



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 26, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:02 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT
- JIM BLAKELEY - PRESENT
- CAROL GROSS – PRESENT
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – PRESENT
- KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - PRESENT GRANT HOUSE (ALTERNATE) - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT - PRESENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 8:27 P.M.
 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 <u>folded plans</u> 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, January 22, 2009 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 3:02 p.m.

ROLL CALL:

Members present: Manson-Hing, Mosel, Zink, Gross, Aurell, Rivera, and Gilliland.
Members absent: Blakely and Sherry.

Staff present: Jaime 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 January 12, 2009, as amended.
Action: Zink/Aurell, 8/0/0. Motion carried. (Blakeley/Sherry absent.)

C. Consent Calendar:

Motion: Re-ratify the Consent Calendar of January 12, 2009. The Consent Calendar was reviewed by Clay Aurell with the exception of the landscaping for Items B and C, reviewed by Carol Gross.
Action: Zink/Aurell, 7/0/0. Motion carried. (Blakeley/Sherry absent.)

The Consent Calendar of January 20, 2009 was cancelled.

Motion: Ratify the Consent Calendar of January 26, 2009. The Consent Calendar was reviewed by Clay Aurell with the exception of the landscaping for Item F as reviewed by Carol Gross.
Action: Zink/Aurell, 7/0/0. Motion carried. (Blakeley, Sherry absent.)

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

- 1) Ms. Bedard made the announcement that Board members Blakeley and Sherry will be absent from the meeting.
- 2) Board member Rivera announced he will be stepping down from Item #2.

E. Appointments to ABR Subcommittees were as follows:

Liaisons:

- 1) ABR Consent Calendar: Clay Aurell, alternating with Gary Mosel.
- 2) Landscape Review (bi-weekly): Carol Gross.
- 3) Sign Committee: Dawn Sherry.
- 4) Visual Arts in Public Places (VAPP) Committee: Jim Blakeley (Alternate: Paul Zink).

Standing Subcommittees:

- 1) Design Awards: Christopher Manson-Hing (Alternate: Carol Gross).

Ad-Hoc Subcommittees:

- 1) Lower Mission Creek: Christopher Manson-Hing.
- 2) Solar: Gary Mosel.
- 3) Streetlights: Dawn Sherry.

F. Subcommittee Reports.

None.

G. Possible Ordinance Violations.

Member Zink reported that the temporary holiday lighting at the Mesa Shopping Center should be turned off and removed as it is beyond the first week of January 2009, and a possible zoning violation may now exist. Chair Manson-Hing added that the Mesa lighting display is currently being utilized during the day by McDonald's. Staff stated that an enforcement case would be created.

FINAL REVIEW

1. 1604 LOMA ST

E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014

Application Number: MST2006-00600

Owner: Kieran and Amy Maloney

Architect: Alex Ugrik

(Review After Final for "as-built" alterations to the front façade of an existing residence under construction. A zoning modification is requested for the "as-built" alterations to the front façade located within the front setback. The project will result in a 3,181 square foot house on a 10,160 square foot lot in the E-1/R-2 Zones. The proposed total of 3,181 square feet is 77% of the maximum FAR. The project received ABR approval for a demolition and rebuild on 05/21/07.)

(Comments only; project requires Staff Hearing Officer review for a modification for "as-built" alterations within the required front setback.)

(3:11)

Present: Alex Ugrik, Architect, Kieran Maloney, Owner; and Kelly Brodison, Assistant Planner

Public comment opened at 3:29 p.m.

Emily Griffin, supported: Approves of the aesthetics of the proposed project, but as it has been over 2 years that the current project has been under construction, she would like to see the Board approve more projects with families and owner occupied dwellings in the neighborhood that would finish construction in a more timely fashion.

The Board acknowledged staff's announcement that 8 letters of support from the neighborhood were received, distributed to the Board, and copies maintained in the ABR file for public review.

Public comment closed at 3:32 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar with the following comments:

- 1) Modification request for roof encroachment into the setback is acceptable due to no negative aesthetic impact.
- 2) Applicant to note on plans the landscape compliance with the landscape policy observing the required percentages regarding turf allowance as per City standards.

Action: Gross/Aurell, 7/0/0. Motion carried. (Blakeley/Sherry absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1032 OLIVE ST

R-3 Zone

Assessor's Parcel Number: 029-230-018

Application Number: MST2008-00239

Owner: Mark Mansfield and Monique Hartley

Architect: B3 Architects

(Proposal to demolish an existing one-story, 1,310 square foot, single-family residence and 253 square foot, detached one-car garage and construct three new, three-story, LEED Certified, residential condominiums totaling 5,217 square feet on a 7,500 square foot lot in the R-3 Zone. The units include two two-bedroom units and one three-bedroom unit and range in size from 1,450 square feet to 2,122 square feet. The proposal includes a total of six on-site parking spaces on a partial subterranean level, 560 cubic yards of grading, roof decks, the integration of solar panels and other LEED Certified components. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and zoning modifications.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map and modifications.)

(3:46)

Present: Doug Singletary, B3 Architects; Phil Suding, Suding Design and Landscape Architects; Mark Mansfield, Owner; and Kelly Brodison, Assistant Planner.

Public comment opened at 4:03 p.m.

The Board acknowledged staff's announcement that 2 letters of support and 1 letter with concerns were received, distributed to the Board, and copies maintained in the ABR file.

The following members of the public spoke in opposition and addressed various concerns before the Board: Lucia Davis, Sue Jackson, Joe Rution (also submitted an opposition letter).

Two opposition emailed correspondence from Leslie Cypress and Jennifer Miller were acknowledged and read into the record by the Board.

Staff's memorandum regarding the two requested modifications was acknowledged and summarized by the Chair.

Staff and the Applicant confirmed that the Historic Structures Report had been reviewed by the Historic Landmarks Commission (HLC) and was determined to not be historically significant. Staff also confirmed that the project has submitted for a Pre-Application Review (PRT), and will be required to be in compliance with the Solar Ordinance when submitting for Design Review (DART). The Applicant clarified that the current plans meet the Solar Ordinance requirements.

Public comment closed at 4:07 p.m.

Motion: Continued indefinitely to Full Board with comments:

ARCHITECTURE:

- 1) The stylistic direction and separate structures are positive elements.
- 2) Return with at least 2 or 3 cross sections through the site from the adjacent north property to south adjacent property, and going through your projects, through the basements, and through the roof decks (highest points of the buildings).
- 3) Return with a diagram showing compliance with solar access requirements.
- 4) Indicate on the plans and elaborate on any areas where the site walls along the property line exceed the standard approved height requirements.
- 5) Find a solution to the drainage problem from the north portion of the property.
- 6) The pool and its support exacerbates the mass, bulk, and scale of the project, in addition to other elements, such as the rising stair to the roof.
- 7) The Board generally finds that the project has an aggressive design, and would like the applicant to return with a reduction in the mass, bulk, and scale of the project.

LANDSCAPING:

- 1) Provide additional landscaping, particularly along the site wall and where trees are to be planted.

Action: Zink/Aurell, 6/0/0. Motion carried. (Rivera stepped down, Blakeley/Sherry absent).

CONCEPT REVIEW - CONTINUED ITEM

3. 900 CALLE DE LOS AMIGOS

A-1 Zone

Assessor's Parcel Number: 049-040-050
 Application Number: MST2005-00742
 Owner: American Baptist Homes of the West
 Applicant: Tynan Group
 Agent: Cameron Carey
 Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet. 83 new parking spaces are proposed for a total of 414 parking spaces. 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils is proposed on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

(Third Concept Review. Comments only; Project requires Environmental Assessment and Planning Commission review for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and setback encroachments.)

(4:45)

Present: Ron Schaffer, Executive Director, Valle Verde Retirement Community; Justin Van Mullem, Architect; Keith Nolan, Architect; Cameron Carey, Agent; and Peter Lawson, Associate Planner.

Public comment opened at 5:14 p.m.

The Board acknowledged staff's announcement that approximately 56 letters, emails, and petitions of support and two opposition letters or emails were received.

The following members of the public spoke *in support* of the proposed project:

Karin & Bob Hughes, Dan George, Larry Wilson, Susan Richards, Susan Johnson, Charlie Johnson, Ragner Thorensen, Louise Carey, Ernie Campbell, Rita Templer, Robert Buegler, Henry Jones, Alice Scott, Art Christman, Art Montgomery, Dr. George Scott, Bill Spangler, Jane Rieffel, Steve Cushman (President of SB Chamber of Commerce), and Rev./Dr. Michelle Woodhouse and Jane Zonke.

The following members of the public spoke *in opposition* to the proposed project regarding lighting and parking issues, safe entrance and egress, the requested no access on Torino Road, modifications within 15 feet of the sidewalk, parking density, emergency access, private views, wild life trail, and landscaping height and pinch-point concerns for vehicular safety of Unit #6 and #7:

Heike Killian (Hidden Oaks Association), Ruth Georgi, and Jermaine Chastain.

Public comment closed at 5:55 p.m.

Straw vote: How many Board members are in favor of the modification for front yard encroachment of Unit 6? 7/0 (unanimous). The Chair clarified that the Board would like to closely look at this area in terms of landscaping, etc.

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

- 1) The Board supports the site plan.
- 2) The Board finds no negative aesthetic impacts to the requested modifications for building separation, and the setback encroachment for unit #6 and adds that it provides benefits for wild life habitat.
- 3) The Board is not in favor of the current layout of the administrative parking due to insufficient landscaping between the parking and the street. Applicant is to comply with the parking standards requirements (SBMC §28.90.050) regarding the ratio of parking stalls per landscape planting finger.

ARCHITECTURE:

- 1) The architecture of the units is moving in the right direction.
- 2) The Board looks for further refinement of columns and massing of the proposed units.
- 3) The Board reserves the right to review the architecture more completely when the proposed project returns.
- 4) Return with plans and elevations of the carports.

LANDSCAPING:

- 1) The Board appreciates the use of native species. The applicant is encouraged to further study the landscaping to reduce the plant variety and to group similar water-use plants.
- 2) Return with proposed plants to help visually screen the parking.
- 3) The Board appreciates the increased amount of setback between the Hidden Oak neighborhood to Rutherford property units, and looks forward to proposed landscaping solutions on the plans to screen the new units in that area.

Action: Gross/Aurell, 7/0/0. Motion carried. (Blakeley/Sherry absent).

**** THE BOARD RECESSED AT 6:31 P.M. AND RECONVENED AT 6:59 P.M. ****

DISCUSSION ITEM**4. ALTERNATIVE BUILDING HEIGHTS CHARTER AMENDMENT**

Staff Presentation: Jaime Limón, Senior Planner, and Beatriz E. Gularte, Project Planner

(The City Council has requested input on a possible Charter Amendment that would reduce building height limits in certain commercial zones (C-2, C-M and M-1). Staff will present and solicit input on the design and land use issues associated with reducing the heights from 60-feet to 45-feet in these commercial zones with some exceptions for affordable housing projects, rental housing and community priority uses. The discussion will include a variable front yard setback in the C-2 and C-M zones as well as additional open space requirements for projects that are determined to be exceptions.)

(Board comments are requested.)

(7:00) PowerPoint Presentation.

Public comment opened regarding Building Heights at 7:19 p.m.

Alex Pujo, (Santa Barbara for All-Representing Architects and Housing Advocates), concerns: zoning reflecting downtown conditions being currently tight at 18 feet, the 55-foot height limit, and the purpose and intent of an 18-foot ceiling.

Staff read two submitted emails/letter of concerns, and a comment slip with concerns from Cathie McCammon (League of Women Voters of SB) who had to leave the meeting early.

The Board acknowledged staff's announcement that 5 letters and emails expressing various concerns were received from the public.

Public comment closed at 7:23 p.m.

Public comment opened regarding Setbacks and Open Space at 7:54 p.m.

Alex Pujo (Santa Barbara For All), concerns: commented that setbacks would be appropriate in certain areas such as Anacapa Street.

Dale Francisco (City Council) clarified the variable front yard setback requirements.

Public comment closed again at 7:57 p.m.

A discussion was held and comments were made by the Board.

A detailed report on this item has been scheduled to be presented at City Council, and the final ABR Minutes will then be amended to include the Board's comments from this meeting.

*** THE FOLLOWING AGENDA ITEM WAS CONTINUED TWO WEEKS. ***

FINAL REVIEW

5. 1015 SAN ANDRES ST

R-2 Zone

Assessor's Parcel Number: 039-242-011

Application Number: MST2006-00438

Designer: Amaro Design

Owner: The Rodriguez/Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 3,646 square foot two-story duplex on an 8,000 square foot lot in the R-2 Zone. Unit one is proposed to be a three-bedroom 1,662 square feet with a 457 square foot attached two-car garage. Unit two is proposed to be three-bedroom 1,984 square feet with a 431 square foot attached two-car garage.)

(Preliminary Approval granted 3/10/08. Final Approval is requested.)

Continued to the February 9, 2009, Full Board meeting.

PRELIMINARY REVIEW

6. 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 received Staff Hearing Officer Approval of a Coastal Development Permit and modifications on 12/17/08.)

(Project requires compliance with Staff Hearing Officer Resolution No. 093-08.)

(8:27)

Present: Tom Jacobs, Architect.

Public comment opened at 8:29 p.m. As no one wished to speak, public comment was closed. An opposition letter from Paula Westbury was acknowledged.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar.

Action: Zink/Rivera, 7/0/0. Motion carried. (Blakeley/Sherry absent).

ADJOURNMENT:

The Full Board meeting adjourned at 8:31 p.m.

CONSENT CALENDAR**NEW ITEM****A. 2917 DE LA VINA ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-006
Application Number: MST2009-00014
Owner: Bernard Friedman
Designer: Peter Novak

(Proposal to permit various as-built window changes and a patio cover at the rear of an existing commercial building. Approval of this project will abate enforcement case ENF2008-01324.)

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

Final Approval with the condition for the applicant to paint the pink front door to match the color of the center door.

REFERRED BY FULL BOARD**B. 822 E CANON PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 031-042-006
Application Number: MST2005-00506
Architect: Larry Thompson
Owner: James and Carla Gally

(A revised proposal for the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. A total of 8 on-site parking spaces will be provided, in four attached two-car garages (ranging in size between 423 square feet to 490 square feet). The project received Staff Hearing officer Approval on 11/8/06 for a Tentative Subdivision Map (Resolution No. 077-06). The original ABR Preliminary Approval expired on 5/29/08.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 077-06.)

Referred to the February 9, 2009, Full Board meeting.

REFERRED BY FULL BOARD**C. 824 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 031-042-007
Application Number: MST2005-00504
Owner: James and Carla Gally
Architect: Larry Thompson

(A revised proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (842 square feet each) and one detached two-bedroom unit (1,297 square feet) on a 8,053 square foot lot in the C-2 Zone. A total of 7 parking spaces will be provided on-site in three one-car garages (272 square feet each), a two-car garage (467 square feet), and two uncovered spaces. The project received Staff Hearing Officer Approval on 11/8/06 for a Tentative Subdivision Map and modifications for encroachments into the required rear setback (Resolution No. 078-06). The original ABR Preliminary Approval expired on 12/11/07.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 078-06.)

Referred to the February 9, 2009, Full Board meeting.

NEW ITEM**D. 352 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
Application Number: MST2009-00015
Owner: DCH CA Investments, LLC

(Phase one of a proposal to remodel the former Mel Clayton Ford Dealership into a new dealership for the Santa Barbara Auto Gallery. The proposal includes enclosing a 1,852 square foot portion of the existing auto service bays and converting into a Parts Department area. This proposal will also include relocation of service write-up booths and the addition of ADA accessible ramps at two locations. The project requires Development Plan Approval for 1,852 square feet of new commercial square footage. Phase two will be reviewed under a separate permit (MST2009-00002) and includes the conversion of the remaining existing service bays and new additions for a new auto dealership. The proposal takes place on a 5.78 acre site and the parcel is split into two lease areas. Lease area "A" will be occupied by a new Lexus Dealership and received approval under MST2007-00613. The remaining portion of the parcel (lease area "B") will be occupied by the Santa Barbara Auto Group.)

(Project requires Development Plan Approval Findings for 1,852 square feet of new commercial space.)

Craig Minus, Keith Harris, and Lloyd & Margaret Albright all spoke of concerns regarding the proposed project.

Final Approval as submitted with Development Plan Approval (DPA) findings with the conditions that the exterior materials of the enclosed bays may not be acceptable for Phase 2 of the project.

NEW ITEM**E. 822 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-051-021
Application Number: MST2009-00021
Owner: Robert Seago
Architect: James Macari

(Proposal to add an awning over an existing window on the west elevation store front. The awning is proposed to be 7 feet by 3 feet with a forest green canopy color and black satin hardware detail.)

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

Final Approval as submitted.

NEW ITEM**F. 3956 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-018
Application Number: MST2009-00012
Owner: Sourmany 2006 Revocable Trust
Business Name: Econo Lube N' Tune
Contractor: Scott Minor

(Proposal to revise the landscaping at the existing Econo Lube N'Tune. The proposal includes the removal of two trees. Application will abate ENF2008-00414.)

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

Continued two weeks to the Consent Calendar with comments:

1. Maintain original canopy and skyline trees on the south side of the building.
2. Provide three (3) 24-inch box canopy trees in the State Street right-of-way.
3. Provide landscaping with varying heights to visually break-up the adjacent pavement area.
4. Provide a 24-inch box canopy tree at the southeast corner of the property and embellished shrubs to help screen the parking area.
5. Provide two (2) 15-gallon canopy trees in the western planter along the western property line.

Items on Consent Calendar were reviewed by **Clay Aurell**, with the exception of landscaping for Item F as reviewed by **Carol Gross**.