



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 22, 2010** **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**  
**BOARD MEMBERS:**

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

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:08 P.M.  
 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 folded 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 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](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, March 18, 2010, 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 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](http://www.santabarbaraca.gov/abr) and then clicking *Online Meetings*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:00 p.m.

**ROLL CALL:**

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

**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 March 8, 2010, as submitted.**

Action: Zink/Gross, 4/0/1. Motion carried. (Gross abstained from Items #5 thru #9, Gilliland/Mosel/Sherry absent).

**C. Consent Calendar:**

Motion: **Ratify the Consent Calendar of March 15, 2010. The Consent Calendar was reviewed by Clay Aurell.**

Action: Aurell/Rivera, 5/0/0. Motion carried. (Gilliland/Mosel/Sherry absent).

Motion: **Ratify the Consent Calendar of March 22, 2010. The Consent Calendar was reviewed by Clay Aurell for Items A, B, C, with additional landscaping review for Items B, C, D, E and F by Carol Gross.**

Action: Rivera/Aurell, 6/0/0. Motion carried. (Gilliland/Sherry absent).

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

- 1) Ms. Bedard made the announcement that Board member Sherry will be absent from the meeting.
- 2) Board member Aurell announced that he will be stepping down from Item #2, 617 Bradbury Avenue.
- 3) Board member Aurell announced that he will be absent from the next weeks Consent agenda on March 29, 2010.
- 4) Board member Mosel volunteered to fill-in to review the March 29, 2010, Consent Agenda.
- 5) Board member Mosel announced that he will be stepping down from Item #2, 617 Bradbury Avenue.

**E. Subcommittee Reports.**

None.

**\* THE BOARD BRIEFLY RECESSED AT 3:04 P.M. AND RECOVERED AT 3:08 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM**

**1. 1150 SAN ROQUE RD**

**A-1 Zone**

Assessor's Parcel Number: 055-171-007  
 Application Number: MST2009-00517  
 Owner: City of Santa Barbara  
 Agent: Joe Wilcox  
 Architect: KBZ Architects

(Proposal to construct three new water treatment buildings and two new treatment tank enclosures at the Cater Water Treatment Plant. The proposal involves 7,999 square feet of new buildings and 5,890 square feet of new structures for a total of 13,889 square feet. The existing site is currently developed with 20,052 square feet of buildings and 139,252 square feet of other structures to the existing 159,304 square foot facility. The proposal also includes the relocation of 12 existing parking spaces, new accessible walkways and new site landscaping. The proposal will result in a 173,193 square foot water treatment facility and will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project requires Planning Commission review for a Conditional Use Permit for a non-residential use in a residential zone and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

**(Third Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Conditional Use Permit, a parking modification, and encroachments into the required front and interior setbacks.)**

(3:08)

Present: Cathy Taylor, Water System Manager; Joe Wilcox, KBZ Architects; and David Black, Landscape Architect.

Public comment opened at 3:21 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

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

- 1) The Compatibility Analysis is as follows:
  - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
  - b. The project's design is compatible with the City and successfully incorporates the architectural elements appropriate for the character of the neighborhood.
  - c. The project's mass, size, bulk, height, and scale are appropriate for the site and the neighborhood. The Board appreciates the reduction of encroachment into the front setback.
  - d. There is no impact to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
  - e. The project's design does not block established public views of mountains or ocean.
  - f. The project's design provides an appropriate amount of open space and landscaping. The Board finds the proposed landscaping is appropriate for the site.
- 2) The Board looks forward to the applicant returning with a color scheme for the proposed buildings and the entire campus.

Action: Rivera/Gross, 6/0/0. Motion carried. (Gilliland/Sherry absent).

**CONCEPT REVIEW - CONTINUED ITEM****2. 617 BRADBURY AVE****C-2 Zone**

Assessor's Parcel Number: 037-122-006  
Application Number: MST2007-00559  
Owner: Leed Santa Barbara, LLC  
Architect: AB Design Studio

(the project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.)

**(Eighth Concept Review. Comments only; the project requires approval by the City Council.)**

(3:37)

Present: Josh Blumer and Dan Weber, AB Design Studio; and Fae Perry, Leed Santa Barbara, LLC; and Danny Kato, Senior Planner.

Public comment opened at 3:53 p.m.

Kellam de Forest spoke with concerns regarding the proposed project.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:55 p.m.

Mr. Kato read to the Board the motion made by City Council on September 25, 2009.

**Motion: Continued indefinitely to City Council and return to Full Board with comments:**

- 1) The Board appreciates the continued progress of the applicant team and finds that the project as proposed has successfully addressed the criteria of the September 25, 2009, City Council motion for a reduction in the mass, bulk, and scale, successfully incorporating the Victorian elements from the neighborhood, and retaining an appropriate amount of open space and front setback.
- 2) The Board finds that the proposed design is successful for this transition residential/commercial neighborhood and looks forward to the applicant returning with final details.
- 3) The Compatibility Analysis is as follows:
  - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
  - b. The project's design is compatible with the City and successfully incorporates the architectural elements appropriate for the character of the neighborhood.
  - c. The project's mass, bulk, and scale are appropriate for the site and the neighborhood.
  - d. The proposed project is sensitive to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.

- e. The project's design does not block established public views of mountains or ocean.
- f. The project's design provides an appropriate amount of open space and landscaping.

Action: Rivera/Gross, 4/0/0. Motion carried. (Aurell/Mosel stepped down, Gilliland/Sherry absent).

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 401 1/2 OLD COAST HWY**

**C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-010  
 Application Number: MST2009-00500  
 Owner: William H. Pritchett Sr.  
 Architect: Gilbert Garcia

(This is a revised proposal to abate violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review for a requested zoning modification to allow living space to be permitted in the required rear setback.)

**(Third Concept Review. Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for a zoning modification.)**

(4:15)

Present: Gil Garcia, Architect; and Tony Fischer, Agent for the Owner; and Katie O' Reilly Rogers, Landscape Architect; and Roxanne Milazzo, Assistant Planner.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Ms. Milazzo clarified staff's concerns regarding the project's change of use of a building located in the rear yard setback.

**Motion: To deny the project without prejudice and with comments:**

- 1) The current proposal is not compatible with the level of quality of a residential design for an additional unit.
- 2) According to compatibility guidelines, in its current configuration the proposed project lacks the appropriate amount of open space and landscaping.

Action: Zink/Rivera, 6/0/0. Motion carried. (Gilliland/Sherry absent).

**\* THE BOARD BRIEFLY RECESSED AT 4:53 P.M. AND RECOVERED AT 4:55 P.M. \***

**REVIEW AFTER FINAL****4. 1298 LAS POSITAS RD****A-1 Zone**

Assessor's Parcel Number: 047-010-034  
Application Number: MST2007-00492  
Applicant: Burke Design  
Owner: City of Santa Barbara  
Owner: Elings Park Foundation  
Designer: Burke Design

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio St.). The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

**(Review After Final for revised configuration of the bio-swale, new location of pedestrian access at the Valerio Street entrance, revised height of retaining walls, revised entrance door, modify the existing parking to change 11 standard spaces to 12 compact spaces and waive the requirement for the finger planter, and revised landscaping to reduce the number of proposed trees to comply with high fire hazard requirements.)**

(4:55)

Present: David Burke, Applicant; and Don Erickson, Consultant for Elings Park Foundation.

Public comment opened at 5:06 p.m. As no one wished to speak, public comment was closed.

An emailed correspondence of concern from Pauline Smith was acknowledged by the Board.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 5:09 p.m.

**Motion: Approval as noted of the Review After Final with conditions:**

- 1) All application items are acceptable with the following conditions: (A) applicant to provide two new 15-gallon trees in each of the two planters on the west and east side of the park office; the species of trees to be determined; and (B) Incorporate an inviting pedestrian walkway connection from the Valerio Street neighborhood to the new relocated gate.
- 2) It was understood by the Board that the two parking lot island trees shall remain.

Action: Gross/Zink, 6/0/0. Motion carried. (Gilliland/Sherry absent).

**PRELIMINARY REVIEW****5. 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. Unit A and B are proposed to be 1,232 square feet and Unit C is proposed to be 1,132 square feet. Each unit will include a 440 square foot attached two-car garage. A total of 258 cubic yards of grading is proposed. The project received Staff Hearing Officer approval of a Tentative Subdivision Map on 1/27/2010.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 005-10.)**

(5:36)

Present: Ken Kruger, Architect; Chuck McClure and Randy Douglas, Landscape Architects; and Dan Gullett, Associate Planner.

Public comment opened at 5:47 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Staff called to the Board's attention the January 27, 2010, Staff Hearing Officer's Resolution motion and conditions of approval for permeable paving, backflow, second floor privacy screening.

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

- 1) Project is moving in right direction, and is in compliance with the Staff Hearing Officer Resolution No. 005-10.
- 2) Provide a roof plan and coordinate the roof plan with the elevations.
- 3) Resolve the beam pop outs on the sides of the units.
- 4) Resolve the cantilevers and indicate them on the elevations.
- 5) Consider using one stucco color on Units B and C.
- 6) Resolve the proposed stucco buff color to be of a more beige or sand color and less red in color.
- 7) Provide finished floor elevations and plate heights and indicate them on all elevations.
- 8) The majority of the Board feels that Unit A, along the street frontage, should have a higher quality door and window material than the vinyl as proposed; provide options.
- 9) Provide all appropriate details, including window and door elevations.
- 10) Landscaping is appropriate.

Action: Aurell/Gross, 6/0/0. Motion carried. (Gilliland/Sherry absent).

**\* THE BOARD RECESSED FOR 25 MINUTES AT 6:18 P.M. AND RECOVERED AT 6:46 P.M. \***



**PRELIMINARY REVIEW****6. 1924 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-014  
 Application Number: MST2009-00475  
 Owner: Troy & Ken Jacobsen  
 Architect: Cearnal Andrulaitis Architecture

(Proposal to converting the existing 2,225 square foot two-story duplex into one residential unit, including the demolition of 44 square feet and a 528 square foot addition (90 square feet one-story addition and 438 square foot two-story addition) resulting in a 2,709 square foot two-story single family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached two-car garage and one new uncovered space. 134 cubic yards of grading is proposed. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project received Staff Hearing Officer Approval for requested zoning modifications on 1/13/2010.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 001-10.)**

(6:46)

Present: Brian Cearnal, Cearnal Andrulaitis Architecture; and Ken Jacobsen, Owner.

Public comment opened at 6:52 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Preliminary Approval and continued indefinitely to Consent with comments:**

- 1) Project is in compliance with Staff Hearing Officer Resolution No. 001-10.
- 2) Return with a landscape plan and final architectural plan details.

Action: Aurell/Rivera, 6/0/0. Motion carried. (Gilliland/Sherry absent).

**CONCEPT REVIEW - CONTINUED ITEM****7. 820 BOND AVE.****C-2 Zone**

Assessor's Parcel Number: 031-234-025  
 Application Number: MST2009-00527  
 Owner: Calvin D. Marble, Family Trust  
 Applicant: Sprint / Nextel  
 Agent: Norcal Consulting  
 Architect: PDC Corporation

(This is a revised proposal for the addition of three new panel antennas, three new parabolic dishes, and one new equipment cabinet to an existing wireless facility. Four of the proposed antennas will be located within the existing roof tower element of the existing commercial building and two antennas will be located within a proposed new 12 square foot roof tower element designed to match the existing architecture. The site is currently developed with two equipment cabinets and three panel antennas located within the existing roof tower element. The project requires Findings of No Visual Impacts.)

**(Project requires Findings of No Visual Impacts.)**

(6:55)

Present: Nick Gonzales, Norcal Consulting for Sprint/Nextel.

Public comment opened at 7:00 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Preliminary Approval and continued indefinitely to Consent with comments:**

- 1) Roofing material to match the existing two piece mission tile.
- 2) Return with RF material samples.
- 3) The Board made the Finding of No Visual Impacts.

Action: Mosel/Rivera, 6/0/0. Motion carried. (Gilliland/Sherry absent).

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **8. 2017 CHAPALA ST**

**R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007

Application Number: MST2010-00036

Owner: B. K. Rai

Architect: Garcia Architects

(Proposal for the conversion of an existing two-story 1,893 square foot commercial building into a single-family residence and to provide a new accessible parking space for the existing 1,451 square foot commercial building. The proposal will result in a 1,451 square foot commercial space and a 1,893 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single family residence and six for the commercial building. The project requires Staff Hearing Officer review for zoning modifications to allow parking in the required front yard, and encroachments into the required interior setbacks.)

**(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for zoning modifications.)**

(7:03)

Present: Gil Garcia, Architect; Kate Dole, Landscape Architect; and B. K. Rai, Owner.

Public comment opened at 7:19 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Compatibility Analysis is as follows:
  - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
  - b. The project's design is compatible with the City and the architectural character of the neighborhood.
  - c. The project's mass, bulk, height, and scale are appropriate for the neighborhood, given compliance with the other comments provided below.
  - d. The project's design is appropriately sensitive to adjacent City Landmarks and adjacent historic resources.
  - e. The project's design does not impact or block established public views of mountains or ocean.
  - f. The project's design provides an appropriate amount of open space and landscaping.

- 2) Resolve the configuration of the accessible parking to comply with Code requirements.
- 3) The Board finds no negative aesthetic impacts for the proposed modification for parking in the front yard setback. The Board appreciates that the parking in the front will not be covered parking.
- 4) Study incorporating wing walls on the sides of the front entry, which is reminiscent of the existing architectural features.

LANDSCAPING:

- 1) The Board appreciates retaining the existing redwood tree.
- 2) Provide an additional double trunk palm tree in the front landscape planter adjacent to the parkway.
- 3) Substitute the ground cover in the brick section in the middle of the driveway.

Action: Rivera/Aurell, 6/0/0. Motion carried. (Gilliland/Sherry absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 7:55 p.m.**

**CONSENT CALENDAR**

**REVIEW AFTER FINAL**

**A. 3427 SEA LEDGE LN**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-009  
 Application Number: MST2006-00092  
 Owner: Lunt Leon F/Joyce M  
 Architect: Roteman, Eberhard & Associates  
 Applicant: Bob Price Roteman Architects

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. Project Received Planning Commission Approval on 9/6/07 (Resolution No. 034-07).)

**(Review After Final for a material change to the garage door surround element, a revised color scheme, and minor door and window changes to include a larger kitchen window on the north elevation, revised locations to a door and window on the second floor of the east elevation, a hopper window changed to a sliding window on the south elevation, and revised door material and configuration on the west elevation.)**

A letter of concern from Paula Westbury was acknowledged.

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

**REFERRED BY FULL BOARD****B. 3763 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-052  
Application Number: MST2009-00560  
Owner: Regency Centers, LP  
Owner: Regency Centers  
Architect: Cearnal Andrulaitis Architecture  
Business Name: Whole Foods Market

(Proposal to demolish an existing 5,154 square foot one story commercial building and construction of 35 new vehicle parking spaces and 28 bicycle spaces. The proposal will include a new pedestrian friendly connection from State Street to Whole Foods, new bioswales and landscaping to include the removal and relocation of 12 trees and 25 new trees, new exterior lighting on Whole Foods, 5 new parking lot fixtures, and bollard lighting within the pedestrian pathway.)

**(Final Approval of architecture and landscaping is requested. Preliminary Approval was granted on 1/11/2010.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted on Sheet A-100 and Sheet E2.0:**

- 1) Lighting as prepared on Sheet E2.0 has been revised to reduce the number of light fixtures.
- 2) Fixture D to be 12-inches and located along the eastern wing at every pillar.
- 3) Remove Fixture F.

**NEW ITEM****C. 201 N MILPAS ST****C-2/M-1 Zone**

Assessor's Parcel Number: 017-043-018  
Application Number: MST2010-00042  
Owner: Allen & Cushnie, Family Trust  
Architect: Thompson Naylor Architects

(Proposal for minor exterior alterations to an existing 4,656 square foot commercial building on a 19,811 square foot parcel. The proposal includes the installation of a new door and landing at the south west elevation, removal of "as-built" work including the removal of two existing stone columns and the alterations to the existing parking lot to include removing a portion of existing curbs, the addition of "as-built" gates on Yanonali & Milpas Street, elimination of a planter, and restriping to provide an ADA accessible parking space. A total of 14 parking spaces will be provided.)

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

A letter of concern from Paula Westbury was acknowledged.

**Continued one week with comments:**

- 1) Provide a landscape plan. The "as-built" removal of the previously approved planter is acceptable, noting that it was never installed as originally approved.
- 2) Consider stripping between parking spaces #13 and #14, as a "No Parking" zone.
- 3) Exterior doors are acceptable.
- 4) Provide lighting at the rear of the building and confirm that all lighting complies with the Outdoor Lighting & Street Light Design Guidelines.
- 5) Provide canopy trees in the existing planters along Milpas Street on each side of the driveway.

**FINAL REVIEW****D. 1712 ANACAPA ST****R-2 Zone**

Assessor's Parcel Number: 027-111-014  
Application Number: MST2008-00435  
Owner: Richard Untermann & Gail Elnicky  
Architect: David Van Hoy  
Agent: Jarrett Gorin

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project requires Planning Commission Review for a Tentative Subdivision Map and a public street waiver and a street frontage modification.)

**(Project requires compliance with Planning Commission Resolution No. 040-09. Final Approval is requested for grading and landscaping.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted to revise the location of the trees at #3, 4, and 5.**

**REFERRED BY FULL BOARD****E. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010  
Application Number: MST2009-00250  
Owner: Transition House  
Architect: Mark Wienke  
Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on 8/12/09 (Resolution No. 070-09).)

**(Final Approval of landscaping is requested. Final Approval of architecture was granted on 3/8/10.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval of landscaping as noted on Sheet L-3.**

**NEW ITEM****F. 2819 STATE STREET****R-4/SD-2 Zone**

Assessor's Parcel Number: 051-220-027  
Application Number: MST2010-00081  
Owner: Scott Perry  
Business Name: Lemon Tree Inn  
Designer: Eric Nagelmann

(Proposal for new site landscaping for an existing hotel to include the abatement of violations in ENF2009-00427, including the "as-built" removal of coral trees and ivy shrubbery.)

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

A letter of concern from Paula Westbury was acknowledged.

**Continued one week with comments:**

- 1) Show complete site landscaping and provide additional photographs of landscaping areas to remain and adjacent site landscaping.
- 2) Reconsider the use of juniper trees.
- 3) Unify the corner area as one theme of landscaping.
- 4) Show all existing trees.
- 5) Provide screening shrubs for all parking areas.

Items on Consent Calendar were reviewed by **Clay Aurell** for A, B and C, with additional landscaping review for Items B, C, D, E, and F, by **Carol Gross**.