



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, June 1, 2009**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:04 P.M.**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair - PRESENT  
 DAWN SHERRY, Vice-Chair - PRESENT  
 CLAY AURELL – PRESENT @ 3:07 P.M.  
 JIM BLAKELEY - ABSENT  
 CHRISTOPHER GILLILAND - PRESENT  
 CAROL GROSS - PRESENT  
 GARY MOSEL – PRESENT @ 3:07 P.M.  
 KEITH RIVERA - PRESENT  
 PAUL ZINK - PRESENT

**CITY COUNCIL LIAISON:**

DALE FRANCISCO – ABSENT  
 GRANT HOUSE (ALTERNATE) - 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](http://www.SantaBarbaraCa.gov)**

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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</u> plans are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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 ABR 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](http://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](mailto: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, May 28, 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](http://www.SantaBarbaraCa.gov/abr).
2. This regular meeting of the Architectural Board of Review was broadcast live on City TV-18 and rebroadcast in its entirety on Wednesday at Noon and the following Monday at 9:00 a.m. A live broadcast could also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) 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: Manson-Hing, Sherry, Mosel (present @ 3:10), Zink, Aurell (present @ 3:10), Gross, Rivera, and Gilliland.  
Members absent: Blakeley.  
Staff present: Jaime Limón (until 3:34 p.m.), Bedard and Goo

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

No public comment.

**B. Approval of the minutes of the Architectural Board of Review meeting of **May 18, 2009**.**

Motion: Approval of the minutes of the Architectural Board of Review meeting of **May 18, 2009**, as submitted with no changes.

Action: Sherry/Gross, 6/0/0. (Blakeley, Aurell and Mosel absent.) Motion carried.

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar of **May 26, 2009**. The Consent Calendar was reviewed by **Gary Mosel**.

Action: Sherry/Rivera, 6/0/0. Motion carried. (Blakeley, Aurell and Mosel absent).

Motion: Ratify the Consent Calendar of **June 1, 2009**. The Consent Calendar was reviewed by **Carol Gross**.

Action: Sherry/Rivera, 6/0/0. Motion carried. . (Blakeley, Aurell and Mosel absent).

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

1. Jaime Limón, Senior Planner announced the pending June 11<sup>th</sup> Planning Commission appeal of the 1298 Coast Village Road project, and a suggestion for Board members to review the staff report in preparation.

**E. Subcommittee Reports: No subcommittee reports.**

**DISCUSSION ITEM:****(3:20)**

(20 MIN)

**Proposed City Charter Amendment to reduce ABR membership from 9 to 7 members.**

City Staff Presenter: Jaime Limón, Senior Planner.

Time: 3:07 p.m.

Staff comments: This item was continued two weeks for the purposes of obtaining additional comments from absent Board members. Jaime Limón, Senior Planner, reviewed the current Charter Amendment proposal which involves the same City Charter composition requirements but a reduction from the current 9 member board to a 7 member Board. Mr. Limon explained that the Council has directed staff to focus a city wide 7 member board and commission memberships. It is believed that a 7 member board would have some benefits in increasing board efficiency.

Board comments:

1. Some members believe a reduced ABR size could be considered “dilution” of the strength of a 9 member Board.
2. It was strongly indicated that the composition of the board should maintain the requirement for 2 licensed landscape architects and the member-at-large position.
3. The composition of the Board should include 3 licensed architects instead of the proposed two licensed architects.
4. It was stated that the proposed projects are not any less important than those reviewed by the Single Family Design Board (SFDB), but rather the projects reviewed by the ABR are more complex.
5. One Board member mentioned the advent of “paperless” electronically posted documents and relevant materials have resulted in some members being less prepared for meetings when members do not have the time to print all the documents out for notations, and regretted the loss of past ABR packets hardcopies which were mailed to each Board member in the past.
6. One Board member stated that a reduced ABR membership would cause limitations in formations of subcommittees.

**CONCEPT REVIEW - CONTINUED ITEM****1. 124 LOS AGUAJES AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-041-007

Application Number: MST2004-00725

Owner: Mark Edwards

Agent: Fermina Murray

Agent: Compass Rose

Architect: Peter Ehlen

(Proposal to demolish an existing 887 square foot single-family residence and a 400 square foot garage and to construct three new condominiums consisting of a 1,431 square foot two-bedroom residential unit, a 1,374 square foot one-bedroom unit and a 1,020 square foot one-bedroom residential unit. The project will result in a three-story 3,825 square foot structure with 1,190 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. Modifications are requested to allow encroachments into the required interior and front setbacks.)

**(Fourth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for a Tentative Subdivision Map, a Coastal Development Permit, and zoning modifications.)**

(3:34)

Present: Peter Ehlen, Architect; Mark Edwards, Owner; and Suzanne Johnston, Planning Technician II.

Public comment opened at 4:07 p.m.

Robert Maxim, opposition: stated concerns with size, bulk, and scale; and request refinement and reduction of the front façade.

Kellam de Forest, opposition: stated the international style of the project is inappropriate for the neighborhood and not compatible with Spanish revival style of adjacent buildings.

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

Public comment closed at 4:12 p.m.

Straw vote: How many of the Board support the proposed modernist architecture style? 7/1 (passed, Mosel opposed).

Straw vote: How many of the Board feel that under the current proposal, they would support a modification at the one-story stairway on the east setback? 5/3 (passed, Mosel/Manson-Hing/Gross opposed).

**Motion: Continued indefinitely to Full Board with comments:**

ARCHITECTURE:

- 1) A majority of the Board supports the parking design waiver into the west setback (to allow a garage to be located within three feet of the interior property line).
- 2) Restudy the rainwater harvesting tank. The general consensus of the Board is that it should be relocated outside the setback or below ground.
- 3) The project needs further refinement of the architectural style, including reducing the amount of plaster on the front elevation, which is contributing to the front mass, bulk and scale.
- 4) Create a more pedestrian-friendly street frontage.
- 5) A majority of the Board feel that the only supportable modification would be a portion of the one-story stairway within the east setback.
- 6) Eliminate the elevator shaft projection as the fourth-story element and look for an alternative for roof access.

Action: Sherry/Gross, 7/1/0. Motion carried. (Mosel opposed, Blakeley absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 4151 FOOTHILL RD****COUNTY Zone**

Assessor's Parcel Number: 059-160-017  
 Application Number: MST2008-00496  
 Owner: Webster Properties LP  
 Applicant: Michael Towbes  
 Agent: Steve Fort  
 Architect: Lenvik & Minor Architects  
 Engineer: Penfield & Smith Engineers

(Proposal to construct three, two-story, commercial office buildings, for a total of 71,025 square feet, on a proposed four acre site in the C-1/SD-2 Zone. Building A is proposed to be 41,801 square feet. Buildings B and C are proposed to be 14,612 square feet each. The proposal includes the demolition of the existing gas station and on-site remediation. The project proposes 61,425 square feet of landscaping, bio-swales, 199 parking spaces and 28 bike spaces, and public improvements including sidewalks, parkways, and a proposed bike path. 16,447 cubic yards of grading is proposed. The project requires Planning Commission review for Annexation, General Plan Amendment, Zone Change, Development Plan and a Conditional Use Permit.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Annexation, General Plan Amendment, Zone Change, Development Plan and a Conditional Use Permit.)**

(4:55)

Present: Ed Lenvik, Architect; Bob Cunningham, Landscape Architect; and Michael Towbes, Owner/Applicant.

Public comment opened at 5:24 p.m.

Mike McCormick, support: concerns with the design, neighborhood compatibility, and setbacks.

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

An email expressing specific concerns from Roberta Kramer was acknowledged by the Board.

An email expressing specific concerns from Courtney Andelman was acknowledged by the Board.

Staff summarized supportive public comments from Kellam de Forest which were read into the record.

Public comment closed at 5:29 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

ARCHITECTURE:

- 1) The Board appreciates the campus style. The Board has mixed opinions on the art deco style of architecture.
- 2) Increase the setback between Building A and Foothill Road.
- 3) Add more residential character, possibly roof overhangs, or one-story elements for more variation of the massing and articulation to more appropriately fit the style and scale of the neighborhood.
- 4) Restudy the open space to add additional open space and landscaping closer to the building, and study the center open space of the parking lot.

LANDSCAPING:

- 1) Resolve the conflict between the bioswale and the planting areas.

Action:Zink/Sherry, 8/0/0. Motion carried. (Blakeley absent).

**PRELIMINARY REVIEW****3. 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: Pujo & Associates  
 Designer: Design By Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construct a new three-story, 3,094 square foot, two-unit residential duplex and a 548 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 2,159 square feet and unit two at 934 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes a swimming pool, a pool equipment storage shed attached to the garage, and photovoltaic solar panels. A total of 220 cubic yards of grading is proposed to be balanced on site. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval, and Planning Commission approval on appeal, for a Coastal Development Permit and a zoning modification to allow the garage to be built within the interior setback (Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09).)

**(Project requires compliance with Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09.)**

(6:07)

Present: Alex Pujo, Architect; and Larry Agostino, Owner.

Public comment opened at 6:20 p.m.

Tony Fischer, opposition: expressed concern that the building architecture and the requested setback modification are not compatible with the level lot or the neighborhood. An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 6:23 p.m.

**Motion: Continued two weeks to the Full Board with comments****ARCHITECTURE:**

- 1) Lower and middle plates are to be reduced from 9-feet 6-inches to 9-feet 3-inches, and from 8-feet 7-inches be reduced to 8-feet 6-inches.
- 2) Restudy the curved fireplace and chimney element at the interior courtyard for reduction of the massing.
- 3) The Board carries forward previous comment #1 from the 11/17/08 motion: *"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."* for positive comments regarding the requested modification, and the Board continues to support their previous recommendations.
- 4) Restudy the plant palette to incorporate more long-lived evergreen shrubs and a mixture of plant material.
- 5) Return with complete and accurate plans and elevation drawings, specifically depicting the revised overall height, and exact floor-to-floor plate heights.

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

**\*\*\* THE BOARD RECESSED AT 6:57 P.M. AND RECOVERED AT 7:23 P.M. \*\*\***

**CONCEPT REVIEW - CONTINUED ITEM**

**4. 312 RANCHERIA ST**

**R-4 Zone**

Assessor's Parcel Number: 037-231-010  
 Application Number: MST2005-00634  
 Architect: Jose Luis Esparza  
 Owner: Rancheria Cottages, LLC

(A revised architectural style for the proposal to construct five, two-story, attached residential condominiums on an 11,375 square foot lot in the R-4 Zone. The proposal will consist of four two-bedroom units and one one-bedroom unit and vary in size from 991 to 1,104 square feet for a combined total of 5,407 square feet of living area. Each unit will have an attached two-car garage for a combined garage total of 2,230 square feet. The proposal includes 243 cubic yards of cut and fill and demolition of the two existing residential units and three storage sheds. The project requires Staff Hearing Officer review for a requested modification to allow the front entry porch to extend into the required 10 foot front setback. The project received Planning Commission approval for a Tentative Subdivision Map on July 13, 2006 (Resolution No. 029-06) and a time extension by the Staff Hearing Officer on June 16, 2008 (Resolution No. 058-08).)

**(Comments only; Project requires a Substantial Conformance Determination, Staff Hearing Officer review for a requested modification, and compliance with Planning Commission Resolution No. 029-06 and Staff Hearing Officer Resolution No. 058-08.)**

(7:24)

Present: Jose Luis Esparza, Architect; and Agent for Rancheria Cottages, LLC.

Public comment opened at 7:36 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:**

ARCHITECTURE:

- 1) Carry forward previous comment #7 from the 7/10/06 motion: *"Study moving the rear retaining wall in order to preserve the existing trees on the adjacent parcel."*
- 2) The Board is not in support of the requested modification to allow the front entry porch to extend into the required 10-foot front setback.
- 3) Provide a better site plan which delineates hardscape, landscape, side walls, fencing, mail boxes, etc.
- 4) Relocate the electrical meters away from the street elevation.
- 5) Provide architectural variation to reduce massing, greater setbacks, varied wall finishes, and roof intersections.
- 6) Provide covered entries.

LANDSCAPING:

- 1) Provide a more pedestrian-friendly landscape design and entrances.

Action: Zink/Aurell, 7/0/0. Motion carried. (Rivera stepped down, Blakeley absent).

**PRELIMINARY REVIEW****5. 3855 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-010  
 Application Number: MST2009-00210  
 Owner: Grace Lutheran Church of Santa Barbara  
 Owner: Macerich La Cumbre, LLC  
 Applicant: The Vons Companies Inc.  
 Agent: Little Div Architectural Consulting  
 Architect: Courtney & Le Architects

(Proposal for an exterior facade remodel at the Vons in the La Cumbre Plaza. The proposal includes restriping parking stalls, the addition of accessible stalls and pathways per city requirements, new roof top equipment, exterior lighting, and landscaping.)

**(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)**

(7:53)

Present: Winnie Bautista, Little Diversified Architectural Consulting; Honda Cherng, The Vons Companies Inc.; and Tim Ball, Macerich La Cumbre, LLC.

Public comment opened at 8:03 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to Full Board with comments:**

ARCHITECTURE:

- 1) Provide a lighter design color scheme.
- 2) Resolve the eave detail.
- 3) Applicant to consider the option of using stone as a base at entrance columns and planter, instead of tile.

LANDSCAPING:

- 1) Applicant to consider providing planting vine pockets on the north side of the building (north elevations).
- 2) Provide a landscape plan showing size and type of plants in the planters.

Action: Gross/Gilliland, 6/1/0. Motion carried. (Manson-Hing opposed, Sherry/Blakeley absent).

**PRELIMINARY REVIEW****6. 3759 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053  
 Application Number: MST2009-00227  
 Owner: Regency Realty Group, Inc  
 Architect: Cearnal Andrulaitis, LLP  
 Landscape Architect: Guillermo Gonzalez  
 Business Name: Whole Foods

(Proposal for a façade remodel for three existing commercial buildings in the C-P/SD-2 Zone. The proposal includes the addition of an outdoor seating area, a new trellis and awnings, grading and restriping the existing 258 space parking lot, ADA improvements, 37 bicycle spaces, and landscape alterations, including the addition of bio-swales. All of the existing trees are proposed to remain.)

**(Preliminary Approval is requested.)**

(8:33)

Present: Brian Cearnal and Adam Cunningham, Architects; and Susan Van Atta, Landscape Architect.

Public comment opened at 8:44 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 as submitted with the green awnings proposed at the north elevation of the eastern portion of the building.**

Action: Sherry/Rivera, 8/0/0. Motion carried. (Blakeley absent).

### **ADJOURNMENT:**

**The Full Board meeting adjourned at 8:56 p.m.**

### **CONSENT CALENDAR**

#### **REFERRED BY FULL BOARD**

**A. 630 BATH ST**

**R-4 Zone**

Assessor's Parcel Number: 037-121-020

Application Number: MST2008-00120

Owner: City of Santa Barbara Housing Authority

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.)

**(Final Approval of architecture granted May 4, 2009. Final Approval of landscaping is requested.)**

An opposition letter from Paula Westbury was acknowledged.

**Final Approval of Landscaping with the condition for the Landscape Architecture to show the stated locations of the two new jacarandas on the plans in the parkway along Bath Street.**

**REVIEW AFTER FINAL****B. 221 HITCHCOCK WAY****R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-010

Application Number: MST2008-00482

Owner: Pacific Oaks, Ltd.

Agent: Craig Minus

(Proposal to remove six existing eucalyptus trees and replace with eight new trees. The property is currently developed with a 111 unit apartment complex. The proposal will abate violations in ENF2008-00241.)

**(Review After Final for the proposed removal of one additional existing Eucalyptus to be replaced with a 15-gallon Hymenosporum Flavum.)**

An opposition letter from Paula Westbury was acknowledged.

**Approved as submitted of Review After Final.**

Items on Consent Calendar were reviewed by **Carol Gross**.