



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 15, 2009

David Gebhard Public Meeting Room: 630 Garden Street

3:09 P.M.

BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL – PRESENT @ 3:20 P.M.
- JIM BLAKELEY - ABSENT
- CAROL GROSS – PRESENT @ 3:25 P.M., UNTIL 6:51 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – ABSENT
- CHRISTOPHER GILLILAND – ABSENT
- 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 - ABSENT
 - 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, June 11, 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 3:09 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry, Mosel, Rivera, Aurell (present @ 3:20 p.m.), and Gross (present @ 3:26 p.m., until 6:51 p.m.)
Members absent: Zink, Blakeley, and Gilliland.
Staff present: Jaime Limón (present at 4:40 p.m., until 5:25 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 **June 01, 2009**, 2009, as amended.
Action: Sherry/Mosel, 4/0/0. Motion carried. (Zink/Gross/Blakely/Aurell/Gilliland absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 8, 2009**. The Consent Calendar was reviewed by **Gary Mosel**.
Action: Mosel/Rivera, 4/0/0. Motion carried. (Zink/Gross/Blakely/Aurell/Gilliland absent).
Motion: Ratify the Consent Calendar of **June 15, 2009**. The Consent Calendar was reviewed by **Gary Mosel** with the exception of the landscaping for Item D, reviewed by **Chris Gilliland**.
Action: Sherry/Rivera, 4/0/0. Motion carried. (Zink/Gross/Blakely/Aurell/Gilliland absent).

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

- 1) Ms. Bedard made the following announcements that Board member Gilliland will be absent from the meeting.
- 2) Board member Mosel announced he would be stepping down from agenda item #1, 618 San Pascual Street, and agenda item #3, 418 N. Milpas Street.
- 3) Board member Rivera announced he would be stepping down from agenda item #2, 705 Norman Firestone Road.
- 4) Jaime Limón announced the Community Plan SB Workshops scheduled for Wednesday, June 24th, and Thursday, June 25th, from 6:00 p.m. to 9:00 p.m., at the Central Library, Faulkner Gallery, 40 E. Anapamu St.

E. Subcommittee Reports: None.

PRELIMINARY REVIEW**1. 618 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 037-102-023
 Application Number: MST2008-00059
 Owner: Habitat for Humanity
 Architect: Peikert Group Architects

(Proposal to construct four two-story attached residential condominium units on an existing 6,250 square foot vacant lot in the R-3 Zone. The proposed units will be offered to low income residents. The proposal includes one one-bedroom unit and three two-bedroom units to range in size from 867 square feet to 1,243 square feet. Parking will be provided by four one-car garages. The total proposed building footprint is 2,853 square feet on a 6,250 square foot lot. The proposal also includes 1,664 square feet of outdoor living space. The project received Staff Hearing Officer approval for a Tentative Subdivision Map and requested modifications on 3/11/09 (Resolution No. 020-09).)

(Project requires compliance with Staff Hearing Officer Resolution No. 020-09.)

(3:21)

Present: Peikert Detlev and Bonnie Sangster, Peikert Architects; Joyce McCullough, Executive Director for Habitat for Humanity, and David Black, Landscape Architect.

Public comment opened at 3:32 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 Final Approval with conditions:

ARCHITECTURE:

- 1) The enclosure for the electrical meters on the southwest corner of the building are to be recessed behind the west face of the west elevation.

LANDSCAPING:

- 1) Provide window boxes on the west elevation.

Action: Sherry/Aurell, 5/0/0. Motion carried. (Mosel stepped down, Zink/Blakeley/Gilliland absent).

CONCEPT REVIEW - CONTINUED ITEM**2. 705 NORMAN FIRESTONE RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
 Application Number: MST2008-00524
 Owner: City of Santa Barbara
 Applicant: Goleta Sanitary District
 Architect: Penfield & Smith Engineers, Inc.

(Proposal to construct a new 400 square foot pump house, an 8-foot tall block wall that encompasses a 57 foot by 80 foot area around the pump house, and new landscaping on the City Airport property. The pump house will provide a permanent replacement of the forced main at the Firestone Road Lift Station. Project requires Planning Commission Review for a Coastal Development Permit.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

(3:58)

Present: Jennifer Welch, agent, Penfield & Smith Engineers, Inc.; Katie Poitress, Civil Engineer; Bob Cunningham and David Jones, Landscape Architects.

Public comment opened at 4:18 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) Provide revised elevations and floor plans to accurately document plans as proposed, include the enclosure and the gate and add gutters and downspouts..
- 2) The Board prefers the two-piece mission barrel roof tile, as opposed to a one-piece roof tile.
- 3) The Board prefers the #864-W “Charlie Brown” color for all exposed metal work, including the entry gates to the compound.
- 4) Applicant to paint the pipe a color which is more compatible with the bridge.

LANDSCAPING:

- 1) Provide at least one additional canopy tree on the site.

Action: Sherry/Mosel, 5/0/0. Motion carried. (Rivera stepped down, Zink/Blakeley/Gilliland absent).

Note: The Applicant stated saw-cuts to the civil drawings will be provided for road radiuses to be identified on the plans.

DISCUSSION ITEM

(4:45) **UPPER STATE STREET AREA DESIGN GUIDELINES**

Staff Presentation: Heather Baker, Project Planner; Jaime Limón, Senior Planner, and Bettie Weiss, City Planner.

(These draft guidelines constitute an update to the 1992 *Upper State Street Area Design Guidelines*. The guidelines are generally for Design Review and Planning Commission use in review of private development proposals. The updated guidelines are largely adapted from the *Upper State Street Study* adopted by City Council in May 2007.)

(Staff recommends the ABR review and recommend guidelines to City Council for adoption. The draft guidelines are also agendized for Planning Commission review on June 11th, 2009.)

Discussion held.

Public comment opened at 4:59 p.m.

Cathy McCammon, Allied Neighborhood Association: Guidelines could be more explicit in emphasis on preserving the SD-2 Ordinance, and clarification of “community benefits” to include pedestrian amenities (with modifications for only extraordinary circumstances).

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

A comment letter from Citizens Planning Association of Santa Barbara was acknowledged by the Board. A comment letter from the League of Women Voters of Santa Barbara was acknowledged by the Board.

Board Comments/Recommendations:

- 1) Assigned Board members: **Aurell, Rivera and Gross to serve on a sub-committee for the Upper State Street Design Guidelines.**
- 2) On Page #3-7, Building Height Limitations and Trade-offs for Community Benefit” needs clarification.
- 3) Document should further emphasize walkability.
- 4) The Board to further review after subcommittee meets with staff on the document.

CONCEPT REVIEW - NEW ITEM**3. 418 N MILPAS ST****C-2/R-2 Zone**

Assessor's Parcel Number: 031-311-033
 Application Number: MST2009-00271
 Owner: Riviera Vista I, LLC
 Applicant: DesignArc

(Proposal to permit an "as-built" 790 square foot commercial addition and a change of use from a nursery to three new tenant lease spaces, to include an office, an auto sales, and retail sales. Additional site improvements include 3 new parking spaces for a total of 14 required parking spaces, a new parking planter, new landscaping in the existing planters, and the addition of a 5 foot landscape buffer along the east property line adjacent to the R-2 zone property. The proposal will abate violations from enforcement cases: ENF2007-01134 and ENF2009-00170.)

(Comments only; project requires Environmental Assessment.)

(5:25)

Present: Steve Carter; Architect; and Phil Suding, Landscape Architect.

Public comment opened at 5:28 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 the Consent Calendar with comments:

ARCHITECTURE:

- 1) Repair the batten wood to the gable end of the building on the Milpas Street elevation.
- 2) Provide a color scheme to repaint the Milpas Street elevation.

LANDSCAPING:

- 1) Provide screening shrubs in the planter on the Gutierrez Street side.
- 2) Consider an alternative tree for the planter on the Gutierrez Street side.

Action: Aurell/Sherry, 5/0/0. Motion carried. (Mosel stepped down, Zink/Blakeley/Gilliland absent).

***** THE BOARD WILL RECESSED AT 5:35 P.M. AND RECOVERED AT 6:16 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 226 W DE LA GUERRA ST****R-3/R-4 Zone**

Assessor's Parcel Number: 037-041-015

Application Number: MST2009-00248

Owner: Stephen and Celeste Harrel

(Proposal for a 674 square foot two-story addition and remodel to an existing 1,066 square foot, one-story, single-family residence, resulting in a two-unit, 1,740 square foot, two-story, residential duplex on a 6,250 square foot lot. Unit A is a proposed one-story, two-bedroom, 770 square foot residential unit. Unit B is a proposed two-story, two-bedroom, 970 square foot residential unit. Four covered parking spaces will be provided by an existing legal non-conforming detached, 984 square foot, four-car garage. The proposal includes alterations to the existing garage structure to include a new roof, new garage doors, and new exterior paint to match the proposed duplex.)

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

(6:16)

Present: Stephen Harrel, Architect/Co-owner; and Tim Ryan, Co-owner.

Public comment opened at 6:23 p.m. As no one wished to speak, public comment was closed.

A support letter from Sue Nitch was acknowledged by the Board.

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

Motion: Continued indefinitely to Full Board with comments:

ARCHITECTURE:

- 1) Restudy the front entry ways to both units to better individually define each entry.
- 2) Study the possibility of additional fenestration, particularly facing south.
- 3) Study the architectural integration of the addition with the existing house.
- 4) Study the fenestration to provide more architectural continuity between the variety and placement of the windows, as well as the configurations and types of windows.
- 5) Study method to obtain a more accessible route to the private outdoor living space of Unit A from the main living area.

LANDSCAPING:

- 1) Restudy the location for the proposed tree in the front setback.
- 2) Provide additional planting within the existing parkway.
- 3) Propose and alternative plant material for the screening of the trash enclosure.

Action: Sherry/Rivera, 5/0/1. Motion carried. Aurell abstained. (Zink/Blakeley/Gilliland absent).

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

Assessor's Parcel Number: 017-321-007
Application Number: MST2008-00420
Owner: Larry Agostino
Architect: 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.)

(6:50)

Present: Alex Pujo, Architect; and Jeff Doubet, Designer.

Public comment opened at 7:02 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 the Consent Calendar with conditions:

- 1) The Board still finds that the modification does not have a negative aesthetic impact.
- 2) Carry forward previous comment #4 from 06/01/09 motion: *"Restudy the plant palette to incorporate more long-lived evergreen shrubs and a mixture of plant material."*

Action: Aurell/Sherry, 5/0/0. Motion carried. (Zink/Blakeley/Gilliland/Gross absent).

PRELIMINARY REVIEW**6. 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.
Architect: Courtney & Le Architects
Agent: Little Div Architectural Consulting

(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.)

(7:07)

Present: Winnie Bautista, Little Diversified Architectural Consulting; and Honda Cherng, The Vons Companies Inc.

Public comment opened at 7:11 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 two weeks to Full Board with comments:

- 1) Resolve the eave condition at both the portico extensions and at the corners possibly with a 45-degree rafter tail)
- 2) Lighten the bulk of the portico entrances in both height and width of columns.
- 3) Provide a stone cap and base to the sandstone detail along the front.
- 4) The Board prefers a more traditional stone configuration to the dry stack pattern.

Action: Sherry/Rivera, 5/0/0. Motion carried. (Zink/Blakeley/Gilliland/Gross absent).

Staff note: Applicant was later requested to indicate on plans the tree islands and visibility lines.

PRELIMINARY REVIEW**7. 416 MONTGOMERY ST****R-2 Zone**

Assessor's Parcel Number: 025-393-003
Application Number: MST2008-00131
Owner: Dan Secord
Agent: Dave Tabor
Designer: Eric Swenumson
Landscape Architect: Earthform Design

(Proposal to convert two existing, one-story residential units to condominium units on an 8,598 square foot lot in the Mission Area Special Design District. Existing unit number one is a three-bedroom, 1,346 square foot unit. Existing unit number two is a two-bedroom, 1,063 square foot unit. An existing, detached two-car garage will remain. The proposal includes the addition of exterior storage spaces for each unit and two uncovered parking spaces (one for each unit) along the private alley off of Montgomery Street. The project received Staff Hearing Officer approval for a Tentative Subdivision Map on 4/8/09 (Resolution No. 025-09).)

(Project requires compliance with Staff Hearing Officer Resolution No. 025-09.)

(7:35)

Present: Sam Maphis, Landscape Architect, and Dave Tabor, Agent; and Dan Secord, Owners.

Public comment opened at 7:37 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 Final Approval as submitted.

Action: Keith/Sherry, 5/0/0. Motion carried. (Zink/Blakeley/Gilliland/Gross absent).

ADJOURNMENT:

The Full Board meeting adjourned at 7:42 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 533 W GUTIERREZ ST****R-4 Zone**

Assessor's Parcel Number: 037-222-003
Application Number: MST2004-00264
Owner: Gonzalez Family Trust
Architect: Jose Esparza

(This is a revised project with original ABR approval on February 13, 2006. Proposal for a new second floor 552 square foot addition to Unit D of a five unit apartment complex. The project involves a first floor remodel area of 175 square feet to remove one downstairs bedroom and the addition of two bedrooms and two bathrooms on the second floor. The proposal changes the floor plan from a 2 bedroom, 851 square foot one-story unit, to a 3 bedroom 1,403 square foot two-story unit.)

(Review After Final for elimination of a window, a new trash enclosure for Units B & C, on the east elevation, and three new doors at the rear of Unit A, B, and C, to access storage under the stairs.)

An opposition letter from Paula Westbury was acknowledged.

Approval as submitted of Review After Final.

FINAL REVIEW**B. 100 ADAMS RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2009-00146
Owner: City of Santa Barbara
Contractor: Campbell Geo, Inc.

(Proposal for site remediation at the Goleta West Sanitary District Facility, on airport property, to extract and treat contaminated soil and ground water as required by the Santa Barbara County Fire Department. The proposal includes the installation of mechanical equipment to include two air compressors, a skid-mounted vacuum blower, two polyethylene fluid storage tanks, four activated carbon vessels, and associated conduit to be located at the rear of an existing cinder block masonry building. The proposal also includes a corrugated metal panel structure to shelter and protect the equipment. The project received Planning Commission Approval for a Coastal Development Permit on 6/4/09 (Resolution No. 018-09).)

(Preliminary and Final Approval are requested. Project requires compliance with Planning Commission Resolution No. 018-09.)

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval and Final Approval as submitted.

CONTINUED ITEM**C. 29 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-123-014
Application Number: MST2009-00259
Owner: McDonald's Corporation
Architect: George Sladek

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonald's Restaurant. The addition will result in a 4,497 square foot building (including the existing 1,305 square foot basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and all existing landscaping is to remain. Any proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

An opposition letter from Paula Westbury was acknowledged.

Continued indefinitely to the Consent Calendar.

REFERRED BY FULL BOARD**D. 3230 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-030
Application Number: MST2008-00395
Owner: Thomas Thompson
Applicant: Omni Point (T-Mobile)
Applicant: Scott Dunaway
Agent: Courtney Schmidt

(This is a new application for a proposal to install a new unmanned wireless communications facility to consist of a T-Mobile panel antenna to be located in a faux chimney on an existing commercial building. Additional equipment will be located within a lease area of the existing commercial building. The project includes replacement of the existing faux chimney with a new faux chimney, with a two foot increase in total height, proposed to match the existing style. The proposal also includes the demolition of the existing "as-built" storage area at the rear, repaint and texture the existing trash enclosure to match the existing building, add a new tree on the rear elevation, and replace the "as-built" pavers with landscaping planters along the State St. elevation.)

(Preliminary Approval granted 4/6/09. Final Approval of architecture and landscaping are requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval with conditions:

1. Provide landscaping in the radius curb cut area.
2. Provide vines support on the north side of the trash enclosure.

Items on Consent Calendar were reviewed by **Gary Mosel**, with the exception of landscaping for Item D, reviewed by **Chris Gilliland**.