



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 17, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:07 P.M.**
BOARD MEMBERS:

- MARK WIENKE, Chair - PRESENT
- CHRISTOPHER MANSON-HING, Vice-Chair - PRESENT
- CLAY AURELL – PRESENT @ 3:35 P.M.
- JIM BLAKELEY - PRESENT
- CAROL GROSS (NORMALLY LEAVES AT 5 P.M.) – PRESENT UNTIL 7:25 P.M.
- GARY MOSEL - PRESENT
- DAWN SHERRY - ABSENT
- PAUL ZINK - ABSENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor - PRESENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

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>

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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

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, November 13, 2008 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 on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. on Channel 18. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:07 p.m.

ROLL CALL:

Members present: Wienke, Manson-Hing, Aurell, Blakeley, Gross, and Mosel.
Members absent: Sherry and Zink.
Staff present: Limón, Bedard, and Goo.

GENERAL BUSINESS:**A. Public Comment:**

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of Item #4, 1298 Coast Village Road from October 20, 2008 meeting, as amended.

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

Mr. Steve Wiley, City Attorney, clarify his comments and actions made by City Council at the July 15, 2008 City Council meeting, which were later clarified and adopted at the August 19, 2008, City Council meeting.

Motion: To table approval of the previous minutes to a later time during the meeting.

Action: Aurell/Manson-Hing, 6/0/0. Motion carried.

Motion: To un-table approval of the previous minutes.

Action: Aurell/Blakely, 5/0/0. Motion carried.

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 3, 2008, as amended.

Action: Mosel/Blakely, 5/0/0. Motion carried. (Zink/Sherry/Gross absent).

C. Consent Calendar:

Motion: To table ratification of the Consent Calendar of November 10, 2008, to a later time during the meeting.

Action: Manson-Hing/Mosel, 6/0/0. Motion carried.

Motion: To un-table ratify the Consent Calendars.

Action: Aurell/Manson-Hing, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of November 10, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing.

Action: Manson-Hing/Blakely, 5/00. Motion carried. (Zink/Sherry/Gross absent).

Motion: Ratify the Consent Calendar of November 17, 2008. Items A-G, I, and L on Consent Calendar were reviewed by Christopher Manson-Hing, with the exception of the landscaping for Items G, H, I, J, K and L, reviewed by Carol Gross, and Items H, I and L were also reviewed by Mark Wienke.

Action: Mosel/Manson-Hing, 5/00. Motion carried. (Zink/Sherry/Gross absent).

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

- 1) Ms. Bedard made the announcement that Board members Sherry and Zink will be absent from the meeting.
- 2) Mr. Paul Casey, Community Development Director, gave an update to the Board on the TEA Fire response, and the Local Assistance Center located at the Louise Lowry Center at the corner of Victoria and De La Vina Streets created as a one-stop information source center for victims of the fire. He also referred to the City website's posted review and rebuilding provisions under Municipal Code 28.87.038 for restoring previously existing structures on burn sites. Complete new design and construction will be subject to the usual Planning Design Review, applicable the Neighborhood Preservation Ordinance, as well as Fire Department requirements. The Conejo Landslide Area provisions referring to the active potential landslide problem are in effect in that area as provided under Municipal Code 22.90.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

None.

PRELIMINARY REVIEW

1. 100 W ANAPAMU ST

C-2 Zone

Assessor's Parcel Number: 037-052-0RW

Application Number: MST2005-00619

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Engineer

Architect: Conceptual Motion

Landscape Architect: Earthform Design

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Preliminary Approval is requested.)

(3:52)

Present: Lisa Arroyo, Project Engineer; and Edward de Vicente, Architect, Conceptual Motion; and Tim Downey, Urban Forest Superintendent for the City of Santa Barbara.

Public comment opened at 4:33 p.m.

Jim Westby, Member of Santa Barbara City Streets, commented that he recommended that staff hold a public meeting to get neighborhood input, and that bulb-out are not wanted in the area as they are difficult traffic elements to negotiate for the public and emergency vehicles in heavily traveled streets.

Public comment closed at 4:35 p.m.

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

ARCHITECTURE:

1) Preliminary Approval of all architectural and hardscape details.

LANDSCAPING:

1) The Board does not feel comfortable granting Preliminary Approval of the landscaping at this time, and the includes the following comments:

- a. Study adding additional jacarandas near the street corners.
- b. The Board is concerned with the mass removal of existing mature canopy trees. Applicant to study all existing mature canopy trees which are not diseased.
- c. Interior treescape with mature canopy growth shall be evaluated and considered adding tree wells where applicable.
- d. The Board understands and encourages the applicant to hold neighborhood public meetings with regard to tree removal and the existing tree canopy for these locations prior to returning for preliminary approval of landscaping.

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

IN-PROGRESS REVIEW

2. 601 E MICHELTORENA ST

C-O Zone

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.**)

(Preliminary Approval granted 1/28/2008. Final Approval of the project is requested.)

(4:43)

Present: Brian Cearnal and Joe Andrulaitis, Architects; Katie O'Reilly-Rogers, Landscape Architect; and Irma Unzueta, Project Planner.

Ms. Unzueta clarified for the Board that the park space and two conditions of approval imposed: 1) the park shall remain available to the public for the life of the project, and the other regarding signage: 2) that the Architectural Board of Review shall review the open space on Micheltoarena and Salsipuedes Streets to make it more inviting to the public through signs and design.

Public comment opened at 5:32 p.m.

A speaker slip was acknowledged from Ms. Cheri Rae McKinney who had to leave the meeting before public comment opened, but it was noted she opposes the project.

Public comment closed at 5:34 p.m.

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

ARCHITECTURE:

- 1) The Board has no further issues with section units J, K4, or P.
- 2) Study mixing the manufacturers of the roof finish for variety in the architecture.
- 3) Sheet F2, Elevation 1, and Villa 2, RS2 unit,: provide a cap at the stairs or similar detailing. Study the detailing and proportion for the top heavy entries
- 4) Carry forward HLC comments 1-7.

H3:

- 1) The color palette is generally very positive; however the board has some concerns with the proposed blue colors and suggests the applicant to study.

The applicant is encouraged to study some variety of window trim colors and not always white window trim.

K1:

- 1) At the front elevation, study lightening the guard railing portion of the wall above the garage doors at the second story level.

K2:

- 1) Carry forward previous comment #2 on page six of the last motion: "Thicken the entry port support walls at the middle unit."

K3:

- 1) Carry forward previous comment #3: "Reduce/open the corner unit patio wall to reduce the wall mass."

Building M:

- 1) Applicant to return with Victorian eave detailing with support brackets.

LANDSCAPING:

- 1) The Board looks forward to a solution to enhance the park entrances specifically as a public park.
- 2) Add street trees wherever possible along California and Micheltorena Streets, with an emphasis on tight spacing. All street trees shall be a minimum of 24-inch box.
- 3) Study outdoor common areas to add functional conversational seating. Study built-in benches adjacent to raised planters.
- 4) Restudy the use of crepe myrtle in planters to ensure aggressive roots will not be problematic. Suggestion to substitute tree variety or add root barriers.
- 5) At Villa 1, show how exposed perimeter of garage walls will be visually mitigated, i.e., with landscaping.

LIGHTING:

- 1) Study the lantern design, and study locating lanterns at the appropriate site entries.
- 2) The Board looks forward to further detailing of the corner lantern at the corner of California Street.

Action: Aurell/Blakely, 4/0/1. Motion carried. (Gross abstained, Wienke stepped down, Zink/Sherry absent).

**** THE BOARD RECESSED AT 6:57 P.M. AND RECONVENED AT 7:27 P.M. ****

PRELIMINARY REVIEW**3. 1115 QUINIENTOS ST****R-2 Zone**

Assessor's Parcel Number: 017-141-014
Application Number: MST2005-00609
Owner: Jaime and Robin Melgoza
Agent: Justin Van Mullem
Architect: Keith Nolan

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(Project requires compliance with Staff Hearing Officer Resolution No. 092-07.)

(7:27)

Present: Justin Van Mullem, Agent.

Public comment opened at 7:42 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the Architecture and continued indefinitely to Consent Review with the following conditions:

- 1) Unit A: The front entry shall have a column placed symmetrically to the entry so that there will be four columns as viewed front the front.
- 2) Unit B – applicant to find a solution to the dormer roof; the board suggests making it larger or removing it altogether.
- 3) The chimney base is quite large on all three units. Applicant to verify if it is possible to keep them in setback area at the suggested size, and then appropriately simplify the design.
- 4) Use brick or stone on all three chimneys. The Board supports the idea of also utilizing the material on the column bases.
- 5) The Board appreciates the rendering and differentiation of all three units utilizing various shades of the grey/green/brown stucco, and finds the grey brown coloring acceptable. Applicant to return with color on the drawings with a color board, as required, and a sample of the fiber glass window (Anderson's 100 Series) to Consent Review.
- 6) Window and door surround as shown on Sheet A.2: And all buildings shall have a much thicker trim surround or sill, similar to two-by material.
- 7) Applicant to return to Consent for Preliminary on Landscaping.

Action: Mosel/Blakely, 5/0/0. Motion carried. (Zink/Sherry/Gross absent).

CONCEPT REVIEW - CONTINUED ITEM**4. 130 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00450
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal for an exterior façade remodel in two locations (Suites F120 and F127) of Building F at La Cumbre Plaza, for a total of 150 linear feet. No new square footage is proposed.)

(Third Concept Review. Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

(8:03)

Present: Brian Mills and Steve Yates, The Conceptual Motion Company.

Public comment opened at 8:27 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Review with the following comments:

Lane Bryant:

- 1) Use an authentically recessed tiled area of the quatrefoil element and high quality detailing.
- 2) Use an authentic solid bar awning style.
- 3) Utilize an elliptical arch at the main entry.
- 4) On the east elevation, the Board is concerned with particular look, and suggests more articulation of the corner form, and abandon the raised parapet over the left-hand portion of the design. Study ways to break the cadence on that elevation to be more different.

Chico's:

- 1) Remove the middle band over the front door to simplify the façade.
- 2) Raise the height of the parapet another 12-inches.
- 3) Re-articulate the parapet in a more interesting manner and verify the parapet returns on both ends over the roof.
- 4) If lighting is proposed above the main element, applicant to return with lighting details. Applicant referred to the Sign Committee for details.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 436 CORONA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-007
Application Number: MST2008-00420
Owner: Larry Agostino
Architect: Alex Pujo, Pujo & Associates
Designer: Design by Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construction of a new three-story, 3,196 square foot, two-unit residential duplex and a 437 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,247 square feet and unit two at 835 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes photovoltaic panels and a swimming pool. A total of 220 cubic yards of grading is proposed to be balanced on site. Zoning modifications are requested for the new garage to encroach into the interior and rear setbacks. The parcel is located in the non-appellable jurisdiction of the Coastal Zone. The project requires Staff Hearing Officer review for Zoning modifications and a Coastal Development Permit.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for Zoning modifications and a Coastal Development Permit.)

(8:47)

Present: Alex Pujo, Pujo & Associates; Charles McClure, Landscape Architect, and Jeff Doubet, Design by Doubet.

Public comment opened at 8:58 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modification is acceptable and provides no negative aesthetic impacts. The Board appreciates the three foot separation to the property line as opposed to the original proposal on the property lines.
- 2) The Board appreciates the changes that were made to the design, and aesthetic style, the setbacks, and continuity with the neighborhood.
- 3) Applicant to return with floor plate heights on the plans.
- 4) The Board suggests that the third-story elevator tower element on the east elevation to be restudied to be either diminished in size and scale, eliminated or integrated into the architecture.
- 5) Restudy the lighting fixture adjacent to the front door and the proximity to the arch opening should be adjusted.
- 6) The Board acknowledges that the landscaping was addressed in the previous meeting motion.

Action: Mosel/Blakely, 5/0/0. Motion carried. (Zink/Sherry/Gross absent).

ADJOURNMENT:

The Full Board meeting adjourned at 9:37 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1819 CLIFF DR C C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-002
Application Number: MST2005-00426
Owner: Ernest J. Panosian, Trust
Applicant: Kip Bradley

(Proposal to install an unmanned wireless telecommunication facility in an existing commercial building with an existing wireless facility. Six new antennas are proposed for the new facility. Four of the antennas are proposed to be mounted to the wall inside an existing cupola, and two antennas are proposed to be located inside the existing mansard roof. The proposed antennas will not be visible to the public. This project received Final ABR Approval on 9/10/2007.)

(Review After Final to relocate two panel antennas to a new location. The antennas will not be visible as the proposal includes mounting the antennas to an existing cupola behind a new screen wall. The new screen wall will be painted to match the existing building color and texture.)

Approval as noted of Review After Final on Sheet A-2 for equipment not to exceed the height of the mansard roof ridge.

CONTINUED ITEM**B. 211 W GUTIERREZ ST 15 C-2 Zone**

Assessor's Parcel Number: 037-420-015
Application Number: MST2008-00513
Owner: Jeffrey W. Skyles

(Proposal for an exterior color change to an existing 17-unit residential condominium complex to include all stucco, wood, metal, stairways and trim.)

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

Final Approval as submitted.

CONTINUED ITEM**C. 1906 CLIFF DR C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2008-00493
Owner: McDonalds Corporation
Architect: Cearnal Andrulaitis
Owner: Levon Investments/Investec

(Proposal to abate violations of ENF2008-01014 and permit "as-built" roof top equipment, including the replacement of duct work, exhaust ventilator, restroom exhaust fan and platforms for existing roof top mechanical equipment. Proposal includes painting the visible mechanical rooftop equipment.)

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

Continued indefinitely.

CONTINUED ITEM**D. 329 W CANON PERDIDO ST****R-4 Zone**

Assessor's Parcel Number: 037-032-001
Application Number: MST2008-00140
Owner: Church of the Open Bible, Inc.
Designer: Joaquin Ornelas

(Proposal to abate violations in ENF2008-00165 to include the removal of deteriorated wood stairs and landing and replace with concrete; and to permit an as-built garden wall and new retaining wall along the south side of the parcel.)

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

Continued one week.

NEW ITEM**E. 608 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-009
Application Number: MST2008-00526
Owner: Jason Leggit & Mark Harris
Applicant: Jeb Wilson
Business Name: Melting Pot

(Proposal for a color and material change for three existing blue awnings to be replaced with a new black awning material. The existing awning hardware is to remain. Repaint the existing blue store front trim and doors black to match new awning color. New logo to be added to awning valance to be reviewed by the Sign Committee under a separate permit.)

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

Final Approval as submitted.

NEW ITEM**F. 27 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-132-033
Application Number: MST2008-00514
Owner: Lyon Building
Architect: Kirk Gradin

(Proposal for tenant improvements to the fifth floor of the existing Lyon's Building to include new skylights and lightwells, and new roof top equipment.)

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

Final Approval as noted on Sheet A-2 and A-3.

REFERRED BY FULL BOARD**G. 303 ROSARIO DR****R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-009
Application Number: MST2008-00397
Owner: Frederick and Esther A. Milstein
Architect: Bob Easton

(Proposal for a two-story addition of 1,254 square feet to an existing 1,612 square foot duplex. The existing, nonconforming 375 square foot two-car garage will be demolished and a new 400 square foot garage will be constructed in its place. One additional uncovered parking space is proposed for a total of two covered and two uncovered parking spaces.)

(Preliminary Approval of architecture granted 9/22/08. Preliminary and Final Approval of landscaping is requested and Final Approval of architecture is requested.)

Final Approval of Architecture as noted on Sheet A-4 and A-5 regarding new windows to be white anodized frame. Final Approval of Landscaping on Sheet A-1.

REFERRED BY FULL BOARD**H. 201 W MONTECITO ST****C-2/R-4/SD-3 Zone**

Assessor's Parcel Number: 033-032-006
Application Number: MST2008-00233
Owner: 201 W. Montecito St., LLC
Architect: Design Arc

(This is a revised project. Proposal for interior and exterior alterations to an existing 12,700 square foot one story commercial building on a 20,337 square foot lot in the C-2/R-4/SD-3 Zones. Exterior alterations include the removal and relocation of existing windows and doors, new window and doors, exterior lighting, reconfigure the existing parking lot, add planter areas, site walls and a trash enclosure. A total of 10 parking spaces are proposed.)

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

Preliminary Approval and Final Approval of Architecture and Landscaping.

REFERRED BY FULL BOARD**I. 1800 - 2300 CLIFF, LIGHTHOUSE, MEIGS, ETC**

Assessor's Parcel Number: 035-142-RW
Application Number: MST2007-00473
Owner: City of Santa Barbara
Applicant: Lisa Arroyo, Project Engineer

(Proposal to underground existing overhead utility lines along Cliff Drive between Salida Del Sol and Mesa Lane and portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive. The project includes 20 new street lights on 27 foot, type "A" poles, and installation of 3 new electric meter pedestals for connection of the new street lights.)

(Preliminary Approval granted on 6/16/08. Final Approval is requested.)

Continued two weeks to Consent Calendar for landscaping.

Continued two weeks to Full Board for location of transformers.

CONTINUED ITEM**J. 1000 BLK W CARRILLO ST 2106 SEG ID**

Assessor's Parcel Number: ROW-002-106
Application Number: MST2008-00350
Owner: City of Santa Barbara, Public Works Department
Applicant: Lisa Arroyo, Project Engineer

(Proposed project on the north side of Carrillo Street to include the installation of new sidewalk installation grading and formwork, sidewalk access ramps, curb and gutter, retaining structures (as needed) and landscaping.)

(Landscaping Review.)

Final Approval as noted.

NEW ITEM**K. 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 985 square foot single-family residence and 337 square foot detached garage and construct two new two-story, single-family residences with attached two-car garages. Unit one is proposed to be 1,900 square feet and the second unit is proposed to be 1,834 square feet, including the two-car garage. Total proposed development includes 3,734 square feet on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The project requires Planning Commission review of a Coastal Development Permit.)

(Conceptual comments received at ABR on 11/19/07. Review of Landscape Plan prior Staff Hearing Officer review.)

Continued indefinitely to Staff Hearing Officer with a comment on the Landscaping as ready for Preliminary Approval with the addition of three street trees along Harbor View Drive.

FINAL REVIEW**L. 130 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00451
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal to remodel 273 linear feet of facade alterations at La Cumbre Plaza Building D, Suites D100, D102, and D115. The proposal will not alter the existing tenant spaces.)

(Preliminary Approval granted 10/27/08. Final Approval is requested.)

Continued one week with the following comments:

- 1) Applicant to study parapet top.
- 2) Redesign marquee to make more appropriate to massing.
- 3) Remove the blue vertical bandings.
- 4) The idea of the tree is appreciated.

Items A-G, I, and L on Consent Calendar were reviewed by **Christopher Manson-Hing**, with the exception of the landscaping for Items G, H, I, J, K and L, reviewed by **Carol Gross**, and Items H, I and L were also reviewed by **Mark Wienke**.