevation would be enhanced by eliminating the roof form where it abuts the proposed two story element. 4) One Board member suggested to further study the fenestration on the rear elevation to avoid the tight composition at the gable of the master suite.

Action: LeCron/Wienke, 4/0/0. Pierron stepped down.

CONSENT CALENDAR**CONTINUED ITEM****A. 948 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 039-291-033
Application Number: MST2005-00200
Owner: Elvia Ramirez
Architect: Eduardo Esparza

(Proposal to construct a one story 413 square foot addition to the existing 396 square foot detached rear unit and an 80 square foot addition to the 941 square foot detached front unit on a 5,000 square foot lot.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL**B. 540 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-090-032
Application Number: MST2004-00781
Owner: Shea Family Santa Barbara, LP
Applicant: Cancer Center of Santa Barbara
Architect: Paul Rupp

(Proposal to alter the existing building by demolishing 145 square feet at the corner of the building to realign the driveway, adding a green screen at the secondary, adding a new entry element including entry windows and doors, repaint the existing rear building, revise the existing landscape plan, and proposed new fencing. The existing building is used as a medical office and will be converted to an out patient cancer treatment. New signage is also being proposed but will reviewed under a separate application.)

(Review After Final for temporary, pole light fixtures in parking lot.)

Final Approval as submitted with the condition that the buildings adjacent to the northwest corner of the parking lot are owned by the Cancer Center, and are commercial in use. If the adjacent buildings are residential, then light fixtures will be shielded to prevent light spillage onto adjacent residential properties. If shielding is required, applicant will return to the Consent Calendar.

REVIEW AFTER FINAL**C. 29 W CALLE LAURELES**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004
Application Number: MST2002-00575
Owner: 29 W Calle Laureles, LLC
Architect: DesignArc
Owner: Crespis 5, LLC

(Proposal for five, new, three-story, two-bedroom condominium units above a new parking structure, on a 17,400 square foot lot with an existing 6,580 square foot commercial building.)

(Review After Final for ventilation openings in the garage for code compliance.)

Final Approval as submitted of the ventilator openings with the condition that decorative iron work grillage will return the Consent Calendar for Final Review.

FINAL REVIEW**D. 324 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 031-372-029
Application Number: MST2005-00081
Owner: Elconin Family Trust, 4/15/03
Agent: Isaac Romero

(Proposal to convert four (4) existing one-story single-family residences to condominium units. 120 square feet in addition to the existing 4,268 square feet is proposed.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 69-05.)

Final Approval of the project as submitted.

CONTINUED ITEM**E. 404 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 019-340-014
Application Number: MST2005-00355
Owner: Rhodey J. & Cynthia L. Moxley, Trustees
Architect: Hugh Twibell

(Residential addition of 203 square feet to first floor, a new entry porch, two new uncovered guest parking spaces, and new site stairs to an existing 1,660 square foot house with a 452 square foot garage on a 12,676 square foot lot in the Hillside Design District. The project also includes 61 cubic yards of cut and 50 cubic yards of fill. A previous project was reviewed and approved under MST2003-00889.)

(Modification approved on June 29, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week for the applicant to provide a cross-section of the guest parking.

CONTINUED ITEM**F. 824 BATH ST** R-3/R-4 Zone

Assessor's Parcel Number: 037-041-021
Application Number: MST2005-00385
Owner: Donna L. Mrotek
Contractor: Looker Construction Co.

(Proposal to construct an approximately 20' x 37' swimming pool on a lot that contains an existing, 3,300 square foot triplex.)

(Final Approval is requested.)

Final Approval as noted on the plans and with the conditions: 1) The applicant is to provide a wood fence and gate to match the existing wood fence at the pool equipment enclosure, and there will be stamped concrete paving with a sandstone finish around the pool. 2) The Archaeologist will be on site during excavation.

NEW ITEM**G. 2661 TALLANT RD** E-3/SD-2 Zone

Assessor's Parcel Number: 051-330-003
Application Number: MST2005-00767
Owner: Samarkand of Santa Barbara Inc.
Architect: Todd Kilburn

(Proposal for various exterior alterations at the Samarkand Retirement Facility. The alterations include the following: window to door alterations, a relocated elevator in the administration building, a storage room addition, a new gazebo structure for are located spa/jacuzzi, a new kiln vent in the creative arts building, and new windows in the fitness building.)

(PROJECT REQUIRES STAFF DETERMINATION OF SUBSTANTIAL CONFORMANCE.)

Continued two weeks for the applicant to provide revised details for the elevator shaft.

**** MEETING ADJOURNED AT (7:17) P.M. ****