



DRAFT

City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 19, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:
 MARK WIENKE, Chair
 CHRISTOPHER MANSON-HING, Vice-Chair
 CLAY AURELL
 JIM BLAKELEY
 GARY MOSEL
 RANDY MUDGE
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: GRANT HOUSE

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

GENERAL BUSINESS:

- A. The meeting was called to order at 3:07 p.m. by Chair Wienke.
- B. Roll Call:
Present: Aurell, Blakeley (arrived at 3:17), Manson-Hing (left at 5:00), Mosel, Mudge, Sherry (left at 5:18), Wienke (left at 8:50), Zink.
Absent: None.
Staff: Bedard, Limon (left at 6:14), Shafer.
- C. Public Comment:
No public comment.
- D. Approval of the minutes.
Motion: Approval of the minutes of the Architectural Board of Review meeting of November 05, 2007, as amended.
Action: Manson-Hing/Mudge, 7/0/0. Motion carried. (Aurell abstained. Blakeley absent.)
- E. Consent Calendar. November 12, 2007 and November 19, 2007.
Motion: Ratify the Consent Calendar of November 12, 2007. The Consent Calendar was reviewed by Dawn Sherry.
Action: Mosel/Sherry, 7/0/0. Motion carried. (Blakeley absent.)
Motion: Ratify the Consent Calendar of November 19, 2007. The Consent Calendar was reviewed by Dawn Sherry and Christopher Manson-Hing, with the exception of the landscaping for Items D and G, reviewed by Randy Mudge.
Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (Blakeley absent.)
Motion: To reconsider ratification of the Consent Calendar of November 5, 2007.
Action: Sherry/Manson-Hing, 7/0/0. Motion carried. (Aurell abstained.)
Motion: Ratify the Consent Calendar of November 5, 2007 to include Preliminary Approval of Item E, 418 Canon Perdido. Items on Consent Calendar were reviewed by Dawn Sherry, with the exception of landscaping for Items F, G, H, and I reviewed by Randy Mudge.
Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (Aurell abstained.)
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1) Ms. Bedard requested a quorum of members to attend an ABR meeting to be added either in December or in January.
Straw vote: how many Board members would prefer to meet January 8, 2008? 4/4/0.
Straw vote: how many Board members can meet on December 11, 2007? 3/5/0. Straw vote: how many Board members can meet on January 8th? 6/2/0?
It was the consensus of the Board to reschedule the cancelled December 31st meeting to January 8, 2008.
2) Chair Wienke announced that he will step down from Item 8.

- 3) Vice-Chair Manson-Hing reported that he will not attend the December 3rd and 17th meetings and requests a replacement for Consent Calendar.
Board member Aurell will review Consent Calendar on December 3rd.
Board member Zink will review Consent Calendar on December 17th and will be available on December 3rd should Member Aurell be unable to attend.
- 4) Board member Sherry announced that she will leave 5:00 p.m.
- 5) Board member Manson-Hing announced that he will leave at 5:30 p.m.

G. Subcommittee Reports.

Street Light Ordinance Committee: Boardmember Sherry reported on a public/consultant outreach meeting held at Cabrillo Arts Center.

Airport Sub-Committee: Chair Wienke and Vice-Chair Manson-Hing reported on the progress of the Airport project.

Planning Commission: Board member Mosel reported on his attendance at the Planning Commission's review of 814 Orange Avenue.

H. Possible Ordinance Violations.

CONCEPT REVIEW - NEW ITEM

1. DE LA VINA AND STATE ST

Assessor's Parcel Number: 051-110-0RW
 Application Number: MST2007-00517
 Landscape Architect: Arcadia Studio
 Owner: City of Santa Barbara
 Applicant: Amanda Flesse

(Proposal to reconfigure the intersection of De la Vina Street and State Street by eliminating the free right turn lanes and proposing additional landscaping.)

(Action may be taken if sufficient information is provided.)

(3:39)

Present: Dru Van Hingle, Acting Supervisor of Transportation; Allen Browning, Public Works Transportation; Greg Knudsen, M&S Engineers; Bob Cunningham, Architect.

Public comment opened at 3:59 p.m.

- 1) Kellam de Forest: opposed. If it is not broken why fix it? De La Vina is a designated artery.
- 2) Harry Kazali: opposed. The proposal will create more traffic impacting entry to his hotel.
- 3) Michael Self, Santa Barbara Safe Streets: opposed. Grant funds were specifically to relieve congestion and marked for MTD; waste of funds; there are other intersections in need.
- 4) Jim Westby, Santa Barbara Safe Streets, opposed. No accidents at this location in several years; alternative traffic studies are needed; recognizes the problem entering/existing Trader Joe's.

- 5) Roger Manasse: opposed. Intersection currently functions well, traffic flows well, virtually no accidents in 10 years. Proposed changes will create problems by causing traffic to back up.
- 6) Dale Francisco: the funds specified for an intersection without problems could be used at other intersections. The project will make it more difficult for traffic crossing De La Vina.
- 7) Scott Wenz, Cars Are Basic: opposed. The plan is abominable; the data is inaccurate; project must be planned based on data.
- 8) Chair Wienke summarized three opposing letters received from Matthew Rodman, Sheila Lambert, Roger and Jane Manasse.

Public comment closed at 4:21 p.m.

Boardmember Sherry requested clarification of ABR's purview. Mr. Limon stated it is appropriate to raise questions to improve the aesthetics, and stated that City Council would like to hear ABR's concerns of the project. Browning Allen, Public Works Transportation Manager stated that the public's opportunity to comment was at the Transportation Circulation Committee meeting, but before going out to bid there will be a meeting of neighbors to formally ask questions of staff.

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

- 1) Return with an analysis of providing access to MacKenzie Park at the end of the intersection that is currently fenced off.
- 2) Applicant to provide information concerning the curb, gutter, and traffic realignment onto State Street.
- 3) Obtain comments from the Fire Department to ensure fire truck access and turning capability.
- 4) Verify that all poles, vaults, and light fixtures proposed for this area will match the new design standards for the location.
- 5) Verify speed limits and other traffic issues experienced by the Police Department in this intersection, particularly for the right turn from State Street onto De La Vina Street. Provide before and after numbers data related to traffic flow at the intersection to aid both the Board and the Public in understanding the need for improvements.
- 6) The idea of having more landscaping in this area is appreciated, although the Board is not convinced that having a pedestrian sidewalk of pervious concrete with benches is the appropriate solution and may look for other solutions that increase the landscape and may have a larger retention/detention production in that area.
- 7) The Board likes the idea of the sustainable design solution that can be generated from storm water from Samarkand.
- 8) At this time most of the Board is not convinced of the need for the removal of right turn free lane on De La Vina from State Street.
- 9) There is concern for having more lighting in any plan for this area, and is concerned about the potential homeless population problems in areas that can not be visualized or policed, such as on benches or behind the fenced area at De La Vina Street.
- 10) Most of the Board appreciates the existing cedar tree in the island and would prefer to see it remain in the area.

- 11) Provide information about other concepts which might have been considered.
- 12) Verify existing and proposed location and size of Southern California Edison electrical vaults. Determine whether vaults will hinder the water retention plan and provide possible solutions.

Action: Mudge/Manson-Hing, 8/0/0. Motion carried.

PRELIMINARY REVIEW

2. 400 BLK SHORELINE DR

P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2006-00357
 Owner: City of Santa Barbara
 Designer: Penfield and Smith
 Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

(Action may be taken if sufficient information is provided.)

(5:19)

Present: Lisa Arroyo, Public Works Engineering; Derrick Rapp, Traffic Engineer, Penfield and Smith.

Public comment opened at 529: p.m. As no one wished to speak, public comment closed was closed.

Motion: Continued indefinitely to the Historic Landmarks Commission and return on Consent Calendar with the following comments:

- 1) Presently the Board does not have a problem with the drawings as submitted, however, there is concern with applicability and continuity with the West Beach plan. The Board would like HLC to conduct a courtesy review of the plan and provide comments to the ABR with regard to light pole standards and light fixtures for continuity with the plan.
- 2) At this time there is concern that the design is larger in scale and height of poles, and the number of fixtures than other mid-block pedestrian access points being proposed for other areas of the West Beach plan.
- 3) Some Board members are concerned with the continued bike/pedestrian lane sidewalk approach and its danger to both. Study for a different solution.

Action: Mudge/Aurell, 6/0/0. Motion carried. (Manson-Hing/Sherry absent.)

FINAL REVIEW**3. 25 DAVID LOVE PL**

Assessor's Parcel Number: 073-080-050
 Application Number: MST2006-00656
 Owner: City of Santa Barbara
 Applicant: Leif Reynolds, Project Engineer
 Architect: Lenvik and Minor
 Landscape Architect: Bob Cunningham

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

(Referred from Consent. Final Landscaping Approval is requested. Final Approval of architecture was received on 10/15/07.)

(5:43)

Present: Ed Lenvik, Architect; Bob Cunningham, Landscape Architect; Leif Reynolds, Project Engineer; Andrew Bermant, Architect.

Planning Commission Comments: Bruce Bartlett, PC Representative, reported that PC's recommendation for the landscape concept was to have canopy trees and landscape to provide buffering from David Love Place - but not to have trees within the auto storage portion of the lot; standard City landscaping was expected within the employee parking lot fronting David Love Place. Public comment at PC was to have screening from the parking lot without blocking views from the neighboring two-story structure to the south. PC's condition of approval included differentiated pedestrian paving material to the entry, and paving surface permeability.

Motion: Final Approval of Landscaping and Final Approval of the Review After Final and continued indefinitely to the Consent Calendar with the following comments:

- 1) Applicant to comply with solar design guidelines. The applicant's use of solar photovoltaic is appreciated. The Board appreciates designs that celebrate the use of photovoltaics and finds that solar can be interesting and not simply utilitarian.
- 2) Some Board members approve of the landscaping as proposed, two Board members are concerned with the lack of trees.
- 3) Provide locations for future photovoltaic installation across the entire parking storage area.
- 4) Provide final working drawings for the freestanding solar array on Consent Calendar.

Action: Zink/Aurell, 3/3/0. Motion failed. (Manson-Hing/Sherry absent.)

Reconsidered

Motion: Final Approval of Landscaping and Final Approval of the Review After Final and continued indefinitely to the Consent Calendar with the following comments:

- 1) Applicant to comply with solar design guidelines. The applicant's use of solar photovoltaic is appreciated. The Board appreciates designs that celebrate the use of photovoltaics and finds that solar can be interesting and not simply utilitarian.

- 2) Some Board members approve the landscaping as proposed, two Board members are concerned with the lack of trees.
- 3) Provide locations for future photovoltaic installation across the entire parking storage area.
- 4) Provide final working drawings for the freestanding solar array on Consent Calendar.

Action: Zink/Aurell, 4/2/0. Motion carried. (One Board member changed his vote, wording of motion did not change.) (Blakeley/Mosel opposed: needs parking lot trees. Manson-Hing/Sherry absent.)

***** THE BOARD RECESSED FROM 6:14 P.M. UNTIL 6:37 P.M.*****

CONCEPT REVIEW - NEW ITEM

4. 15 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-040-058
 Application Number: MST2006-00682
 Owner: Johnman Holding, LLC
 Agent: Trish Allen

(Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a three-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 one-bedroom units, 12 two-bedroom units, and 2 three-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP AND BONUS DENSITY.)

(6:37)

Present: Trish Allen, Agent, Suzanne Elledge Planning and Permitting; Bob Cunningham, Architect, Arcadia Studio; David Jones, Architect, Lenvik and Minor.

Public comment opened at 6:59 p.m. As no one wished to speak, public comment was closed

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

- 1) The Board is pleased with the size, bulk, and scale, break up of massing, creek restoration, and the affordable units.
- 2) There is some concern with the trash/recycling area which appears too close to the Hope Avenue pedestrian access. Provide a more private solution.

- 3) Coordinate metering and tree locations in the parkway to allow planting as shown on the plans.
- 4) The Board is concerned and interested in alternatives for the Fire Department access link to State Street, such as landscaping.
- 5) There is concern that the pedestrian entry from Hope Avenue to the courtyard condos is weak. Study a solution that better celebrates the entry and pathway.
- 6) There is concern with some minor details, such as the half arches at the carport from Hope Avenue (at the right of the front elevation).
- 7) Some Board members are concerned with the diagonal striping at the cornice/freeze line and some other proportional elements, particularly at the north elevation of Hope Avenue. It is suggested having more playful placement of window elements on north side elevation.
- 8) The Board is in favor of the fountain at the front entry area off Hope Avenue.
- 9) The exposed rafter detailing of the eaves are appreciated.
- 10) Restudy the windows over arches at the west elevation for better proportions.
- 11) The landscaping appears appropriate at this time.
- 12) Verify whether stairway access to Whole Foods can be placed in the setback area.
- 13) The Board appreciates the applicant keeping the eucalyptus tree and the 30 inch oak tree in the creek area, and looks forward to seeing the design for the creek restoration at the eastern part of the property.

Action: Aurell/Zink, 6/0/0. Motion carried. (Manson-Hing/Sherry absent.)

CONCEPT REVIEW - NEW ITEM

5. 1405 HARBOR VIEW DR

R-2/SD-3 Zone

Assessor's Parcel Number: 015-292-005
Application Number: MST2007-00278
Owner: Carlos Villareal
Architect: Tom Jacobs

(Proposal to demolish an existing 960 square foot single-family residence and 560 square foot detached garage and construct two new two-story, single-family residences with attached two-car garages. The first unit is proposed to be 1,474 square feet and the second unit is proposed to be 1,409 square feet. Total proposed development includes 3,734 net square feet on a 7,320 square foot parcel in the non-appellable jurisdiction of the Coastal Zone. The project requires Planning Commission approval for a Coastal Development Permit and review of two zoning modifications requests.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION REVIEW OF A COASTAL DEVELOPMENT PERMIT AND ZONING MODIFICATIONS.)

(7:26)

Present: Tom Jacobs, Architect.

Public comment opened at 7:39 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modification required for the pop outs is technical in nature. The second-story location does not prohibit the use of 1,250 square feet of outdoor space.
- 2) Applicant is to verify heights as required for natural grade per the Zoning Ordinance. The Board finds that the project does not appear too large in size, bulk, and scale.
- 3) The applicant is to study window proportions, locations, styles and variety of uses on the east and other elevations. Some Board members find the use whimsical and playful.
- 4) The Board understands and appreciates the raising of the property and the stone veneer to cover the wall since it is in a flood zone.
- 5) Some Board members commented that the south elevation of Unit 1 needs more design character as it faces Old Coast Highway.
- 6) Study the master bedroom balconies as they appear to be cantilevered a bit too far.
- 7) The rear elevation garage of Unit 1 is to match the Unit 2 garage by eliminating the recessed pop outs.
- 8) Some Board members prefer that the units have a less mirrored image. Some Board members are concerned that some windows are too large at the stairways and other locations.
- 9) The project appears appropriate for the neighborhood, and is nicely articulated.
- 10) Some Board members are concerned that the roof level stair element may be adding unnecessary height. Applicant to study mitigation.
- 11) Provide a landscape plan.
- 12) Provide information about existing and proposed retaining walls and proposed landscaping for the west elevation.
- 13) Verify and show on the site plan locations of existing neighbors and the proximity of windows and outdoor spaces.

Action: Mosel/Mudge, 6/0/0. Motion carried. (Manson-Hing/Sherry absent.)

PRELIMINARY REVIEW

6. 1335 MISSION RIDGE RD

E-1 Zone

Assessor's Parcel Number: 019-210-005
 Application Number: MST2006-00285
 Architect: Bryan Murphy
 Owner: Dario L. Pini

(Proposal to reinstate approvals and legalize "as-built" additions and sitework for an existing three-story residence. Additions previously approved under expired building permits include 171 square feet on the first floor and 517 square feet on the second floor. Proposed as abatement of other building and zoning violations for "as-built" additions are 94 square feet on the first floor and 314 square feet of basement additions. The proposed project would result in a 5,490 square foot residence. The existing house is situated almost entirely within the required front yard and a modification is required for the improvements to the structure. Two additions to the front of the house encroach into the public right-of-way, requiring an encroachment permit. The project is located on a 17,043 net square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 086-07.)

(7:56)

Present: Bryan Murphy, Architect; Dario Pini, Owner.

Public comment opened at 8:05 p.m.

Written opposing comments provided by Beverly Johnson Trial were read into the record by the Chair.

Public comment closed at 8:07 p.m.

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

- 1) Applicant to provide accurate drawings and elevations for the south side of the right elevation. There appears to be at least one area where the drawings and elevations are inconsistent.
- 2) Verify that all existing conditions are drawn correctly. Note all proposals, such as windows to be added or removed.
- 3) There is concern that the south elevation deck (located in the middle of the drawing) appears too linear and does not allow mass, bulk, and scale to have a relationship to the ground plane. Restudy and possibly remove.
- 4) The Board is pleased to hear applicant is interested in removing the as-built doomed skylight over the game room.
- 5) The Board is uncomfortable with some window sizes including the stained glass windows, and the lack of window breakups including the "as-built" windows. The applicant is instructed to carefully study the elevations and decide whether they are comfortable with their proposal for the windows and doors and revise accordingly.

Action: Mudge/Mosel, 6/0/0. Motion carried. (Manson-Hing/Sherry absent.)

PRELIMINARY REVIEW

7. 1102 ALAMEDA PADRE SERRA

E-1 Zone

(6:35)

Assessor's Parcel Number: 019-242-006

Application Number: MST2006-00664

Applicant: DesignArc

Owner: Anthony M. Turchi

(Proposal for a 2,376 square foot three-story single-family residence and attached 400 square foot two-car garage and the partial demolition of an existing 2,097 square foot residence to be remodeled into an accessory structure. The project, located on an 11,550 square foot lot in the Hillside Design District, includes 381 cubic yards total of cut and fill grading. Modifications are requested for the following: encroachment of the main building into the front yard setback on Roble Lane; encroachment of the accessory structure into the front yard setback on Alameda Padre Serra; encroachment of the main building into the side yard setback; location of the proposed accessory building in the front yard; and to provide non-conforming open yard area.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 042-07.)

(8:36)

Present: Mark Shields and Fred Malear, DesignArc.

Public comment opened at 8:41 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the Architecture and Landscaping with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return to Consent Calendar with the following comments:

- 1) Provide a revised landscaping plan that complies with the High Fire District requirements for tree spacing and placement.
- 2) The Board finds the project complies with Staff Hearing Officer Resolution No. 042-07.

Action: Mosel/Aurrell, 6/0/0. Motion carried. (Manson-Hing/Sherry absent.)

PRELIMINARY REVIEW

8. 601 E MICHELTORENA ST

C-O Zone

(7:10)

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Third review of architecture of upper site units H1, H2, H3, J1, J2, K1, K2 and M.)

(8:51)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Landscape Architect.

Public comment opened at 9:03 p.m.

Tony Fisher: submitted written comments. Villa Riviera and parking are on separate lot. The Municipal Code states ABR is required to review parking design for any project. The Zoning Ordinance states parking must be on the same lot. The project is no longer compatible with the neighborhood, the number of smaller buildings has decreased, while number of larger has increased.

Public comment closed at 9:11 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The applicant's response to the Boards previous comments is appreciated.
- 2) **H1 Units:** restudy to be more craftsman/bungalow and less symmetrical.
- 3) **K2 Units:** rectify the floor plans and elevations, specifically regarding the front door on the middle unit.
- 4) **K3 Units:** restudy the 2-story element at the street to pull back and give more play to the elevation. Provide more animation to the third floor.
- 5) **M Units:** provide additional eave detailing. Eliminate inconsistencies in the elevations.
- 6) Staff is requested to review and present a tabulation of the original square footage approved by Planning Commission versus new square footage.
- 7) The Board appreciates the applicant working to increase open space by creatively finding solutions to minimize footprint on the site. The Board thanks the applicant for providing sections through the potentially tallest areas in relation to the setbacks.

Action: MoselAurell, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing/Sherry absent.)

I. THE FULL BOARD MEETING ADJOURNED AT 9:57 P.M.**CONSENT CALENDAR****CONTINUED ITEM****A. 4 W CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-121-017
 Application Number: MST2007-00508
 Owner: Trust Agreement
 Business Name: Zenspa
 Applicant: Audrey Swanson

(Proposal for a new storefront awning. Awning signage to be reviewed under separate permit.)

(Action may be taken if sufficient information is provided.)

Final Approval as originally submitted November 12, 2007 with the comment that the open ended awning with wrought iron end support similar to the photo file is also acceptable.

NEW ITEM**B. MODOC RD**

Assessor's Parcel Number: 025-090-0RW
 Application Number: MST2007-00535
 Owner: City of Santa Barbara
 Applicant: Brian D'amour

(Proposal to enhance pedestrian safety by installing 16 lighting fixtures and 5 light poles on the pedestrian bridge that spans US 101 near Oak Park and along the pedestrian path that connects the bridge from Calle Real to Modoc Road.)

(Action may be taken if sufficient information is provided.)

Continued one week with the comment that the applicant is to research minimizing height pedestals and any ability to hide the pedestal within landscaping.

FINAL REVIEW**C. 56 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-121-007
 Application Number: MST2007-00284
 Owner: Gheza Family Trust
 Architect: Tony Xiques

(Proposal for a 119 square foot addition to the front of an existing 2,254 square foot two-story residence with and attached 564 square foot two-car garage on a 35,719 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

Continued one week. Applicant to provide accurate elevations showing beam and column details for proposed trellis, and connection to existing cantilevered floor joists.

FINAL REVIEW**D. 2305 DE LA VINA ST****C-O Zone**

Assessor's Parcel Number: 025-112-011
 Application Number: MST2006-00717
 Owner: 2305 De La Vina Partners
 Applicant: Lenvik And Minor

(Proposal to demolish 445 square feet of an existing commercial building and construct 479 square feet for an increase of 34 square feet of net floor area. The single-story building is located on an 1,803 square foot parcel. A modification is requested for a parking encroachment into the interior yard setback.)

(Final Approval is requested.)

Final Approval as submitted of the architecture and landscaping.

CONTINUED ITEM**E. 50 E ALAMAR AVE****R-4 Zone**

Assessor's Parcel Number: 051-143-001
Application Number: MST2007-00540
Owner: Foursquare Gospel International Church
Applicant: Will Rivera
Architect: Paul Beigh

(Proposal to construct a new handicap ramp at the east elevation of the existing building.)

(Action may be taken if sufficient information is received.)

Final as noted with the comment that railing is to be square foot sections instead of circular and vertical pickets. The finish is to be wrought iron or to match existing railing at the front.

NEW ITEM**F. 3451 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-061-021
Application Number: MST2007-00565
Owner: Richard Family Trust
Architect: Garcia Architects

(Proposal to replace the existing entry doors, two existing store front windows, and three exterior light fixtures. One exterior light fixture to be replaced with new. Two of the three existing wall mounted exterior light fixtures to be replaced and relocated to front entry facade.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

REVIEW AFTER FINAL**G. 632 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-152-020
Application Number: MST2006-00566
Owner: John and Jill Shalhoob
Architect: W. David Winitzky
Business Name: Shalhoob

(Proposal for a 74 square foot addition and 69 linear feet of courtyard walls with a gate, new trellis, planters and lighting for outdoor dining courtyard on a 2,697 square foot commercial lot. The proposal also includes one 66 square foot "as-built" storage structure and one 64 square foot "as-built" storage structure located at the rear of the lot.)

(Review After Final for a proposed new roll down awning with decorative iron bars to be located over the courtyard area.)

Final Approval as submitted.

REFERRED BY FULL BOARD**H. 3890 LA CUMBRE PLAZA LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-016
Application Number: MST2007-00228
Owner: Edwin E. Kayser Trustee
Architect: Michael Holliday
Landscape Architect: Lane Goodkind

(Proposal for complete exterior renovation of an existing 11,950 square foot commercial building on a 13,320 square foot site. The parking will be slightly reconfigured to accommodate a new more functional layout but parking count will remain the same. A new front and rear entry are proposed as well as a renovated exterior patio areas and a new trash dumpster enclosure.)

(Irrigation and Landscaping Review.)

Final Approval as noted.

Consent Calendar ended at 5:50 p.m. Consent Calendar was reviewed by Dawn Sherry and Christopher Manson-Hing, with the exception of landscaping for Items D and H, reviewed by Randy Mudge.

DRAFT