



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 4, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

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

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

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:53 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, April 30, 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 3:04 p.m.

ROLL CALL:

Members present: Sherry, Mosel, Zink, Gross, Rivera, and Gilliland.

Members absent: Aurell, Blakeley, and Manson-Hing.

Staff present: Jaime Limón (present until 3:53 p.m.), 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 **April 20, 2009**, as amended.

Action: Rivera/Gilliland, 6/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 27, 2009**. The Consent Calendar was reviewed by **Gary Mosel**.

Action: Mosel/Rivera, 6/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing absent).

Motion: Ratify the Consent Calendar of **May 4, 2009**. The Consent Calendar was reviewed by **Gary Mosel**.

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

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

1) Mr. Limon reported that last week City Council considered the initiation of a possible change to the City's Charter Amendment concerning three of the City's Boards and Commissions, including the ABR. The proposal would include a possible reduction of ABR Board members from 9 members to 7 members. Staff will agendize a discussion item in two weeks for input from the Board. He also announced to City TV, Channel 18 viewers, that the night's meeting would be pre-empted by the City Council Special Budget Meeting at 6:00 p.m.

2) Vice-Chair Sherry made the announcement that Board members Blakeley, Aurell and Manson-Hing will be absent from the meeting.

E. Subcommittee Reports: None.

DISCUSSION ITEM:

(3:22)

PROPOSED FINANCIAL PLAN AND OPERATING BUDGET FOR FISCAL YEAR 2010.

City Staff Presenter: Bettie Weiss, City Planner. (also present: Paul Casey, Community Development Director, and Michele De Cant, Administrative Analyst II)

A fiscal budget handout was presented and a discussion was held (also re: alternative contingency plans, and proposed suspension of stipend for one fiscal year).

Board member Comments/Questions:

- 1) From observation of past “weak” landscaping Public Work projects presented to the Board, applicant plans should be required to be done by a “professional” landscape architect, and budgets possibly shifted to fund City Public Work projects requirements accordingly so that a high level continuance of beautifying Santa Barbara can be maintained.
- 2) One Board member felt that there seems to exist a disproportionate difference between the fees charged by the County to the public and the fees the City charges. Suggestion: City’s fees should be raised to be on a more comparable level with County fees, and possibly County fees could be lowered also for all fees to be more on a balanced level.
- 3) One Board member believed that the reserved two-thirds of the General Fund budgeted for Police and Fire Departments should be re-evaluated as it seems that amount reserved for safety may be a little higher than it should be, possibly at the expense of City services such as those for City parks and recreation, etc.
- 4) Suggested a cut in the Board and Commission paid stipend to allow for other expenses such as the meal budget provided to Board and Commission members. Staff also reported that the stipend allows for tax deductions for other associated costs, i.e., gas for site visits and meetings by Board and Commission members.

PRELIMINARY REVIEW

1. 810 B BOND AVE

C-2 Zone

Assessor’s Parcel Number: 031-234-022
 Application Number: MST2004-00351
 Owner: Peter Kurrels
 Agent: Steve Orosz

(Proposal to convert an existing four-story 6,171 square foot mixed-use development to condominiums. The 7,185 square foot lot is currently developed with three multi-family residential units totaling 3,000 square feet and 3,171 square feet of commercial space. The residential units to be converted to condominiums consist of one 601 square foot one-bedroom unit, one 1,137 square foot two-bedroom unit, and one 1,262 square foot three-bedroom unit. The commercial space would become a commercial condominium. Seven parking spaces are provided onsite. No exterior architectural alterations are proposed. Planning Commission is required for review of the Tentative Subdivision Map and Condominium Conversion.)

(Project requires compliance with Planning Commission Resolution No. 035-08.)

(3:52)

Present: Steve Orosz, Agent; David Black, Landscape Architect; and Peter Kurrels, Owner.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with comments:

- 1) The landscape proposal is not acceptable as presented.
- 2) The Board would prefer a solution where in-ground landscaping is achieved.
- 3) Professional landscaping architect to suggest above-ground plantings.
- 4) Provide a specimen tree somewhere on-site.
- 5) Provide bumper stops for parking spaces.
- 6) Provide landscaping in the parkway on Nopal and Bond Streets.
- 7) Landscape plan to incorporate all existing walls on-site.
- 8) Provide screening (or separation) of the outdoor living space from the adjacent parking.
- 9) Study the configuration of the outdoor living space to make it more usable.

Action: Gross/Rivera, 6/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 803 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 031-042-028
 Application Number: MST2006-00510
 Owner: 803 N Milpas St., LLC
 Applicant: Jarrett Gorin
 Architect: DesignArc
 Engineer: Huitt Zollars, Inc.

(Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot in the C-2 Zone. The proposal includes a 1,138 square foot commercial condominium unit, five live-work units with commercial square footage, and three residential-only units, for a total of 8 residential units. The five live-work units include a range of 328 to 349 square feet of commercial area per unit. Square footages for the project include 2,856 square feet of commercial space, 13,745 square feet of residential space, 3,599 square feet of garage space, and 2,566 square feet of deck area. Total building footprint area is 9,545 square feet. 26 parking spaces are proposed, with 16 residential and 10 commercial spaces. Project requires Planning Commission Approval for a Tentative Subdivision Map and a parking Modification to provide 10 commercial parking spaces rather than the 11 required commercial spaces and for the two required residential guest parking spaces to be shared with the 10 commercial spaces.)

(Comments only; Project requires Environmental Assessment, Compatibility Criteria, and Planning Commission review for a Tentative Subdivision Map and a parking Modification.)

(4:36)

Present: Jarrett Gorin, CenterPoint; and Mark Shields, DesignArc.

Public comment opened at 4:46 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

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

- 1) Carry forward previous comments #1 through #6: 1) Overall, the Board is pleased with the site planning as designed. 2) The Board appreciates the elimination of existing curb cuts, possibly allowing additional on-street parking, bus stops and bulb outs. 3) The Board recognizes that the structure is located on land lower than the two neighboring parcels as an advantage for having a third story. 4) The Board appreciates the two foot reduction in the third story height, as it reduces the visual bulk as seen from Milpas and De La Guerra Streets. 5) The Board appreciates the extra amount of landscaping at the corner of De La Guerra and Milpas as part of the bulb out improvements, and requests that the parkway landscaping extend to the curb and accommodate the handicapped ramps. 6) Most Board members appreciate the Art Deco style of the buildings for this end of Milpas Street. Some Board members are appreciative of the Modern Deco style; however, at least one member still feels that the style is too contemporary.

ARCHITECTURE:

- 1) On the west elevation, show the outline of the existing building and address the upper parapet.
- 2) On the elevation of Building #1 facing De La Guerra Street, address the second and third story fenestration.

LANDSCAPING:

- 1) Provide an additional landscaping plan addressing the landscaping between the sidewalk and the front of the building, as there is a concern regarding the size and the quantity of the planters.
- 2) Provide additional information regarding street trees along Milpas Street.
- 3) Study centering the trees in the parkway along De La Vina and Milpas Streets.
- 4) Between Building #2 and the trash enclosure, the architect and landscape architect are to address the tree placement and landscaping to soften that vista from the entry drive.
- 5) A professional landscape architect is to study additional and further landscaping opportunities on the entire site where possible, with an emphasis on the proximity of the structure to the property line along Milpas Street.

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

IN-PROGRESS REVIEW

3. 416 E COTA ST

C-M Zone

Assessor's Parcel Number: 031-212-024
 Application Number: MST2008-00097
 Applicant: Housing Authority of Santa Barbara
 Owner: City of Santa Barbara
 Architect: Christine Pierron
 Architect: Mark Wienke

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and one two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one, two, and three-story development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room are also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Staff Hearing Officer review for a requested parking Modification, Modifications to encroach into required setbacks, and a bonus density Modification.)

(Preliminary Approval granted 12/1/2008.)

(5:12)

Present: Christine Pierron and Mark Wienke, Architects; and David Black, Landscape Architect.

Public comment opened at 5:31 p.m.

John Johnston, owner of adjacent property, opposition: expressed concerns regarding minimizing the amount of overhead lighting, the amount of allowed street access impacting street parking and pedestrian safety, and elevated noise levels from vehicular and pedestrian access from Olive Street. He proposed an access gate installation on Olive Street which might alleviate safety, parking, and noise level problems.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 5:38 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the project's direction in development and looks forward to more architectural detailing.
- 2) Applicant to bring to the Board's attention any changes to the top parapet elevations between preliminary review of plans and the final review of plans before receiving final approval.

ARCHITECTURE:

- 1) The Board feels that the proposed future gate along the Olive Street is an excellent idea and feels strongly that it should be incorporated into the current project's scope of work.
- 2) Return with all proposed site lighting, especially along the parking strip entrance from Olive Street, and study mitigating glare impacts from all landscaping lighting, especially to all adjacent residential neighboring properties.

LANDSCAPING:

- 1) Study incorporating a tree at the rear of the adjacent property on Olive Street.
- 2) Study reducing the hardscape and increasing the landscape at the Olive Street driveway apron on the right side entrance to the property.
- 3) Increase the trees on Olive Street to be a minimum 24-inch box size.

Action: Gross/Mosel, 6/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing absent).

**** THE BOARD RECESSED AT 6:05 P.M. AND RECONVENED AT 6:28 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM**4. 1008 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-242-015
 Application Number: MST2007-00646
 Owner: DB Partners, LLC
 Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing 1,878 square foot building footprint, and construct three new two-story, single-family residential condominiums with three attached two-car garages, on an 11,250 square foot lot in the R-2 Zone. The proposed residential units will be 1,362 square feet each and will include three bedrooms and two and one-half bathrooms. The project requires Staff Hearing Officer Review of a Tentative Subdivision Map.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

(6:28)

Present: Ken Kruger, Architect; Robert Bartlein, Contractor; and Chuck McClure, Landscape Architect.

Public comment opened at 6:47 p.m.

Alexandra and Kim Moreli, opposition: concrete curb cut issue in cul-de-sac (directed to Public Works), avocado tree at the front in the center site has been scheduled for removal, and the water conservation situation for 18 avocado trees on her property.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 6:53 p.m.

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

ARCHITECTURE:

- 1) Provide a resolution to the vehicular crossing over the proposed landscape strip to the garage of Unit A.
- 2) Eliminate one of the two separate proposed walkways to Unit A.
- 3) Study the enhanced separate paving adjacent to the driveway as a separate walkway, and add additional landscaping.
- 4) Confirm the size of the detention basin to minimize drainage sheet flow onto adjacent properties.
- 5) All units, especially the front unit, need to be restudied to provide additional charm-giving elements, such as the break-up of the stacked two-story elements.
- 6) Restudy the cantilevered balconies and possibility of adding windows on the blank walls.
- 7) Confirm the fenestrations on the north facing elevations of the adjacent parcel to the south to maintain privacy from the second unit balcony.

LANDSCAPING:

- 1) The Board expressed concern regarding the proposed “*deodara*” tree at the northwest corner of the property. Study an alternative to the proposed tree.
- 2) Study the delineated walkway, and study adjacent landscaping at the narrowing of the driveway.

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

PRELIMINARY REVIEW**5. 627 W ORTEGA ST****R-3 Zone**

Assessor's Parcel Number: 037-101-003
Application Number: MST2007-00179
Owner: Sergio Verduzco
Architect: Jose Esparza

(This is a revised project. Proposal to demolish an existing 705 square foot house and 168 square foot garage and construct a new two-story duplex. The project will consist of two new three-bedroom units totaling 2,339 square feet on a 5,625 square foot lot. Unit A is proposed to be 1,201 net square feet and will include an 84 square foot second-story deck and a 39 square foot porch. Unit B is proposed to be 1,138 square feet and will include an 84 square foot second-story deck and a 15 square foot porch. Each unit will include an attached two-car garage. The project received Staff Hearing Officer approval on 3/12/2008 (Resolution No. 019-08).)

(Project requires compliance with Staff Hearing Officer Resolution No. 019-08.)

(7:21)

Present: Jose Esparza, Architect.

Public comment opened at 7:29 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval and continued indefinitely to Full Board for In-Progress Review with comments:

- 1) Return with color board and architectural details.
- 2) Break up the appearance of the garage doors using a carriage garage doors motif.
- 3) Architect to study the front drive approach. The Board suggests narrowing the driveway approach to enlarge the landscaping strip against the west property line.
- 4) Study the amount of area devoted to lawn for a possible reduction per City standards.
- 5) Complete the landscaping and irrigation drawings.

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

PRELIMINARY REVIEW**6. 630 BATH ST****R-4 Zone**

Assessor's Parcel Number: 037-121-020
Application Number: MST2008-00120
Owner: Housing Authority/City of Santa Barbara
Architect: Thomas Moore

(Proposal to construct two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot in the R-3 Zone. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet and include 6 existing uncovered parking spaces. No alterations are proposed for the existing units. **This is a Housing Authority project and all units will be maintained as apartments in the affordable apartments housing stock.**)

(Preliminary & Final Approval are requested.)

(7:43)

Present: Thomas Moore, Architect; and David Black, Landscape Architect.

Public comment opened at 7:46 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Straw vote: How many would approve additional planting in the parkway along Ortega Street? 3/2 (supported)

Motion: Preliminary Approval and Final Approval for Architecture; Preliminary Approval for Landscaping and continued indefinitely to Consent for Final with conditions:

ARCHITECTURE:

- 1) The vertical posts at the entry to both entrances are to be of 8"x 8" minimum cross sectional dimensions.
- 2) Reduce the size of the gable vent on the north elevation at Ortega Street.

LANDSCAPING:

- 3) Applicant to look into plantings for the parking strip on Ortega Street in front of the proposed project.
- 4) Refer to the City Parks & Recreation Department regarding the street trees along both Bath and Ortega Streets.

Action: Mosel/Gross, 5/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing/Rivera absent).

PRELIMINARY REVIEW

7. 1720 SAN ANDRES ST

R-3 Zone

Assessor's Parcel Number: 043-191-015

Application Number: MST2008-00066

Owner: Cameron Porter

Architect: Thomas Moore

(Proposal to construct a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage, and 160 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes a 63 square foot first-floor addition to the existing 558 square foot one-story two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site. The project involves the removal of two existing palm trees.)

(Preliminary Approval is requested.)

(8:17)

Present: Thomas Moore, Architect; David Black, Landscape Architect; and Cameron Porter, Owner.

Public comment opened at 8:20 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval and continued indefinitely to Consent Calendar with the comment to study using 6" x 6" posts supporting the deck and the roof.

Action: Zink/Mosel, 4/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing/Rivera/Gross absent).

ADJOURNMENT: The Full Board meeting adjourned at 8:23 p.m.

CONSENT CALENDAR**CONTINUED ITEM****A. 1929 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-016
Application Number: MST2009-00181
Owner: Jemesa Properties, LLC
Applicant: John Price

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Carbon Pressure Management System at the Fuel Depot Service Station. The unit will be located on the rear elevation and connected to the existing vent risers. No other exterior alterations are proposed. The upgrade is required by Santa Barbara County Air Pollution Control District.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval with conditions:

1. Revise elevations to be drawn to scale (use 1/4-inch or 1/8-inch scale).
2. The combined height of the pole and canister is not to exceed 20 feet.

CONTINUED ITEM**B. 3898 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-044
Application Number: MST2009-00172
Owner: Four Jays, LP
Applicant: John Price

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Carbon Pressure Management System at the existing Unocal 76 Station. The proposal will be a pole-mounted system to be connected to the existing vent risers. No other exterior alterations are proposed. The upgrade is required by Santa Barbara County Air Pollution Control District.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval with conditions:

1. Revise elevations to be drawn to scale (use 1/4-inch or 1/8-inch scale).
2. The combined height of the pole and canister is not to exceed 12 feet.

CONTINUED ITEM**C. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043
Application Number: MST2009-00186
Owner: Olive Oil & Gas L P
Applicant: John Price

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Carbon Pressure Management System at the existing Unocal 76 Station. The proposal will be a pole-mounted system to be connected to the existing vent risers. No other exterior alterations are proposed. The upgrade is required by Santa Barbara County Air Pollution Control District.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval with conditions:

1. Elevations are to be drawn to scale (use 1/4-inch or 1/8-inch scale).
2. The combined height of the pole and canister is not to exceed 13 feet.

CONTINUED ITEM**D. 740 DOLORES DR****E-1 Zone**

Assessor's Parcel Number: 035-033-013
Application Number: MST2008-00375
Owner: City of Santa Barbara
Architect: Thompson Naylor Architects
Applicant: Santa Barbara Amateur Radio Club, Inc

(This is a revised project description. Proposal to demolish two existing 50 square foot accessory structures and construct one new 200 square foot prefabricated equipment accessory structure. The proposal also includes replacing the roof of an existing 491 square foot concrete block building. The existing 220 square foot accessory structure will remain unaltered. The site is a 15 acre parcel located in the E-1 Zone and is occupied by the Vic Trace Reservoir and Santa Barbara Amateur Radio Club, Inc. The revised project requires Staff Hearing Officer review for a requested zoning Modification to provide less than the minimum required distance between buildings.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for a zoning Modification to provide less than the minimum required distance between buildings.)

An opposition letter from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer and continued indefinitely to Consent Calendar with comments:

1. There were no negative aesthetic impacts for the distance between buildings.
2. Applicant to indicate on the plans:
 - a) The fence to be relocated.
 - b) The new plantings, with the types specified.
 - c) The roofing material on the new building which is to be muted and of non-glare roofing material, and NOT of a galvanized or shiny material.
 - d) Roofing membrane material for the existing building is to be of a darker color.

NEW ITEM**E. 819 N SALSIPUEDES ST****R-3 Zone**

Assessor's Parcel Number: 031-031-008
Application Number: MST2009-00189
Owner: Webster Elai Ne
Architect: Ron Sorgman

(Proposal to replace the existing retaining wall along the southeast property line for a distance of 108 linear feet. The retaining wall is proposed to have a 3.5 foot fence constructed on top of the retaining wall. The combined retaining wall and fence will have a varying height of 7.5 to 12 feet. The proposal also includes revisions to the deck and stairs of Unit A. The project requires Staff Hearing Officer review for the combined retaining wall and fence to exceed the maximum height of 3.5 feet within the front set back and 20 feet of the driveway and to exceed 8 feet along the interior property line.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for a requested Modification for the retaining wall and fence to exceed the maximum height.)

An opposition letter from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer and continued indefinitely to Consent Calendar with comments:

1. The new retaining wall is to be of stucco material and of a light earth tone in color.
2. The chain link fence is to be black vinyl.
3. Landscape screening on fence is required to be maintained permanently for life of the wall and fence.
4. Indicate the trees and vines in the planter areas on both sides of the wall.
5. Step wall according to grade to minimize over-all height of the wall.
6. Remove paving tile at landscaping area.

NEW ITEM**F. 1096 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-221-006
Application Number: MST2009-00214
Owner: Bank of America
Agent: Coast Sign, Inc.

(Proposal to replace the "as-built" red ATM surround with the original champagne color ATM surround for two existing ATMs. The proposal will abate ENF2008-01319. ATM signage to be reviewed under a separate permit by the **Sign Committee**.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Gary Mosel**.