



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 5, 2007**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:06 P.M.**

**BOARD MEMBERS:**

MARK WIENKE, Chair, Present  
 CHRISTOPHER MANSON-HING, Vice-Chair, Present  
 JIM BLAKELEY, Present (arrived at 3:21 p.m.)  
 GARY MOSEL, Present  
 RANDY MUDGE, Present (left at 4:30 p.m.)  
 DAWN SHERRY, Present (arrived at 3:26 p.m.)

**CITY COUNCIL LIAISON:**

GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:**

BRUCE BARTLETT, Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Absent  
 KELLY BRODISON, Planning Technician II, Present  
 TONY BOUGHMAN, Planning Technician I, Present  
 PETER LAWSON, Associate Planner, Present (from 4:30 until 6:15 p.m.)  
 GLORIA SHAFER, Commission Secretary, Present

| ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST<br>(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 folded plans 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](http://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 Thursday, March 1, 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](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

**GENERAL BUSINESS:**

## A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

## B. Approval of the minutes of the Architectural Board of Review meeting of February 26, 2007.

**Motion: Approval of the minutes of the Architectural Board of Review meeting of February 26, 2007, with corrections.**

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

## C. Consent Calendar.

**Motion: Ratify the Consent Calendar.** The Consent Calendar was reviewed by Christopher Manson-Hing with the exception of the landscape plans for Items I through K, reviewed by Randy Mudge.

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

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

1. Ms. Brodison announced that a visit of 561 W. Mountain Street has been scheduled for March 19<sup>th</sup> at 2:00 p.m.

2. Board member Sherry made the following announcements:

a) Member Sherry will step down from Item #7, 1512 Portesuello Avenue.

b) Chair Wienke will step down from Item #6, 2028 Castillo Street.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

**PRELIMINARY REVIEW****1. 1575 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-170-023  
Application Number: MST2003-00652  
Owner: Gene Schechter  
Agent: Jessica Kinnahan  
Architect: Brian Hofer  
Engineer: Penfield & Smith Engineers

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front-yard setbacks, to allow guest parking in the front-yard setback and reduced open-yard and to allow over-height retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 055-06.)**

(3:42)

Present: Brian Hofer, Architect; and Gene Schechter, Owner.

Public comment opened at 4:00 p.m. and, as no one wished to speak, it was closed.

Straw vote: How many Board members prefer all stone walls with no landscape? 6/0.

**Motion: Preliminary Approval of the architecture and landscape 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 with the following comments:**

- 1) The Board carried forward comment #1 from the minutes of February 20, 2007\*:  
\*1. Preliminary Approval of the landscape as submitted. The applicant is to study additional landscape features that will enhance privacy to the neighbors.
- 2) The Board carried forward comment #'s 1 through 5 from the meeting of September 18, 2006\*:  
\*1. The Board understands that the proposed wall to support the La Vista Del Oceano Drive street improvement is only to be built should the residence be constructed.  
\*2. The Board finds that the majority of the wall will be hidden from view of neighboring residents.  
\*3. Wall material is to have a Sandstone facing.  
\*4. Study adding a pedestrian style railing at the top of the wall similar to the railing proposed for the residence.  
\*5. Landscape is to be planted which will cascade over the wall.
- 3) The applicant is to study the balcony at the great room, suggestions include curving the corners of the rod iron railing.
- 4) The applicant is to study the west elevation garage corner, where the stucco wall meets the stone base.
- 5) All garden walls in the landscaped areas are to be sandstone veneer.
- 6) Return with a lighting plan for exterior fixtures, as per the Santa Barbara Municipal Code.
- 7) The Board expects to see fine detailing throughout the exterior.

Action: Sherry/Mudge, 5/1/0. Motion carried. (Manson-Hing opposed.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 803 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-042-028  
Application Number: MST2006-00510  
Owner: McColm Family Trust 8/13/99  
Applicant: Jarrett Gorin  
Architect: Designarc  
Engineer: Huitt-Zollars

(Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot. The proposal includes one commercial-only space, five live/work units, and three residential-only units. Square footages for the project are 2,792 square feet of commercial space, 13,351 square feet of residential space, 3,587 square feet of garage space, and 2,581 square feet of deck area. Total building footprint area is 9,364 square feet. A modification is requested to provide 10 uncovered parking spaces rather than the 11 required commercial spaces and two required residential visitor spaces. Planning Commission approval of the project is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS, MODIFICATIONS AND DEVELOPMENT PLAN APPROVAL.)**

(4:30)

Present: Michael Holliday, Architect; Lane Goodkind, Landscape Architect; Mark Shields, Designer; Jarrett Gorin, Applicant; and Peter Lawson, City Project Planner.

Public comment opened at 5:08 p.m.

Harriet Eckstein. In favor of the concept, but opposed to the bulk, size, and scale, and the lack of parking.

Chair Wienke read into the record a public comment letter from Judyl Mudfoot.

Public comment closed at 5:14 p.m.

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

- 1) Overall the Board is pleased with the site planning as designed.
- 2) The applicant is to show on the composite drawings, the existing neighboring buildings, and any neighboring proposed development on Milpas street when applicable, the existing and proposed neighboring buildings on Milpas and De La Guerra Streets.
- 3) The Board recognizes that the structure is buried below the two neighboring parcels as an advantage for having a third story.
- 4) The Board would like to see more commercially scaled and sized windows along Milpas Street.
- 5) The Board looks for a more human scale design approach to the Milpas Street elevation; suggestions are larger commercial storefront windows with lower sills, wider walkways, street trees, and pedestrian friendly entries to the units.
- 6) Some Board members would prefer to see the third story diminished in height and less visual bulk as seen from Milpas and De La Guerra Streets.

- 7) Some Board members request more landscaping along the driveway, between the two buildings.
- 8) Some Board members found that the East and West elevations of the separate De La Guerra Street building should have more fenestration.
- 9) Most Board members appreciate the Art Deco style of the buildings for this end of Milpas Street. Some Board members are appreciative of the Modern Deco, and others feel there may be a need for more study, as there is no other Modern building interpretation in the Milpas Street area.
- 10) Some Board members are concerned with the roof deck ceiling plane coming too close to Milpas Street, and adding height to the third story element.
- 11) The Board would like to see, where possible, larger setbacks on De La Guerra and Milpas Streets, to offer either a larger sidewalk or more landscaping.
- 12) The Board appreciates elimination of curb cuts allowing additional on-street parking.
- 13) The Board reserves comment on the reduction of parking spaces from 13 to 10 spaces.
- 14) The Board reserves comment on the setback modifications until further development of the plan.
- 15) Some Board members are concerned with the reduction of trees along the property line and the lack of light, air, and view from the neighboring property on De La Guerra Street.

Action: Sherry/Manson-Hing, 5/0/0. Motion carried. (Mudge absent.)

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 15 E PEDREGOSA STREET**

R-3 Zone

Assessor's Parcel Number: 025-372-010

Application Number: MST2006-00434

Owner: Michael Szymanski

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

**(Second Concept Review.)**

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

(6:15)

Present: Michael Szymanski, Owner.

Public comment opened at 6:21 p.m.

Ms. Brodison acknowledged receipt of 3 public comment letters in support of the project. Letters were received from Shery La Feirer and Robert Scott John and Lisa Derrick, and Andrea Fritzen.

Public comment closed at 6:22 p.m.

**Motion: Continued indefinitely to the Consent Calendar with the following comments:**

- 1) Provide more information on the drawings, such as site walls and landscape, especially along the alley.
- 2) The Board reserves comment about the alley stairs, from the ground level to the second story, until more information is provided about walls, landscaping.
- 3) The widow's walk does not work architecturally; provide an extended gable roof from the rear portion. One suggestion is the addition of dormers or gable ends on the alley side to breakdown the roof scale.
- 4) The applicant is to revise the proposed second-story addition so it is not in the setback.
- 5) The applicant is to revise the stairs to the proposed second story addition, to match the plans.

Action: Sherry/Mosel, 5/0/0. Motion carried. (Mudge absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 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.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND THE FINDINGS FOR NO ADVERSE VISUAL IMPACTS.)**

(6:39)

Present: Karl Forrester, Contractor.

Public comment opened at 6:45 p.m. and, as no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Consent Calendar with the following comments:**

- 1) The project is ready for Preliminary Approval.
- 2) No adverse visual impact findings can be made when the project returns on Consent Calendar.
- 3) The applicant is to relocate the pedestal meter farther back into the existing landscaping, a minimum of 8 feet from the curb of Sycamore Canyon.
- 4) The applicant is to re-landscape the disturbed area to screen the equipment along the curb.
- 5) The bollards and pedestal meter are to be painted a dark green color, to be approved on Consent Calendar.

Action: Sherry/Manson-Hing, 5/0/0. Motion carried. (Mudge absent.)

\*\*\*\*\* THE BOARD RECESSED FROM 6:50 P.M. UNTIL 7:10 P.M. \*\*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**5. 1039 CIMA LINDA LN A-2 Zone**

Assessor's Parcel Number: 015-202-002  
Application Number: MST2007-00068  
Owner: Mark Palmer, Revocable Trust  
Applicant: Ray Ketzel

(Proposal to construct a new one-story 620 square foot accessory structure. There is an existing 4,541 square foot single-family residence and attached 697 square foot three-car garage on the 2.5 acre lot in the Hillside Design District. A modification is requested for the accessory structure to exceed the maximum of 500 square feet.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

(7:10)

Present: Ray Ketzel, Applicant.

Public comment opened at 7:15 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with the following comments:**

- 1) The project is ready for Preliminary Approval.
- 2) The Board finds that the proposed modification to allow greater than 500 square feet of accessory space poses no adverse aesthetic impact to the neighborhood.
- 3) The project blends with the existing structure and neighborhood.
- 4) The applicant is to return with all drawings, including site walls, and grading plans.

Action: Manson-Hing/Sherry, 5/0/0. Motion carried. (Mudge absent.)

**CONCEPT REVIEW - CONTINUED ITEM**

**6. 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 a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on 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.)

**(Third Concept Review.)**

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

(7:23)

Present: Mark Wienke, Architect.

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

- 1) The Board is comfortable with the size, bulk, and scale of the proposal.
- 2) The applicant is to study the pedestrian path to the front entry of Unit #1 to make it more obvious.
- 3) Study the window sizes, and the alignment of windows facing the street, to make the covered patio area more neighborhood-friendly.
- 4) The Board finds that the additional storage area within the garage, which is proposed in the interior yard setback, is not aesthetically detrimental to the project.
- 5) The Board would prefer the fireplace at the rear unit to be grounded.
- 6) The applicant is to provide a landscape plan when returning back to the Full Board.

Action: Blakeley/Sherry, 3/0/1. Motion carried. (Mosel abstained. Wienke stepped down. Mudge absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 1512 PORTESUELLO AVE**

E-1 Zone

Assessor's Parcel Number: 049-262-005  
Application Number: MST2007-00051  
Owner: Mehran and Nahid Mobrem  
Architect: Dawn Sherry

(Proposal for remodeling and additions to an existing 1,993 square foot two-story single-family residence with attached 353 square foot two-car garage on a 23,780 square foot lot in the Hillside Design District. The proposal includes first-floor additions of 311 square feet and a second-floor addition of 855 square feet. Modifications are requested for second-story remodeling in the front and interior setbacks.)

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

(7:58)

Present: Dawn Sherry, Architect.

Public comment opened at 8:11 p.m. and, as no one wished to speak, it was closed.

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

- 1) The plans, as shown, are acceptable to the Board.
- 2) The modifications for the second story remodeling in the front and interior-yard

setbacks are minor in nature and an improvement to the existing condition.

- 3) The Board finds that the delineation of the elements and massing are well articulated, and adds to the continued diversity of the neighborhood.

Action: Mosel/Blakeley, 4/0/0. (Sherry stepped down. Mudge absent.)

## **CONSENT CALENDAR**

### **FINAL REVIEW**

#### **A. 2016 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-162-002  
Application Number: MST2001-00833  
Owner: Jan Marco Von Yurt  
Designer: Tony Xiques

(This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two-car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-03.)**

Continued indefinitely back to the Consent Calendar.

### **REFERRED BY FULL BOARD**

#### **B. 473 PASEO DEL DESCANSO**

E-3 Zone

Assessor's Parcel Number: 053-102-007  
Application Number: MST2006-00404  
Owner: Ray Paul Aronson and Laurie Greene  
Architect: Don Swann

(Proposal for an 884 square foot addition to the second-story of an existing 2,354 square foot two-story single-family residence. The proposal includes remodeling of 537 square feet and a new 196 square foot deck. The existing detached 302 square foot two-car garage will remain on the 8,882 square foot lot.)

**(Final Approval is requested.)**

Final Approval of the project as noted 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****C. 25 RUBIO RD**

E-1 Zone

Assessor's Parcel Number: 029-341-013  
Application Number: MST2006-00477  
Owner: Melissa Riparetti, Trust 7/18/2003  
Architect: Jim Zimmerman

(Proposal for an 875 square foot addition to the main story and a new 914 square foot upper story to an existing 973 square foot single-family residence on a 6,811 square foot lot in the Hillside Design District. The proposal includes a roof patio, new front stairs, retaining walls, and 23 cubic yards of grading. Modifications are requested to provide an uncovered rather than a covered parking space, and to locate the uncovered parking space in the front-yard setback.)

**(Modification approved on December 6, 2006.)**

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.

**REFERRED BY FULL BOARD****D. 1588 ORAMAS RD**

E-1 Zone

Assessor's Parcel Number: 029-060-021  
Application Number: MST2006-00623  
Owner: William and Harriette Cook  
Architect: Harrison Design Associates

(Proposal for a 470 square foot addition consisting of 257 square feet at the main floor level and a new lower floor of 213 square feet. Approval is requested for the unpermitted deck at the front of the residence. The existing 1,918 square foot one-story residence with attached garage is located on an 11,403 square foot lot in the Hillside Design District. Modifications are requested for encroachment of the addition and the deck into the required front-yard.)

**(Modification approved on February 14, 2007; Preliminary Approval and Final approvals are requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 011-07.)**

Preliminary Approval of the project 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, and continued one week back to the Consent Calendar for details such as handrail, stair, window sill, door jam and header.

**FINAL REVIEW****E. 216 E CALLE LAURELES** E-3/SD-2 Zone

Assessor's Parcel Number: 053-091-011  
Application Number: MST2006-00322  
Owner: Paula Schaefer  
Architect: Paul Poirier

(Proposal for a 1,080 square foot, two-story addition to an existing 743 square foot, one-story, single-family residence on a 6,352 square foot lot. Proposed are a 487 square foot first-floor addition, a 593 square foot second-floor addition, a second-story deck, and a 184 square foot addition to the existing attached 210 square foot garage.)

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

Final Approval of the project as noted 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 and with the condition that the proposed stucco color is approved as ICI#752, River Birch.

**NEW ITEM****F. 39 VIA ALICIA** E-1 Zone

Assessor's Parcel Number: 015-311-009  
Application Number: MST2007-00082  
Owner: Rodgers Family Limited Partnership  
Owner: G. Larson  
Architect: Richard Johnson

(Proposal for a 117 square foot addition to an existing 2,232 square foot dwelling with an attached 528 square foot garage. Also proposed is a rear wrap-around deck on the first-floor.)

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

Continued indefinitely with the comment that the applicant is to provide details of finishes, chimney, and guard rail, and that the chimney surround is to be extended down to the lower level.

**NEW ITEM****G. 1150 SAN ROQUE RD** A-1 Zone

Assessor's Parcel Number: 055-172-029  
Application Number: MST2007-00088  
Owner: City of Santa Barbara

(Proposal to abate violations in ENF2005-00495, install three sound attenuation panels to mitigate noise levels created by the Cross-Tie Pump Station at the southerly property line to be in compliance with SBMC Section 9.16, and existing approved Caterpillar generator to match Frazee Navajo White to match the existing body color of buildings on site.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Continued indefinitely back to the Consent Calendar with the comment that the pump screening is acceptable and that the applicant is to return with mitigation of the generator noise and with visibility mitigation measures.

Brian Smith, an interested party, voiced concerns with the excessive noise level at the property caused by the generator.

### **CONTINUED ITEM**

#### **H. 3825 STATE ST E-149**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
Application Number: MST2006-00691  
Owner: Macerich La Cumbre, LLC  
Designer: The Conceptual Motion Company  
Business Name: Red Robin Restaurant

(Proposal for the interior demolition of an existing restaurant and for exterior alterations to include a new awning, new wall fountain, facade remodel, new arcade patio with outdoor restaurant seating and associated rooftop equipment at the existing Red Robin Restaurant at the La Cumbre Plaza. The new tenant will be the Marmalade Cafe.)

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

Continued indefinitely at the applicant's request.

### **CONTINUED ITEM**

#### **I. 401 S HOPE AVE**

E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-018  
Application Number: MST2005-00091  
Owner: Cutter Properties Ltd.  
Contractor: Lusardi Construction Company

(Revised proposal to construct a concrete vehicle display/demonstration course in the display parking lot for Land Rover for an existing 34,687 square foot car dealership.)

**(Final Approval of the Landscape Plan and stone work is requested.)**

Final Approval of the Landscape Plan with the condition that the applicant is to return to Consent Calendar for review of the proposed stone work.

**FINAL REVIEW****J. 1906 CLIFF DR**

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008  
Application Number: MST2006-00146  
Owner: Levon Investments Inc.  
Architect: Cearnal Andrulaitis

(Proposal to remodel front elevations of the retail business part of the Mesa Shopping Center.)

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

Final Approval of the Landscape Plan and Final Approval of the Architecture with the condition that the applicant is to return for continued review of details for an alternate trash receptacle, bike rack to the east end of the shopping center, wrought iron details for the shopping cart enclosure, and details for cart enclosure in the parking lot for Albertson's.

**FINAL REVIEW****K. 2219 BATH ST**

C-O Zone

Assessor's Parcel Number: 025-172-030  
Application Number: MST2006-00687  
Owner: Sansum Diabetes Research Institute  
Architect: Eric Pedersen  
Business Name: Sansum Medical Research Institute

(Proposal to install landscaping and lighting upgrades at the main building site of the Sansum Medical Research Institute. The plans also contain a proposal for parking lot landscaping and lighting on the offsite parking lot at 325 W. Los Olivos (MST2006-00688).)

**(Final Approval of signage lighting is requested.)**

Final Approval of the signage lighting with the condition that all outdoor lighting is to be on a timer.

**\*\* MEETING ADJOURNED AT 8:20 P.M. \*\***