



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 23, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:09 P.M.

BOARD MEMBERS:

- MARK WIENKE, Chair, Present
- CHRISTOPHER MANSON-HING, Vice-Chair, Present (left at 4:40 p.m.)
- CLAY AURELL, Present
- JIM BLAKELEY, Absent
- GARY MOSEL, Present
- RANDY MUDGE, Absent
- DAWN SHERRY, Present (arrived at 3:16 p.m.; left at 6:17 p.m.)
- PAUL ZINK, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present (from 3:57 p.m. until 4:15 p.m.)
- 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	<u>Master Application & Submittal Fee</u> - (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 <u>folded plans</u> 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/abr. 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, April 19, 2007 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
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 April 16, 2007, with corrections.

Action: Manson-Hing/Aurell, 7/0/0. Motion carried. (Blakeley absent.)

C. Consent Calendar.

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

Action: Manson-Hing/Mosel, 7/0/0. Motion carried. (Blakeley absent.)

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

1. Mr. Boughman made the following announcements:

a) Board member Blakeley will be absent from the meeting today, and April 30, 2007.

b) Member Blakeley requested to step down from the Sign Committee.

The Board was in agreement that Mr. Zink will serve as Sign Committee representative, and Mr. Aurell will serve as alternate.

2. Board member Sherry announced that she will leave at 6:30 p.m.

4. Mr. Limon announced that the Traffic Calming Devices appeal has been postponed until May, 2007.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 2515 - 2519 ORELLA ST.**

R-3 Zone

Assessor's Parcel Number: 025-021-007
Application Number: MST2007-00038
Owner: John J. Holehouse
Architect: Jyl Ratkevich

(Proposal to convert two one-story duplexes and one one-story triplex residential unit to condominiums. The proposal includes small additions to each unit, new paving and landscaping, and conversion of an existing 219 square foot detached garage to storage space. Seven parking spaces and one guest parking space are proposed. The proposed project would total 3,094 square feet on a 12,816 square foot parcel. Exceptions to the physical standards for condominium conversions include one of the units being undersized, and having less than the required number of parking spaces. Planning Commission approvals are requested for Modifications for alterations of openings within both interior yard setbacks and the change of use from garage to storage space.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF CONDOMINIUM CONVERSION AND MODIFICATIONS.)

(3:33)

Present: Jyl Ratkevich, Architect; John Holehouse and Alex Armstrong Owners.

Public comment opened at 3:44 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Planning Commission and return to the Consent Calendar with the following comments:

- 1) The Board appreciates: a. the additional landscape in the interior courtyard and throughout the project; b. the changes to the parking off the alley and the significant increase in outdoor space and landscaping; c. the use of the existing steel windows and other windows to match; d. the water feature in the existing courtyard.
- 2) The existing courtyards and landscaping are charming, acceptable, and appropriate for such a condominium conversion project.
- 3) The existing hedge and entry trellis at the street frontage are positive elements to the streetscape and provide entry indicators.
- 4) Provide pathway lighting from the rear parking to the courtyard. Consider using a solar step light system.
- 5) The Board likes the softness of the site plan as presented and the clipped corners of the private outdoor living space for the rear units.
- 6) The Eugenia hedge on Orella Street should be trimmed and maintained at 42 inches above grade, per City Code.
- 7) The Board looks forward to seeing the final resolution of parking surfaces toward the public alley.
- 8) The modifications are technical in nature and have no negative aesthetic impacts.

Action: Sherry/Mosel, 6/0/0. Motion carried. (Blakeley and Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1967 STANWOOD DR**

A-1 Zone

Assessor's Parcel Number: 019-050-002
Application Number: MST2007-00081
Owner: Ronald B. Dinning
Applicant: Sophie Calvin

(Proposal for remodeling and a 990 square foot one-story addition to an existing single-family residence, a new 529 square foot detached garage with a 463 square foot second-floor accessory space, garden stairs, patio, trellises and exterior fireplace. The project is located on a 32,916 square foot lot in the Hillside Design District. A Modification is requested for the accessory structure to encroach into the front yard.)

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

(3:57)

Present: Sophie Calvin, Agent.

Public comment opened at 4:06 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modification for the front yard garage has no adverse aesthetic impact.
- 2) The accessory building/garage shall have detail to match the existing and proposed detailing for the residence and additions.
- 3) Include shed documents and details.

Action: Zink/Sherry, 6/0/0. Motion carried. (Blakeley and Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 333 C W COTA ST**

R-4 Zone

Assessor's Parcel Number: 037-152-001
Application Number: MST2007-00132
Owner: Margaret Mead
Agent: Susan McLaughlin, SEPPS

(Proposal to permit an "as-built" conversion of 365 square feet of attic space to habitable space in a previously approved studio unit located on the second-floor of a 3,037 square foot two-story triplex. Modifications are requested for an "as-built" uncovered parking space to be located in the front yard setback, to provide 5 rather than the required 6 parking spaces, and for a hedge to exceed 3.5 feet at the front property line to screen the uncovered parking space.)

(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

(4:15)

Present: Susan McLaughlin, Agent; Margaret Mead, Owner.

Public comment opened at 4:23 p.m.

Chair Wienke read into the record a letter from Steve Johnson addressing parking concerns.

Public comment closed at 4:24 p.m.

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

- 1) The modification to allow the existing Eugenia hedge at Castillo and Cota Streets poses no negative aesthetic impact to the neighborhood.
- 2) The “as-built” conversion of attic space has no adverse aesthetic impact to the neighborhood.
- 3) The hedge above existing stone retaining wall located on the property line shall be a maximum of 8 feet high above the sidewalk. In the area adjacent to the car the hedge shall be a maximum of 6 feet high.
- 4) The modification for the reduction of parking spaces from 6 spaces to 5, and the front yard parking, secures an appropriate improvement for the “as-built” condition adding habitable space in the attic. The front yard parking poses no adverse aesthetic impact. Because of the parcel orientation, the uncovered parking space appears more to be in a side yard orientation rather than a front yard.
- 5) There is concern that a precedent may be set allowing parking in the front yard and hedges higher than 42 inches. Comments 1 through 4 are related to this site and its location across the street from a large asphalt parking surface of the Department of Motor Vehicles, and its proximity to Highway 101. Some Board members prefer to have the site under-parked rather than the proposed parking in the front yard setback. Some Board members prefer to not have the proposed parking in the front yard setback; however, in this instance the Board finds it acceptable under the conditions related to this site.

Action: Manson-Hing/Sherry, 5/0/1. Motion carried. (Wienke abstained. Blakeley and Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1706 CLIFF DR

E-3 Zone

Assessor's Parcel Number: 035-160-008
Application Number: MST2007-00143
Owner: Patricia Le Gall
Architect: James LeCron

(Proposal to remodel an existing 1,099 square foot one-story single-family residence and construct a 1,384 square foot two-story addition to the rear. The existing detached 374 square foot two-car garage will become attached to the residence as a result of the project. The proposal includes new garden walls and entrance gates.)

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

(4:41)

Present: Jim LeCron, Architect.

Public comment opened at 4:55 p.m.

Peggy Cornell: suggested using tile or red roof in keeping with the existing neighborhood.

Public comment closed at 4:59 p.m.

Motion: 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 return to the Full Board with the following comments:

- 1) Decrease the proposed 12 foot floor-to-floor height.
- 2) Some Board members appreciate the incorporation of the tower element and the trellis.
- 3) Study the detailing, fenestrations and incorporation of the tower into the second story.
- 4) Show the tree size and species at the west elevation.

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

***** THE BOARD RECESSED FROM 5:27 P.M. UNTIL 5:48 P.M. *****

PRELIMINARY REVIEW

5. 412 OLD COAST HWY

R-3/SD-3 Zone

Assessor's Parcel Number: 017-343-002

Application Number: MST2004-00776

Owner: Mario Abonce

Architect: Jose Esparza

(Proposal to demolish an existing 252 square foot garage and construct a detached two-story 1,119 square foot residential unit with a 50 square foot second-story deck, 43 square foot porch, and an attached 441 square foot two-car garage and a 252 square foot one-car garage. There is an existing one-story 1,413 square foot residential unit on a 6,413 square foot lot located in the non-appealable jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 037-06.)

(5:48)

Present: Jose Esparza, Architect. Bethany Clough, Landscape Architect.

Public comment opened at 5:55 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:

- 1) The Board appreciates the architecture, materials and detailing, 2x6 exterior walls, slope sills, and the use of carriage style garage doors; the creative use of hardscape and the incorporation of landscape as presented.
- 2) The Board looks forward to the use of wood or clad true divided light windows.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 949 VERONICA SPRINGS RD

E-1 Zone

Assessor's Parcel Number: 049-040-022

Application Number: MST2007-00150

Owner: First Baptist Church of SB

Applicant: Robert McCormick, Clearwire Wireless

Architect: PB Telecom

(Proposal for the installation of a broadband wireless telecommunications facility consisting of three antenna panels to be installed on the roof of an existing church building and screened by raising an existing architectural element. The proposal includes a 2-foot by 2-foot by 52-inch high radio cabinet located on the ground adjacent to the existing building.)

(PROJECT REQUIRES FINDINGS OF NO ADVERSE VISUAL IMPACTS.)

(6:07)

Present: Robert McCormick, Applicant.

Public comment opened at 6:09 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:

- 1) Provide construction details.
- 2) Colors are to match the existing parapet.

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

***** THE BOARD RECESSED FROM 6:16 P.M. UNTIL 6:20 P.M. *****

PRELIMINARY REVIEW**7. 1642 SHORELINE DR**

E-3/SD-3 Zone

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

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

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

(6:20)

Present: Joaquin Ornelas, Applicant; Terri Green, Agent.

Public comment opened at 6:27 p.m.

Loretta Redd: aggressive design, lack of neighborhood compatibility.

Jon Kauffman: pool equipment noise, setbacks, 12 foot high garage.

Ms. Green clarified that the pool equipment and setbacks were approved when they were constructed.

Public comment closed at 6:44 p.m.

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

- 1) Attempt to enclose to the pool equipment to decrease noise to the neighbor. The equipment's location adjacent to exterior and retaining walls causes noise to reverberate.
- 2) Study the roof decks as shown on the southwest elevation.
- 3) As presented, there is concern for safety of users and public with the proposed cable rails on the southeast elevation roof deck.
- 4) Study homogenizing the exterior metal components of the building, i.e. railings and awnings, to be in the same material.
- 5) The applicant has moved in positive direction for breaking up the size, bulk and scale of massing of second-story addition, and removal of the heavy horizontal roof band.
- 6) Study the parapets and use of solar panels on the second story roof, as they might change the structure size. The Board appreciates the use of these devices in the proposed locations.
- 7) Some Board members are concerned with the increase in height for both the first and second floor as shown on the proposed plan.

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

FINAL REVIEW**8. 2108 LAS CANOAS RD**

A-1 Zone

Assessor's Parcel Number: 021-030-031
 Application Number: MST2005-00456
 Owner: Donald A. and Lorna Lea McGilvray
 Architect: Scott Branch
 Architect: Burnell & Jewett

(Proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. The proposal includes 490 cubic yards of cut and 505 cubic yards of fill grading outside the main building footprint.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:02)

Present: Scott Branch, Architect; Donald and Lorna McGilvray, Owners.

Motion: Final Approval with the following conditions:

- 1) Grading shall be feathered more at the bottom of the south driveway slope grading area; refer to page C-1.
- 2) All retaining walls along the driveway shall match the body color of the existing building, as noted on page A-7.

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

CONSENT CALENDAR**FINAL REVIEW****A. 1333 RIALTO LN**

E-1 Zone

Assessor's Parcel Number: 049-242-030
 Application Number: MST2006-00718
 Owner: Jason A. Jacobs
 Architect: Jose Esparza

(Proposal for a 473 square foot one-story addition to an existing single-family residence. The existing 2,518 square foot one-story residence, including attached 442 square foot garage, is located on a 13,886 square foot lot in the Hillside Design District.)

Final Approval as noted on the plans. Applicant to provide a cut sheet for light fixture.

FINAL REVIEW**B. 126 N ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-093-017
Application Number: MST2006-00666
Owner: Alicia Fernandez
Designer: Jose Esparza

(Proposal for partial demolition and rebuilding of an existing 1,126 square foot one-story single-family residence. The proposal includes the construction of a 310 square foot second-story, a 137 square foot front porch, an 18 square foot second-story deck, extension of a garden wall adjacent to the driveway, widening the driveway by 3 feet, and demolition of 241 square feet of the existing first-floor space. There are two units on the 5,000 square foot parcel with no proposed alterations to the rear unit.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL**C. 1116 BATH ST**

R-4 Zone

Assessor's Parcel Number: 039-221-025
Application Number: MST2007-00127
Owner: Frank Guzman
Architect: Robert Stamps

(Proposal to construct a six foot tall masonry wall, 170 feet long on the western property line.)

(Review After Final to revise proposed height of wall from 6 feet to 8 feet.)

Final Approval as submitted.

FINAL REVIEW**D. 2047 CIELITO LN**

A-1 Zone

Assessor's Parcel Number: 021-082-036
Application Number: MST2006-00306
Owner: Robert and Norah McMeeking
Architect: Hugh Twibell

(Proposal for a 1,191 square foot three-story addition to an existing 2,837 square foot three-story single-family residence located on a 45,075 square foot lot in the Hillside Design District.)

Final Approval as noted on the plans.

FINAL REVIEW**E. 602 ANACAPA ST**

C-M Zone

Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Architect: Christian Robert
Contractor: Campanelli and Associates

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building, two new exterior doors, and sound control mitigation measures.)

Final Approval as submitted.

CONTINUED ITEM**F. 404 GARDEN ST**

M-1 Zone

Assessor's Parcel Number: 031-281-016
Application Number: MST2006-00240
Owner: Run 17, LLC

(Proposal to construct a 984 square foot two-story commercial building on a vacant 2,546 square foot lot. The project includes total grading of 315 cubic yards. A Modification is requested to provide three rather than the required four parking spaces. The proposal includes two vehicle storage lifts inside the garage.)

Final Approval of the architecture as submitted.

NEW ITEM**G. 626 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 037-122-015
Application Number: MST2007-00169
Owner: John E. Savage
Designer: Ys Kim

(Proposal to construct a handicap ramp and add a handicap parking space for a mixed-use project.)

Final Approval as submitted.

NEW ITEM**H. 1017 E HALEY ST**

R-2 Zone

Assessor's Parcel Number: 031-242-020
Application Number: MST2007-00172
Owner: Robert Bartlein and Priscilla Jacobs
Architect: Vadim Hsu
Contractor: Ken Smith

(Proposal for the re-approval of a project that was previously approved at ABR. The previously approved project was revised to two units rather than three. The new proposal is to demolish two existing apartment units and detached garage and construct two new apartment units. The project consists of two detached residential units. The front unit is a two-story, 1,508 net square feet. The rear unit is one-story, 1,026 net square feet. Also proposed are a two-car carport and two uncovered parking spaces to be located in the middle of the lot. There will be approximately 150 cubic yards of cut grading outside the building footprints on the 9,056 square foot lot.)

(Re-approval of a project previously approved at ABR is requested. The proposed project would go from 3 units to 2 units with minor exterior changes.)

Final Approval as noted on the plans, with the condition that the new specimen tree is to be a fruit tree or a non-dwarf version of a Magnolia Grand Deflora.

NEW ITEM**I. 1013 SAN DIEGO RD**

E-1 Zone

Assessor's Parcel Number: 029-202-015
Application Number: MST2007-00148
Owner: Kurta Family Trust 12/12/00
Applicant: Peter Becker

(Proposal for alterations to a 4,282 square foot, legal nonconforming duplex in a single-family residence zone. The alterations include extending the roof over deck 5 feet, interior remodel and replacing and adding various doors and windows.)

Continued one week to Consent Calendar with the comment that the applicant is to provide photos from the East deck toward the rear yard of the neighbor to the East.

REVIEW AFTER FINAL**J. 40 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-130-007
Application Number: MST2005-00769
Owner: Wayne Smith
Architect: Kathy Hancock

(Proposed addition of 142 square feet to an existing 2,935 square foot single-family residence with an attached two-car garage located on a 32,029 square foot lot within the Hillside Design District on a lot with slope in excess of 20%. Proposal also includes 565 square foot of new deck area and approximately 30 cubic yards of fill for a new driveway.)

(Review After Final for addition of fountain.)

Final Approval as submitted.

NEW ITEM**K. 711 LAS CANOAS PL**

A-1 Zone

Assessor's Parcel Number: 021-030-045
Application Number: MST2007-00182
Owner: Sidney and Harriet Ackert Trustees
Applicant: Joe Campanelli

(Proposal to abate zoning violations through approval of "as-built" accessory building and removal of kitchen stove and sink on lower level of residence.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted.

FINAL REVIEW**L. 422- 448 SANTA FE PL**

E-1 Zone

Assessor's Parcel Number: 035-191-001
Application Number: MST2003-00620
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: L&P Consultants
Architect: Zehren and Associates

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single-Family Project" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums of the 1.93 acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single-Family Residential, to R-2, Two-Family Residential. Seven of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and seven would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two-car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single-Family Residence, to R-2, Two-Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over-density units on a lot in the R-2 Zone; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and a Vesting Tentative Subdivision Map to merge and re-subdivide 1.93 acres into one lot for condominium purposes.)

(Final Review of landscape and irrigation plans.)

Final Approval as noted on the plans.

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

R-3 Zone

Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00190
Owner: FAEC Holdings 390026, LLC
Applicant: Karen Quinn

(Proposal for a new landscape plan to include removal of trees in the front setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week with the following comments: 1) provide mitigation for tree removal; 2) provide landscape improvements appropriate to site improvement.

**** MEETING ADJOURNED AT 7:13 P.M. ****