



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 6, 2006

David Gebhard Public Meeting Room: 630 Garden Street

3:02 P.M.

BOARD MEMBERS:

- BRUCE BARTLETT, Chair, Present
- JAMES LECRON, Vice-Chair, Present
- CHRISTOPHER MANSON-HING, Present
- GARY MOSEL, Present
- RANDY MUDGE, Present
- LAURIE ROMANO, Present
- DAWN SHERRY, Present
- MARK WIENKE, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present @ 3:32 p.m., and left @ 3:45 p.m.
- KELLY BRODISON, Planning Technician, Present
- KATHLEEN GOO, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</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 folded 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>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact 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 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 March 2, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 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 February 27, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 27, 2006, with corrections.

Action: Wienke/Romano, 6/0/2 (LeCron abstained from Item #6, Manson-Hing abstained from Item #9).

C. Consent Calendar.

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

Action: Wienke/Sherry, 8/0/0.

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

1. Ms. Brodison announced that there were no changes to the agenda.

2. Ms. Brodison made the following announcements:

a) Board member Romano will step down from Items #3 and Item #4 on the agenda.

b) Board members Wienke and LeCron will be absent at the next meeting on Monday, March 13, 2006, and therefore Chair Bartlett will be reviewing the Consent Calendar items for Board member LeCron.

c) Chair Bartlett announced that Item E: "2040 Plaza Bonita" from the Consent Calendar will be heard at the Full Board.

E. Subcommittee Reports.

Chair Bartlett reported that he attended the 28th Neighborhood Preservation Ordinance (NPO) Steering Committee *Ad hoc* Subcommittee on Saturday, March 4, 2006 at City Hall, where there was considerable public input, and announced that NPO will soon be heard before City Council with Council adoption probable later this year. Another *Ad hoc* Subcommittee meeting will be held Friday, March 11, 2006, with a follow-up meeting the next Friday, March 18, 2006.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW**1. 100 BLK N MILPAS ST 100-800 BLKS**

Assessor's Parcel Number: 017-131-0RW

Application Number: MST2004-00182

Owner: City of Santa Barbara

Applicant: Anna Bosin/Public Works Department, Eng. Div.

(Proposal for various street improvements for pedestrian accessibility and beautification on the 100-800 blocks of North Milpas Street, between Quinientos and Canon Perdido Streets. Approval of the design and pedestrian accessibility improvements within the public right-of-way is requested.)

(3:46)

Anna Bosin, Project Engineer for City of Santa Barbara/Public Works, Engineering Division, present.

Ms. Bosin made a presentation to the Board regarding the Milpas Street Beautification Project requesting feedback on: pedestrian lighting and proposed luminaries, sidewalk repair, new street trees with tree grates, painting utility boxes malaga green color, decorative railing installation (on the Haley and Milpas Street intersection), upgraded bus stops, and curb bulbouts (partial brick sidewalk installation at the Milpas and Canon Perdido Street intersection).

Public comment opened at 4:23 p.m.

Mr Bob Ludwick, neighbor and president of the Milpas Properties Association, complimented Ms. Bosin for a successful public outreach program, but felt that the proposed curb bulbouts could possibly prove dangerous for a high density of teenage drivers in the area who utilize that intersection. He suggested an elimination of the north side pedestrian crossing at the Milpas and Canon Perdido intersection as an aesthetic solution to place all the pedestrian cross traffic of Milpas Street on the south side of the intersection. He also encouraged consideration by the Board regarding the opportunity for public art including the possibility of involvement by high school students.

Public comment closed at 4:27 p.m.

PEDESTRIAN LIGHTING/LUMINARIES (LIGHTING FIXTURES) ALONG MILPAS STREET

Motion: Final Approval with the following comments: 1) The Board generally prefers continuing the use of concrete poles for the new added poles, with the suggestion of using the fluted poles which the Board reviewed in the City's previously presented Lighting Proposal. 2) New lighting fixtures should be Malaga green to match the other proposed street elements such as the bus stop elements, utility boxes, and signs along the Milpas Street corridor. 3) The Board supports the design of the Lumec light fixture.

Action: Manson –Hing/Mudge, 7/1/0 (Wienke opposed)

STREET TREE/SIDEWALK IMPROVEMENTS

Motion: Final Approval with the following comments: 1) The brisbane box trees are acceptable for future replacements of the existing ficus street trees, and an acceptable choice for new street tree installation. 2) The new tree grates and natural grey sidewalks are acceptable. 3) An attempt should be made to eliminate redundant or relocate news racks or boxes to maximize pedestrian access along existing sidewalks.

Action: Manson –Hing/Lecron, 8/0/0.

DECORATIVE RAILING INSTALLATION ON THE INTERSECTION OF HALEY AND MILPAS STREET

- Motion: Final Approval with the following comments:
 1) The Board is concerned with the longevity of the ball caps on the posts, and suggests a more durable method attachment or an alternative design such as a pyramidal cap.
 2) Paint the railings malaga green on both sides of Milpas Street.
- Action: Wienke/LeCron, 8/0/0.

PROPOSED INTERSECTION/SIDEWALK IMPROVEMENTS ALONG MILPAS AND CANON PERDIDO STREETS

- Motion: Continued indefinitely with the following comments: 1) The proposed improvements including addition of curb bulbouts, shortening of the crosswalks, and crosswalk realignment are an enhancement. 2) The Board is having difficulty with the details and materiality of the proposed project as currently presented. 3) The Board would like to see simplification of the shape of the intersection, especially the proposed northeast curb bulbout which constricts the northbound lane of traffic on Milpas Street. 4) The Board does not support the brick infill as proposed. There is an opportunity for the corners to become more plaza-like through the use of enhanced paving or consideration of brick or colored concrete for the curb ramps and corner areas of the sidewalk. 5) Study introducing public art into the corner sidewalk areas of the intersection.
- Action: Romano/LeCron, 8/0/0.

CONCEPT REVIEW - NEW ITEM

2. 3303 STATE ST A C-L/C-P/SD-2 Zone

Assessor's Parcel Number: 051-100-001
 Application Number: MST2006-00077
 Owner: Emil F. & James M. Deloreto Trust
 Architect: Lenvik & Minor

(Proposal for a front facade remodel and parking landscape alterations for Loreto Plaza.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(4:37)

Richard Six, Architect, present.

- Motion: Continued indefinitely with the following comments: 1) The proposed façade and site improvements are an improvement to the existing conditions. 2) The Board supports the replacing of parking with landscaping and site walls along the State Street frontage. 3) Further study is requested for the proposed faux iron balconies suspended by angled tension rods. Other more authentic-looking opportunities should be explored to provide additional vines and landscaping. 4) The additional landscaping and brick paving along the paseos of the remodeled shops are acceptable. 5) Further study and refinement is requested on the unfinished rear round plaza architectural component. 6) The mixed-use concept of the rear round plaza is acceptable, but the proposed planters within the rear plaza requires further study to possibly follow the architecture and not radiate from the center of the plaza. 7) Provide accurate depictions of signage on elevations.
- Action: Wienke/Manson-Hing, 8/0/0.

FINAL REVIEW**3. 1708 LA VISTA DEL OCEANO LN E-1 Zone**

Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00022
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels
 Architect: Zehren and Associates

(Proposal to construct a 3,677 square foot single family residence at 1708 La Vista Del Oceano (Lot 6) with a 645 square foot two-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint. See MST2003-00227 for master case.)

(Final Approval for Architecture and Preliminary Approval for Landscaping is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04.)

(5:09)

Mark Lloyd, representing the applicant; Darren Lane, Architect for Zehren and Associates; and Brian Boyerson, Landscape Architect with Arcadia Studio, present.

Motion: **ARCHITECTURE**: Final Approval as submitted.
 Action: Wienke/Sherry, 5/2/0 (Manson-Hing and LeCron opposed (for consistencies), Romano stepped down).

Motion: **LANDSCAPING**: Preliminary Approval and continued indefinitely to the Consent Calendar.
 Action: Mudge/LeCron, 7/0/0 (Romano stepped down).

CONCEPT REVIEW - CONTINUED ITEM**4. 110 E COTA ST C-M Zone**

Assessor's Parcel Number: 031-201-030
 Application Number: MST2003-00520
 Owner: Assem Demachkie
 Architect: Tom Meaney

(This is a revised project - project now consists of five residential condominium units and three commercial condominium units. Proposal for a three-story, mixed-use building consisting of a parking garage with 12 spaces partially below grade, and 1,824 square feet of commercial and five residential condominium units above. A voluntary lot merger of the adjacent vacant lot (APN 031-201-030) is proposed as a part of this application.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 077-05.)

(5:25)

Tom Meaney Architect, and Bob Cunningham, Landscape Architects, present.

Motion: **LANDSCAPING:** Continued indefinitely with the following comments: 1) Increase the landscaping opportunity adjacent to the park and alley, and enhance the paving along the park-alley adjacent to the property. 2) The Board looks forward to further refinement on the landscaping concept. 3) Study the possibility of additional plantings including trees such as palms within the central plaza to show above the roof of the building.

Action: Mudge/Wienke, 7/0/0 (Romano stepped down)

Motion: **ARCHITECTURE:** Continued one week with the following comments: 1) Updates to the plans since the last presentation to the Board are successful in breaking up the façades, especially along the park, and the two interior property lines. 2) Restudy the decorative elements and the proportions of the four-story tower to be more in keeping with the overall architectural expression. 3) Restudy the proportions of the north elevation pedestrian entrance arch which was deemed too tall leaving minimal mass above the arch elements. 4) Restudy the overall proportion of the garage entrance and provide an elevation drawing at the garage face. 5) The introduction of buttress elements adjacent to the ventilation tower adds to the architectural appearance. 6) Further decorative treatment to tower ventilation grills at the top of the garage ventilation tower is requested by the Board. 7) Restudy the proposed pilasters on the upper portion of the tower. 8) The blank property walls along the interior walls on the west elevation requires more landscape opportunities or wall offsets to further break down the wall facade.

Action: LeCron/Wienke, 7/0/0 (Romano stepped down).

***** THE BOARD RECESSED FROM 6:00 P.M. UNTIL 6:40 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 15 E ISLAY ST

R-1 Zone

Assessor's Parcel Number: 027-032-015

Application Number: MST2005-00346

Owner: Lloyd G. Tupper, Trust 8/11/98

Architect: Peter Hunt

(Proposed conversion to condominiums of five existing single-family residences on a 13,853 square foot lot. There are four two-bedroom units and one one-bedroom unit on the property with five uncovered parking spaces. No changes are proposed for the conversion. Alterations and upgrades were completed under previous permits.)

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

(6:41)

Peter Hunt, Architect, Russ Williams, agent for Lloyd G. Tupper Trust, present.

Public comment opened at 6:48 p.m.

Mr. Mark Chapman, neighbor at 11 E. Islay #B, expressed support for an excellent renewal project, but also expressed concern regarding the standard parking limitation and future additional conversions to multiple storied buildings (condo conversions) in the area.

Public comment closed at 6:50 p.m.

Public comment re-opened at 7:02 p.m.

Mr. Chapman expressed his concern that his address at 11 E. Islay #B not change, despite discussion on the proposal to change them.

Public comment closed again at 7:03 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board can make the condo conversion findings with the condition that trash from Unit D be relocated away from the private outdoor living space of Unit C and out of the setback. 2) The entry gates are deemed an aesthetic enhancement to the project provided they are maintained in a permanently open position. 3) The entry gate posts are acceptable to the Board due to the fact that the site lines to the sidewalk are unimpaired by other fences or landscaping along the front property line.

Action: Mudge/LeCron, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM

6. 416 S CANADA ST

R-4 Zone

Assessor's Parcel Number: 017-334-008

Application Number: MST2005-00441

Owner: Antonio C. Sarabia & Yolanda Marin

Designer: Robert Stamps

(Proposal to construct a new, detached, two-story 1,736 square foot three bedroom residence with an attached, 433 square foot, two-car garage on a 6,390 square foot lot with one existing 829 square foot residence. The existing one-car garage is to be demolished and two additional uncovered parking spaces are also proposed.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:03)

Robert Stamp, Agent and Designer, present.

Public comment opened at 7:10 p.m.

Mr. Philip Walker of 410 S. Canada Street expressed support for the project.

Public comment closed at 7:11 p.m.

- Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval contingent upon the Environmental Report submittal, since the applicant has satisfied the previous concerns of the Board. 2) The applicant is to increase the depth of the balconies as allowed per the Zoning Ordinance.
- Action: LeCron/Wienke, 8/0/0.

REVIEW AFTER FINAL

7. 336 N NOPAL ST

M-1 Zone

Assessor's Parcel Number: 031-363-001
Application Number: MST2005-00117
Owner: Vincent E. & Judith A. Wood. Trustees
Architect: Vadim Hsu
Business Name: Airtrix
Contractor: Cortan Construction

(Proposal to construct a new 2,564 square foot, two-story commercial/industrial building for office and low-hazard industrial uses. Demolish existing 1,150 square foot industrial building. The project includes 5 uncovered and 2 covered parking spaces. This project as proposed requires Development Plan Approval.)

(Review After Final for changes to site plan including a perimeter fence with entry gates and roll gate at driveway entrance, a second floor trellis, removal of a window at first floor on the south elevation, removal of clay tile at second floor balcony, metal louver vent above garage on east elevation, change in parking configuration, revised entry at north west corner of building, the addition of a red brick pathway and changes to the Landscape Plan.)

(7:18)

Vadim Hsu, Architect, and Vincent Wood, Owner and Trustee, present.

- Motion: Final Approval of the Review After Final of the changes as noted in the plans and contingent upon the approval of a variance by City Council or the Gutierrez Street setback eliminated by City Council prior to issuance of Building Permit.
- Action: LeCron/Romano, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**8. 1425 MISSION RIDGE RD**

Assessor's Parcel Number: 019-103-023
 Application Number: MST2005-00098
 Owner: Escalera Living Trust
 Landscape Architect: Phil Suding

(Proposal for "as-built" 404 cubic yards of grading, an "as-built" 220 linear foot concrete masonry unit (CMU) retaining walls with sandstone veneer at the front of the property which ranges in height from 3.73 feet to 8.42 feet, a proposal to add 55 linear feet of CMU retaining walls with sandstone veneer and iron entry gates to be a maximum of eight feet in height at the driveway, 105 cubic yards of fill for "as-built" demolition of an existing swimming pool, and a landscaping plan on a 1.2 acre lot located in the Hillside Design District. Planning Commission approval is requested for grading in excess of 500 cubic yards and a modification for an overheight wall within the required setbacks and the public right-of-way requiring an encroachment permit. The proposal includes 509 cubic yards of grading in addition to the previously approved and permitted 327 cubic yards of grading under MST2003-00373.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 010-06.)

(7:35)

Phil Suding, Landscape Architect; Brian Escalera, Owner; and JoAnne LeConte, Assistant Planner for the City of Santa Barbara, present.

Motion: Final Approval with the following conditions: 1) The proposed level area behind the curb at Mission Ridge shall be a maximum of 2.5 feet wide, and rolled or natural edged as it transitions into the recreated grade.

Action: LeCron/Mosel, 5/2/0 (/Mudge and Manson-Hing opposed/Romano stepped down).

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1221 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 039-141-010
 Application Number: MST2003-00858
 Applicant: Pat Strum
 Owner: Clint Lefler
 Architect: Peter Ehlen

(Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Planning Commission approval of the Tentative Subdivision Map is required.)

(Review After Final for the addition of a concrete block wall to replace the existing 8-foot wood fence at the northern property line.)

Final Approval as submitted of the Review After Final with the following condition that the color of the proposed wall shall match the existing wall.

FINAL REVIEW**B. 3002 PASEO DEL REFUGIO** E-3 Zone

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

(Proposal to construct a new 1,276 square foot, two-story addition to an existing 1,436 square foot, one-story residence on a 7,500 square foot lot. There is an existing two-car garage, habitable accessory space, and a non-conforming open yard.)

(Final Approval is requested.)

Continued one week with the following comments: 1) Provide a color board revision to roof details and window details to eliminate the wood trim.

CONTINUED ITEM**C. 1156 N ONTARE RD** A-1 Zone

Assessor's Parcel Number: 055-160-028
Application Number: MST2004-00196
Owner: Tad Smyth
Agent: Kim Schizas
Engineer: Flowers & Associates
Agent: Pamela Post, Historical Consultant

(Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION #032-05.)

Continued indefinitely to the Consent Calendar and ready for Final Approval contingent upon applicant completing and submitting complete working drawings.

NEW ITEM**D. 2550 TREASURE DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-330-003
Application Number: MST2006-00117
Owner: Samarkand of Santa Barbara Inc.
Landscape Architect: Suding Design

(Proposal to construct a keystone block wall no higher than 3' and 360 linear feet. Total square footage of new patio area shall be 350 square feet including a ramp with a 5% slope.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final Approval as submitted.

REVIEW AFTER FINAL**E. 2040 PLAZA BONITA**

E-1/R-2 Zone

Assessor's Parcel Number: 025-281-025
Application Number: MST2004-00729
Owner: Joseph E & Jill A Nida
Applicant: Gretchen Zee

(Proposal to add an elevator to the residence and construct an 80 square foot addition, remove existing deck and replace with 117 square foot deck, spa and fountain and construct a 183 square foot second story addition and 64 square foot deck to an existing single family residence.)

(Review After Final for change to railing from wrought iron to glass.)

Referred to Full Board.

(3:24)

Gretchen Zee, Applicant, and Jaime Limón, Senior Planner for Staff update for the Board, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board feels that the proposed glass rail is not in keeping with the neighborhood or design style of the house; given the setting, tile roof, and location of the house on the Rivera. 2) The previously proposed wrought iron railings would be a more appropriate solution, especially since it matches other detailing on the site and in the neighborhood. 3) The applicant should either restudy other options or return to the previous design style.

Action: LeCron/Manson-Hing, 8/0/0.

**** MEETING ADJOURNED AT 8:13 P.M. ****