



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 26, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:08 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Absent
 CLAY AURELL, PRESENT, (left at 4:35 p.m.)
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present (arrived at 4:12 p.m.)
 DAWN SHERRY, Present (arrived at 5:09 p.m.)

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
 TONY BOUGHMAN, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, March 22, 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.
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.

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 19, 2007, with corrections.

Action: Mosel/Blakeley, 4/0/0. Motion carried. (Manson-Hing, Mudge, and Sherry absent. (Mosel abstained from Item #'s 5, 6, and 7, Blakeley abstained from Item #'s 6 and 7.)

C. Consent Calendar.

Motion: Table the Consent Calendar until later in the meeting:

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

(8:07)

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry with the exception of the landscaping for Items N, O, and P, reviewed by Randy Mudge.

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

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

1. Mr. Boughman made the following announcements:

- a) Item #4, 308 W. Montecito Street was indefinitely postponed at the applicant's request.
- b) Requested nominations for the Joint ABR/HLC Design Awards.

2. Announcements from Board members:

Chair Wienke requested that an ABR representative attend the appeal hearing for the Traffic Calming Devices which will be heard at City Council on April 24th. Board member Mosel might attend.

E. Subcommittee Reports.

Chair Wienke reported that an Airport Sub-committee meeting will be conducted this week.

F. Possible Ordinance Violations.

Board member Mosel reported that "S" tiles are being used at 679 Mission Canyon Road. Mr. Mosel stated that this type of tile might be inappropriate given the close proximity to the Mission.

Item A, 802 Alameda Padre Serra, was referred today from the Consent Calendar to the Full Board.

REVIEW AFTER FINAL

A. 802 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 019-300-029
Application Number: MST2004-00587
Owner: William A. Fletcher
Landscape Architect: Kathryn Dole

(Proposal to construct a new swimming pool on a lot that contains an existing single-family residence, in the Hillside Design District.)

(REVIEW AFTER FINAL FOR CHANGE OF STONE VENEER WALL TO PLASTER.)

(3:25)

Present: Kathryn Dole, Landscape Architect.

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

- 1) Provide several large landscape boulders as part of the retaining wall on the downhill side. Place boulders at intermittent intervals at the base of the wall to screen at least 2 feet of the wall.
- 2) The Board is happy with the applicant's proposal to include clinging vines on the retaining wall.

Action: Mudge/Blakeley, 5/0/0. (Manson-Hing and Sherry absent.)

DISCUSSION ITEM

1. LANDSCAPE DESIGN STANDARDS FOR WATER CONSERVATION

(3:20) Staff: Alison Jordan

Update and overview of the Landscape Design Standards for Water Conservation which are required to be implemented by all development projects that are reviewed by ABR and HLC per SBMC 22.080.020.

(3:45)

Presenter: Alison Jordan, Water Conservation Coordinator, Public Works.

Ms. Jordan provided an overview of the existing Landscape Design Standards adopted in 1989, and an update of state requirements that will take effect in 2008.

Per Santa Barbara Municipal Code § 22.80.020: "Water Wise" plants are required for 100% or more of commercial project landscaped areas, unless an exemption is granted for recreational use. "Water Wise" plants are required for 80% or more of residential project landscaped areas.

High water plants include "turf" or "mowed grass" plants and other plants not considered appropriate for Santa Barbara's "semi-arid" Mediterranean climate.

The Board acknowledged and thanked Ms. Jordan for her presentation of the Landscape Design Standards update.

No action required.

PRELIMINARY REVIEW

2. 3250 BRAEMAR DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-049
Application Number: MST2004-00490
Owner: David and Kristin Young
Applicant: David Young
Architect: Pacific Architects
Contractor: Young Construction

(Proposal to construct a new two-story 4,348 square foot single-family residence with an attached 750 square foot three-car garage, 950 square of covered porches and a 100 square foot second-floor deck all on a 44,775 square foot lot located in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone. A Coastal Development Permit is required as this is a demo/rebuild of a single-family residence located in the Hillside Design District (the existing 1,900 square foot single-family residence and garage are being demolished under a separate building permit.))

(Preliminary and Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING RESOLUTION NO. 011-07.)

(4:08)

Present: David Young, Owner; Bill Wolf, Architect.

Motion: Final Approval with the following comments and conditions:

- 1) The Landscape Plan is to reflect the required retention basin on as shown on the architectural plan.
- 2) Reduce the amount of lawn on the Landscape Plan, incorporating the new retention basin area and staying within residential construction turf limits.
- 3) Include screen planting on the Landscape Plan. In accordance with Planning Commission Resolution No. 011-07, screen all check valves and back flows.
- 4) The Board is happy to hear that the applicant plans to use ridge vents on the roofing attic ventilation. If Building and Safety requires the applicant use metal dormer vents, use minimally in less visible areas.
- 5) Submit a sandstone colored stucco sample to be the same for both plaster chimneys. The chimneys should not match the color of the siding. Some Board members would prefer stone veneer for the chimneys.
- 6) Other colors are approved as submitted.

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

FINAL REVIEW**3. CITYWIDE - U.S. HWY 101**

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2004-00691
Owner: City of Santa Barbara
Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(Final Approval of the Hot Springs Road roundabout and Old Coast Highway sidewalk.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04)

(4:37)

Present: Fred Luna, Santa Barbara County Association of Governments; David Black, Architect; Gaska Nichol, Engineer.

Motion: Final Approval with the following comments and conditions:

- 1) Review the one-way sign at the entrance to Old Coast Highway and study its usefulness at the pedestrian walking area.
- 2) All sidewalks over the medians are to be concrete as opposed to the asphalt currently shown on the plans.
- 3) The buried utility vault area at the east edge of the roundabout shall have planting continuous with the manhole cover.
- 4) The Board approves the design of the handrail as shown with the narrower, smaller newel-posts and topped with ornamental globes. The Board would prefer to see the spiral ends finished in a decorative manner.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 308 W MONTECITO ST**

C-2 Zone

Assessor's Parcel Number: 037-232-002
Application Number: MST2006-00128
Owner: Carole Bartlett Cole

(Proposal to construct four attached residential condominiums with seven garage parking spaces in a two-story 6,478 square foot building. The proposal includes one uncovered parking space on the 10,020 square foot lot. Staff Hearing Officer approval of a Tentative Subdivision Map is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Postponed indefinitely at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1200 VISCAINO RD**

E-1 Zone

Assessor's Parcel Number: 019-210-018
Application Number: MST2006-00686
Owner: SGC Revocable Trust
Applicant: David Ferrin

(Proposal for a 329 square foot first-floor addition and a 41 square foot loft addition to an existing 1,980 square foot multi-story single-family residence with a detached 292 square foot accessory building on a 14,750 square foot lot located in the Hillside Design District. Project will require a modification to provide less than the required 1,250 square foot open-yard.)

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

(5:10)

Present: David Ferrin; Architect.

Public comment opened at 5:20 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the modification has no negative aesthetic impact to the neighborhood and allows an abundance of open space in the front yard.
- 2) Restudy the glass conservatory. Some Board members are concerned about the use of the pitched roof in conjunction with the wood fascia. Some suggestions include: a. use of an all-glass system incorporating a sloped roof; b. a flat roof system incorporating the wood fascia.
- 3) Study keeping the integrity of the existing stone mass above the kitchen and studio.
- 4) Provide details for the new windows and doors.

- 5) The minor alterations to the existing guest house are an appropriate design solution for integration of an interior stairway.
- 6) Provide an arborist report that studies impacts to the 26 inch oak tree adjacent to the conservatory.

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

******* THE BOARD RECESSED FROM 5:53 P.M. UNTIL 6:18 P.M. *******

CONCEPT REVIEW - CONTINUED ITEM

6. 420 W GUTIERREZ ST

R-4 Zone

Assessor's Parcel Number: 037-191-007
Application Number: MST2004-00007
Owner: Stephen Leroy, Trust
Designer: Laura Hanson

(This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front-yard setback.)

(PRELIMINARY APPROVAL IS REQUESTED. THE PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 033-06.)

(6:19)

Present: Laura Hanson, Designer.

Motion: Preliminary Approval and return to Full Board with the following comments:

- 1) Provide a color Board.
- 2) Study the trellis beam overhangs on Unit B, as they appear too clipped and shortened. One suggestion is to provide a larger beam overhang.
- 3) Study the 45 degree angles at the garage of Unit B. Consider stepping back the corner.
- 4) Alleviate the apparent heaviness of the balcony at Unit B balcony. Suggestions include a balustrade railing wall at the deck or a half wall with railing above.
- 5) Study the front entry to Unit C. Suggestions include recessing the door further, or creating a roof or trellis over the entry with a support bracket.
- 6) Provide recessed window detail showing that windows and trim are not in the same plane.
- 7) Exterior lighting should be downward cast, per City standards.
- 8) Verify the driveway circulation with the Transportation Division.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 537 MEIGS RD**

E-1 Zone

Assessor's Parcel Number: 035-112-010
Application Number: MST2007-00102
Owner: CLDMJA Realty, LLC
Architect: David Winitzky

(Proposal to construct a 1,954 square foot one-story single-family residence and an attached 585 square foot two-car garage on a one acre lot in the Hillside Design District. The proposal includes demolition of the existing 1,469 square foot single-family residence and attached 497 square foot two-car garage.)

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

(7:02)

Present: Michael Shubach, Owner; David Winitzky, Architect; Kris Kimpel, Landscape Architect.

Public comment opened at 7:19 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely on Consent Calendar with the following comments:

- 1) The project is ready for Preliminary Approval.
- 2) The Board appreciates the single-story low-profile massing, and the landscape that provides screening for the neighbors.
- 3) The Board finds it acceptable to move the pool further to the south to allow for a larger pool infinity edge.
- 4) Study the spacing of the clerestory windows on the front elevation.
- 5) Provide finished drawings.
- 6) Preliminary and Final Approvals and Neighborhood Preservation Ordinance Compliance findings can be made on Consent Calendar.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 1501 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-182-010
Application Number: MST2006-00753
Owner: Roger A. McIntosh
Architect: Peter Hunt

(Proposal for a 130 square foot addition to the second floor of an existing 2,731 square foot single-family residence. The project is located on a 4,969 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals are requested for a modification to allow encroachment of the addition into the required front-yard and for a Coastal Development Permit.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(7:26)

Present: Peter Hunt, Architect.

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

- 1) The project is ready for Preliminary Approval.
- 2) One Board member can not make Neighborhood Preservation Ordinance findings.

Action: Mosel/Blakeley, 3/1/1. Motion carried. (Sherry abstained. Mudge opposed. Manson-Hing and Aurell absent.)

PRELIMINARY REVIEW

9. 1929 CLIFF DR

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-016
Application Number: MST2004-00492
Architect: Jeff Gorrell
Landscape Architect: Jeff Yardy
Owner: Jemesa Properties, LLC

(Proposal to demolish an existing gas station, service bays, canopy, underground storage tanks and to construct a 2,534 square foot mini-mart with a gas station and attached drive-thru car wash on a 20,755 square foot lot. A Zoning Modification is requested to allow the car wash to encroach into the rear-yard setback. The project requires Coastal Development Permit approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 051-06)

(7:27)

Present: Jeff Yardy, Landscape Architect; Jeff Gorrell, Architect.

Public comment opened at 7:58 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and return on Consent Calendar with the following comments:

- 1) The Board is generally happy with the design as presented.
- 2) Study articulating the proposed canopy in a more traditional style that relates to the new building. Suggestions include: a. exposed beams on the underside; b. articulated gutter conditions as suggestion by the applicant; c. a contrasting color scheme with the beams in a darker color than the columns and cornices.
- 3) Study a way to recess the mechanical well at the rear of the west elevation to provide more depth to the rake and roof.
- 4) Verify with the City Arborist the type of street trees in the easement.
- 5) Verify a low water usage planting scheme. The easement area landscape palette should not include turf.
- 6) List the palm trees by trunk height.
- 7) The Board is pleased to see the applicant is allowing space on the carport roof for photovoltaic panels.

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 802 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-029
Application Number: MST2004-00587
Owner: William A. Fletcher
Landscape Architect: Kathryn Dole

(Proposal to construct a new swimming pool on a lot that contains an existing single-family residence, in the Hillside Design District.)

(REVIEW AFTER FINAL FOR CHANGE OF STONE VENEER WALL TO PLASTER.)

Referred to the Full Board.

FINAL REVIEW**B. 1101 ROBLE LN**

E-1 Zone

Assessor's Parcel Number: 019-242-005
Application Number: MST2006-00713
Owner: Georgianna Pulos
Designer: Jason Grant

(Proposal to demolish an existing 458 square foot two-car carport and construct a new 436 square foot two-car garage with a 478 square foot second-story accessory space above. The existing 5,167 square foot one-story single-family residence is located on a 10,865 square foot lot in the Hillside Design District.)

Final Approval as submitted.

FINAL REVIEW**C. 2202 DE LA VINA ST**

R-4 Zone

Assessor's Parcel Number: 025-183-018
Application Number: MST2006-00470
Owner: John V. Chapman
Architect: Jyl Ratkevich

(Proposal for an 890 square foot second-floor addition and a 67 square foot first-floor addition to an existing 889 square foot one-story single-family residence. A modification is requested to provide one uncovered parking space in place of a required covered space, and a waiver is requested for the undersized covered space in the existing shared two-car garage.)

Final Approval as noted.

FINAL REVIEW**D. 6 LANGLO TERR**

E-2/SD-2 Zone

Assessor's Parcel Number: 053-040-015
Application Number: MST2006-00452
Owner: David C. Dougherty
Architect: Jim Zimmerman

(Proposal to construct a 3,233 square foot two-story single-family residence and attached 495 square foot two-car garage. The existing one-story 1,137 square foot residence and attached 328 square foot garage will be demolished. The proposal includes approximately 250 cubic yards of grading.)

Final Approval as noted, with the comment that the chimney is to be plaster.

FINAL REVIEW**E. 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.)

Final Approval as submitted.

CONTINUED ITEM**F. 1137 CRESTLINE DR**

E-1 Zone

Assessor's Parcel Number: 049-183-008
Application Number: MST2007-00103
Owner: Richard 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.)

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

Continued indefinitely on Consent Calendar with the comment that the increase in roof pitch is an appropriate improvement to the house.

CONTINUED ITEM

G. 1216 ALTA VISTA RD

R-3 Zone

Assessor's Parcel Number: 029-150-042
Application Number: MST2006-00727
Owner: Claveria Bertha Trustees
Designer: Jason Grant

(Proposal to construct a 243 square foot detached laundry room, remove one Pepper Tree, reconfigure the existing parking area and interior alterations to reduce the number of existing bedrooms for two of the units on a lot currently developed with five one-story duplexes located at 1212 and 1216 Alta Vista Road.)

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

Final Approval as noted, with the comment that any exterior lighting shall return on Consent Calendar with cut sheets.

CONTINUED ITEM

H. 2506 STATE ST

E-3/PUD 4.6 Zone

Assessor's Parcel Number: 025-430-013
Application Number: MST2006-00720
Owner: Julie Lopp Revocable Living Trust
Applicant: Peter Hale

(Proposal to convert an existing two-car garage to a guest bedroom and construct a new two-car carport at the front of a 13,273 square foot lot currently developed with a single-family residence.)

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

Final Approval as submitted.

NEW ITEM**I. 1304 FERRELO RD**

E-1 Zone

Assessor's Parcel Number: 029-341-018
Application Number: MST2007-00114
Owner: Jammalamadaka Living Trust 10/12/01
Architect: John Kelley

(Proposal for a 98 square foot addition to the existing 2,170 square foot two-story residence to create a new entry and relocation of an the enclosure of a stair. (Additional floor area must be calculated for the removal of an existing interior stair. Volume of stair was only counted as floor area on one floor previously).)

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

Preliminary Approval as noted on the plans and return on Consent Calendar.

NEW ITEM**J. 930 SAN PASCUAL ST - BLDG E**

R-3 Zone

Assessor's Parcel Number: 039-292-019
Application Number: MST2007-00113
Owner: Pini Dario
Architect: Bryan Murphy

(Proposal to paint all existing building located at 930, 932, 934, 936, & 938 San Pascual (also known as 529 W. Carrillo), install the on-grade planter area (a Condition of Approval for the modification for trash enclosure location) and replace the gates for the existing trash enclosure at the south east property line driveway. The proposal also includes the "as-built" changes to the area beneath the existing stairways in buildings A (932) and B(934) to create a CMU wall to be backfilled with rubble under the existing risers.)

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

Final Approval as noted on the plans.

NEW ITEM**K. 601 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00119
Owner: FAEC Holdings 390026, LLC
Agent: BDC Management

(Proposal to repaint all five buildings on the lot.)

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

Final Approval of the colors as submitted.

NEW ITEM**L. 581 LAS ALTURAS RD** E-1 Zone

Assessor's Parcel Number: 019-281-007
 Application Number: MST2007-00122
 Owner: Gaylord J. Spreitz Trust 9/6/90
 Applicant: Sherry & Associates

(Proposal for a 437 square foot addition and remodel an existing one-story 2219 square foot single-family residence with an attached two-car garage on a 18,692 square foot lot.)

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

Preliminary Approval as noted, with the following comments: 1) The existing metal windows and doors change to wood-clad; 2) All new windows and doors shall be wood-clad; 3) Roof vents on the east, west, and south elevations shall be low profile.

NEW ITEM**M. 1261 FERRELO RD** E-1 Zone

Assessor's Parcel Number: 029-271-008
 Application Number: MST2007-00131
 Owner: Glenn A. McMurry
 Agent: Enrique Rodriquez

(Proposal to replace the existing grey shingle roof with new duralite tile roof.)

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

Final Approval as submitted.

REFERRED BY FULL BOARD**N. CITYWIDE - U.S. HWY 101** ? Zone

Assessor's Parcel Number: 099-MS-0PW
 Application Number: MST2004-00691
 Owner: City of Santa Barbara
 Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(Final Approval of the Landscape plans for the Hot Springs Road roundabout and Old Coast Highway sidewalk.)

Final Approval as submitted of the Landscape Plan.

CONTINUED ITEM**O. 3825 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00080
Owner: Patricia S. Nettleship, 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.)

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

Final Approval as submitted with the comment that the applicant is to avoid slices of pavers and restudy the dimension of pedestrian sidewalk.

FINAL REVIEW**P. 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
Designer: Susan Ciufu

(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.)

Continued one week to the Consent Calendar with the following comments: 1) Provide a revised plaster detail above the top of the wall above the entry; 2) Provide a revised detail of the proposed rooftop equipment screening to be simple plaster with no cap instead of wood.

**** MEETING ADJOURNED AT 8:07 P.M. ****