

- Motion: ~~Preliminary approval and continued indefinitely to the Consent Calendar with the comment 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 the following conditions: 1) Widen the planter adjacent to the garage. 2) Provide at least a 6 inch wall offset at the broken pitch roof on the second floor North and South elevations. 3) The curbing adjacent to the driveway should not be rolled curb. 4) The landscape plan shall reflect boulders and planting of the graveled area where rolled curb had been proposed to prevent parking off the pavement.~~
- Action: LeCron/Bartlett, 7/0/0. Manson-Hing absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. **930 MIRAMONTE DR** A-1 Zone
- Assessor's Parcel Number: 035-023-003
 Application Number: MST2004-00743
 Owner: Community Environmental Council Inc
 Applicant: Phillips Metsch Sweeney Moore Architect
 Architect: Phillips Metsch Sweeney Moore

(Proposal to construct a new single-story 8,750 square foot, 18-bed hospice facility with 21 underground parking spaces below the new structure. There are two existing structures on-site, a partial two-story 4,143 square foot resource center and a 640 square foot garden center with an attached 453 square foot garage and eight parking spaces. Both existing structures are proposed to remain with minor alterations. The project includes a proposal to widen the existing access road to two-way traffic, which will require grading and retaining wall construction. Planning Commission approval is required for a Conditional Use Permit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT.)

(4:49)

Kristin Story, Architect; Steve Metsch, Architect; Eileen Bunning, Visiting Nurse and Hospice Care of Santa Barbara, present.

Public comment opened at 5:03

Kathie Organ, neighbor, stated that she is in support of the project.

Public comment closed at 5:05 p.m.

- Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board is supportive of the single story structure and the partial underground parking. 2) The mass, bulk and scale is acceptable to the site. 3) Provide a grading plan showing the retaining walls and trees. Specific interest to the Board is the grading changes to the true west and the grading changes required to widen the road.. 4) Significant trees shall be documented as protected and or removed. 5) The Board finds the architecture to be simple and beautiful, but is not highly visible to the public. 6) Provide additional detail at the connection of the existing building and the new building. 8) Provide photodocumentation of the view from across the canyon.
- Action: Pierron/Christoff, 9/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 930 MIRAMONTE DR**

A-1 Zone

Assessor's Parcel Number: 035-023-003
Application Number: MST2004-00743
Owner: Visiting Nurse & Hospice Care of Santa Barbara
Architect: Phillips, Metsch, Sweeney, Moore

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Planning Commission approval is requested for a Conditional Use Permit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT.)

(4:15)

Present: Eileen Bunning, President and CEO, Visiting Nurse Association of Santa Barbara; Trish Allen, Project Planner; Kirstin Story, Architect; Bob Cunningham, Landscape Architect.

Public comment opened at 4:37 p.m.

Jacqueline Daugharty, resident, opposed to the project, not opposed to hospice.

Larry Boufard, resident, opposed to the project, not opposed to hospice.

Glen Fritzler, resident, opposed.

John Fritsche, resident, opposed.

Joel O'Hayon-Crosby, resident, opposed.

Charles Brycoff, resident, opposed.

Chair Bartlett read into the record a letter from Mary Jane McCracken, resident, in favor.

Public comment closed at 4:46 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board finds the revised site plan and the revised finished floor elevations to be improvements. 2) The gardens abutting the proposed residential wings will be a positive aspect to this project. 3) There is concern with the resultant grading on east side of building for the gabion retaining walls, and on the west elevation with the new driveway to subterranean parking. 4) Provide engineering solutions that minimize exposed retaining walls, deal with drainage, and the proposed cisterns. 5) The Board would like the architecture of the addition to be sympathetic to the original design. 6) There is concern with the repetitive clear story windows. 7) Look for ways to create a "hilltown" look by varying the roof forms. 8) Restudy the proposed parking, as the proposal provides more than the required parking. Look for ways to minimize the visual impact. 9) Provide more detail for the proposed work occurring in the driveway access easement.

Action: LeCron/ Wienke; 8/0/0.

PRELIMINARY REVIEW**2. 3303 STATE ST A**

C-L/C-P/SD-2 Zone

Assessor's Parcel Number: 051-100-001
 Application Number: MST2006-00077
 Owner: Emily and James Deloreto Trust
 Architect: Lenvik and Minor

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

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

(4:25)

Present: Richard Six, Architect; Lisa Rocci, Landscape Architect; Bob Cunningham, Landscape Architect.

Motion pertaining to the architecture:

Motion: Final Approval of the architecture with the following conditions:

1. The applicant is to remove the center finials at signage recesses. The Board looks to the Sign Committee for approval of signage at the awning locations. For this application, the Board supports the proposed location, recognizing that it would require an exception to the Sign Ordinance.
2. The Board understands that a basket weave brick pattern will be used at the non-plaza walks throughout the north arcade area.
3. The applicant is to adjust the curb locations at the column locations in the parking areas to facilitate vehicular overhangs.

Action: Sherry/Manson-Hing, 5/1/0. Blakeley opposed.

Motion pertaining to the landscape:

Motion: Final Approval of the landscape as submitted.

Action: Mudge/Blakeley, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**3. 930 MIRAMONTE DR**

A-1 Zone

Assessor's Parcel Number: 035-023-003
 Application Number: MST2004-00743
 Owner: Visiting Nurse and Hospice Care of Santa Barbara
 Architect(s): Phillips, Metsch, Sweeney, and Moore

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Planning Commission approval is requested for a Conditional Use Permit.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT.)

(5:15)

Present: Kristin Story, Architect; Eileen Bunning, President & CEO, Visiting Nurse Association of Santa Barbara; Bob Cunningham, Landscape Architect; Trish Allen, Project Planner.

Public comment opened at 5:39 p.m.

Chair Wienke acknowledged receipt of five letters in support of the project. Letters were received from Michele McCutcheon, Lynda Fairly, Kathie Organ, Eve Sommer-Belin, and Mary Jane McCracken,

Kathie Organ, in favor.

Glen Odell, interested in the Board's thoughts regarding earth tones.

Pat Snyder, for Joe Jowell, in favor.

Charles Browning, Chairman of Building Committee and Board member, Visiting Nurse Association. In favor.

Mathew Denahe, in favor.

Kurt Russell. Water drainage concerns.

Public comment closed at 5:45 p.m.

- Motion: Continued indefinitely to the Planning Commission with the following comments:
1. The Board continues to be is satisfied with the hill-town village appearance, and the break up of the masses to achieve that look.
 2. The Board acknowledges the drainage solutions and detention pond area, and looks for continued development in that regard to lessen the amount of water run off to Carrillo Street.
 3. The Board looks forward to landscape solutions under the Oak tree, at the entry garden, to provide more privacy to adjacent rooms.
 4. The Board is pleased that more Oak trees will be planted on the downhill side of the site toward Carrillo Street, and other areas, to buffer the building from view and to add landscape/trees to the slightly denuded hillside.
 5. Study the entries from: a. the driveway approach the parking garage, and, b. main entry doorway façade, to create better entry statements, i.e. portals.
 6. Continue simplification of the low pitch roof forms in an attempt to create simpler, vernacular shaped architectural massing.
 7. The Board understands that the applicant will restudy the retaining wall design around the existing Oak in an effort to preserve the tree.
 8. The board suggests a muted color scheme for the exterior of the building, oriented to blend into the landscape.

Action: Mosel/Sherry, 6/0/0.