



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 28, 2010

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
 DAWN SHERRY, Vice-Chair - PRESENT
 CLAY AURELL - PRESENT
 CAROL GROSS – ABSENT
 GARY MOSEL - PRESENT
 PAUL ZINK – PRESENT
 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 4:14 P.M.
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (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 folded plans 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 24, 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.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. on Channel 18. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:02 p.m.

ROLL CALL:

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

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 14, 2010**, as submitted.
Action: Zink/Sherry, 4/0/1. Motion carried. (Manson-Hing abstained, Gross/Mosel absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 21, 2010**. The Consent Calendar was reviewed by **Gary Mosel**, with additional landscaping review for Items C by **Carol Gross**.
Action: Rivera/Sherry, 4/0/0. Motion carried. (Zink/Gross/Mosel absent).

Motion: Ratify the Consent Calendar of **June 28, 2010**. The Consent Calendar was reviewed by **Gary Mosel**, with additional landscaping review for Items A and C by **Carol Gross**.
Action: Aurell/Rivera, 5/0/0. Motion carried. (Gross/Mosel absent).

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

No announcements were made; however, it was noted that Carol Gross was absent, and that Keith Rivera would be stepping down from Item #1, 825 De La Vina Street.

E. Subcommittee Reports.

None.

*** THE BOARD BRIEFLY RECESSED AT 3:08 P.M. AND RECOVERED AT 3:12 P.M. ***

DISCUSSION ITEM:**(3:12)****2010 DESIGN REVIEW TRAINING #1: "THE I GO CAR SHARING PROGRAM", AMERICAN PLANNING ASSOCIATION PRESENTATION**

City Staff Presenter: Heather Baker, Project Planner; Jaime Limón, Senior Planner; and .

(Approximately: a 45 minute recorded PowerPoint presentation and 15 minute discussion.)

Car sharing programs, growing in popularity across the U.S., are becoming an important tool to reduce car use and congestion in urban areas. I-GO Car Sharing, a Chicago-based nonprofit with more than 6,000 members, provides mobility when needed without car ownership expenses. More than half of I-GO members either sold or put off buying a car when they joined. Where car sharing is available, demand for parking goes down, and land previously devoted to parking can be put to other uses. Less parking reduces the costs of building and owning housing and commercial developments and fewer cars reduces CO₂ emissions and other pollutants. Sharon Feigon of I-GO Car Sharing provides background on how car sharing works, talks about its many benefits, and discusses car sharing innovations that link it more closely with a variety of transportation alternatives.

Sharon Feigon is the CEO of I-GO Car Sharing, an affiliate organization of the Center for Neighborhood Technology (CNT). Prior to that she was CNT's Manager of Research and Development, where she specialized in innovative market-based solutions to the problems of urban sprawl, and she coordinated CNT's transit oriented development program. Feigon is the author of *The New Transit Town* (Island Press, 2003). She has an MBA from DePaul University and a B.A. in economics from Antioch College.

This presentation was intended as the last in a three-part series of City of Santa Barbara 2010 Design Review Trainings. All board and commission members and the public were encouraged to attend this training.

Ms. Baker announced that the Transportation Division was not in favor of an I-GO Car Sharing Program, and therefore the evening's presentation was updated to include a short review of key-highlights of previous training presentations:

Held on June 21st for the Single Family Design Board (SFDB), Part 2: "Enhancing Your Community Through Tree Preservation," described as follows:

Technical know-how is only one part of protecting trees during the land planning process. Understanding and overcoming the hidden barriers to tree preservation are also critical to planning success. Planners, property owners, engineers, landscape architects and contractors want — and are increasingly required — to save trees. But team members may not be fully aware of the obstacles and opportunities that are present when preserving and building a tree-filled community. Todd Degner speaks about the common barriers to tree preservation as well as proactive steps for overcoming them.

Todd Degner is the Business Manager of Tree Preservation and Land Restoration for The Care of Trees. In this position he has increased tree preservation awareness and gained recognition in the Great Lakes planning, engineering, and architectural communities as a premier provider of tree preservation expertise and service. His work with not-for-profit organizations like Openlands and Chicago Wilderness has provided energy and direction for a regional tree preservation and land restoration vision that will protect natural resources throughout the Great Lakes region for generations to come.

And held on June 24th, for the Historic Landmarks Commission, Part 3: “Lessons from the Last Boom in Chicago,” described as follows:

Chicago experienced a residential boom in the 1990s and early 2000s. Many older industrial and commercial properties were converted to residential uses, and some of the city's old retail districts became mixed use neighborhoods. Although much of this new development was well designed and well received, the city was also struggling with a rash of residential teardowns. Topics covered include: converting storefronts to housing, rezoning of vacant industrial land, commercial and industrial loft conversions, church conversions, teardowns and height limit changes, townhouses, commercial strips, and special considerations for corners and boulevards. Former Chicago city planners Tom Smith and Mary Fishman focused on the "geography" of growth in Chicago and highlight the lessons learned through the city's successes and failures.

All Design Review board and commission members and the public were encouraged to attend these trainings, as well.

To review these trainings, see: <http://www.planning.org/tuesdaysatapa/2008/jan.htm>

Discussion held.

PRELIMINARY REVIEW

1. 825 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 037-041-024
Application Number: MST2007-00400
Owner: 825 De La Vina, LLC
Architect: Keith Rivera
Agent: Derek Westen

(Proposal for two new three-story mixed-use buildings to include a total of seven residential condominiums and three commercial condominiums on an existing 14,750 square foot lot. The proposal includes four, one-bedroom and three, two-bedroom residential units, varying in size from 699 to 1,649 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 7,877 square feet of residential area and 686 square feet of commercial area for a total of 8,563 square feet. A total of 19 parking spaces will be provided on site (14 covered and five uncovered). The project received Planning Commission approval for a Tentative Subdivision Map on 3/18/10 (Resolution No. 002-10). The project received City Council approval on 5/11/10.)

(Project requires compliance with Planning Commission Resolution No. 002-10.)

(4:14)

Present: Keith Rivera, Architect; and Lori Romano, Landscape Architect; and Kelly Brodison, Assistant Planner

Public comment opened at 4:31 p.m.

Kellam de Forest spoke of concerns regarding neighborhood compatibility, trellises, and parking configuration.

A letter of concern from Paula Westbury, and an email of concern from Donald Sharpe were acknowledged by the Board.

Public comment closed at 4:34 p.m.

- Motion:** **Preliminary Approval and continued indefinitely to Full Board with comments:**
- 1) Revise the pedestrian walkway, and simplify the paving pattern of the driveway.
 - 2) Provide color board and building materials, such as tiles and roof samples.
 - 3) Provide an arborist report or tree protection notes, as deemed necessary, to provide sufficient tree protection during the course of construction.
 - 4) Provide landscaping and irrigation for the upper terraces and upper level decks.
 - 5) Correct the elevations to eliminate the computer drafting errors.
 - 6) Provide vine pockets for the trellises over the garage doors, between units 4 and 5, and units 6 and 7.
- Action:** Zink/Aurell, 5/0/0. Motion carried. (Rivera stepped down, Gross absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 216 NATOMA AVE

R-4/SD-3 Zone

Assessor's Parcel Number: 033-062-019
Application Number: MST2010-00145
Owner: Nancy Mammel
Architect: Pacific Arc Architects, Inc.

(Proposal for alterations and additions to an existing 1,803 square foot, two-story duplex, on a 6,000 square foot lot, to include a new 101 square foot, one-story addition and a 220 square foot, two-story addition, to total 2,124 square feet, the demolition of the existing detached 460 square foot garage and construction of two new one-car garages, totaling 613 square feet. The proposal includes replacing the existing driveway, construction of new site walls at the front and rear, replace all existing doors and windows, construct a new ground floor patio, add new wooden decks, a new trash/recycle enclosure, and permit an "as-built" outdoor fire place in the rear yard. Staff Hearing Officer approval is requested for alterations within the required interior setback. The parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer for a modification for alterations within the required interior setback.)

(4:58)

Present: Bill Wolf, Pacific Arc Architects, Inc.

Public comment opened at 5:09 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Roy Buford (adjacent condo property owner), in support; however, spoke of concerns regarding parking and screening between buildings.
- 2) Kellam de Forest, in opposition with concerns regarding building within the historic landmark district.
- 3) Robert Maxim, in support; however, spoke of concerns regarding the proposed large patios and lack of gables.

Letters of concern from Paula Westbury and Roy Buford, and an email of concern from David Wagner were acknowledged by the Board.

Jake Jacobus, Associate Planner/Urban Historian clarified for the Board that the building was considered of not of sufficient merit to be included on the Potential Historic Designation List.

Public comment closed at 5:19 p.m.

Motion: Continued indefinitely to Staff Hearing Officer 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, size, bulk, height, and scale are appropriate for the neighborhood, given compliance with additional comments provided below.
 - d) There are no impacts 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 acceptable/appropriate amount of open space and landscaping.
- 2) The architecture is ready for Preliminary Approval.
- 3) Return with a solution for landscaping replacement regarding removal of the two existing trees.
- 4) It is suggested by the Board that the applicant work with the neighboring parcel/property owner to the west, for an appropriate solution to maintain privacy between the two structures.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 199 N HOPE AVE****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-240-023

Application Number: MST2010-00171

Owner: Roman Catholic Archbishop/Los Angeles, CA

Architect: Garcia Architects

(Proposal to demolish an existing one-story, 2,573 square foot pre-manufactured maintenance building and to construct a new one-story, 26 foot tall, 2,573 square foot maintenance building, located at an existing cemetery on a 20-acre parcel in the E-3 Zone. The new building will be constructed within the existing building footprint located on the northwesterly portion of the parcel. The project requires Planning Commission review for an amendment to the existing Conditional Use Permit for the Cemetery.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for an amendment to the Conditional Use Permit.)

(5:32)

Present: Gil Garcia, Garcia Architects.

Public comment opened at 5:38 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 Full Board with comments:

- 1) Resolve the mezzanine storage with staff, if that is a direction the applicant decides to go in or to redesign the architecture to reflect a single-story structure.
- 2) If the applicant is to continue with the height of the building as proposed, applicant is provide a landscape plan for the adjacent neighbor on the west side.
- 3) Study the one dormer on the west side.

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

PRELIMINARY REVIEW**4. 512 BATH ST**

Assessor's Parcel Number: 037-161-035

Application Number: MST2009-00469

Owner: Housing Authority of the City of Santa Barbara

Architect: Peikert Group Architects

(The project consists of the demolition of an existing two-story, ten-unit apartment building and carport, and the construction of a two and three-story apartment complex on a 1.10 acre lot by the Housing Authority of the City of Santa Barbara. The proposal includes 53 studio efficiency apartments ranging in size between 320 and 445 square feet, affordable to very low- and low-income households to be occupied by tenants with special needs and downtown workers, one two-bedroom 921 square foot managers apartment, two 138 square foot laundry rooms, a 610 square foot recreation room, and a 1,432 square foot community center, 13 covered and 17 uncovered automobile parking spaces, and 29 covered and 6 uncovered bicycle parking spaces. The project also includes a transfer of funds from the Housing Authority to the City of Santa Barbara for construction of a portion of the Lower Mission Creek Flood Control Project. The project received Staff Hearing Officer approval for requested zoning modifications for lot area, parking, distance between buildings, and an interior setback encroachment on 6/16/10 (Resolution No. 029-10).)

(Project requires compliance with Staff Hearing Officer Resolution No. 029-10.)

(5:50)

Present: Gordon Brewer, and Detlev Peikert, Peikert Group Architects; David Black, Landscape Architect; Skip Szymanski, Housing Authority of Santa Barbara; and Dan Gullett, Associate Planner.

Dan Gullett clarified for the Board the Staff Hearing Officer ruling and the current status of the proposed project.

Mr. Szymanski clarified for the Board the Housing Authority's support of the proposed project and request to move forward on the project.

Public comment opened at 6:09 p.m.

Rick Frickmann (submitted letter) representative for the Santa Barbara Urban Creeks Council, spoke in general support of the proposed project, and requested a 50-foot setback buffer (with canopy and native trees) to accommodate new and existing trees and creek proximity.

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

Public comment closed at 6:25 p.m.

Mr. Gullett clarified that staff recommends Mission Creek setbacks that typically vary between 25 and 50 feet on a case by case basis depending upon existing development, the condition of the creek, the project, and the type of approval needed. The general Zoning Ordinance Mission Creek setback requirement is a minimum of 25 feet. The Creeks Division's recommendation was 50 feet for this project, however, Planning Staff's ultimate recommendation for the project was a 25 ft setback. Mr. Szymanski clarified details regarding setback ("top of bank") calculations for the proposed project and commitment to work with the Santa Barbara Urban Creeks Council.

The Board read the Staff Hearing Officer (SHO) Resolution No. 029-10, Conditions of Approval. Mr. Gullett clarified the “top of bank” plan calculations.

Motion 1: Preliminary Approval and continued indefinitely to Full Board with the comment that the Applicant is encouraged to come to an agreement with the Santa Barbara Urban Creeks Council with regard to biomass and setback issues.

Action: Rivera/Aurell, 3/3/0. **Motion failed.** (Zink/Mosel/Manson-Hing opposed, Gross absent).

Ms. Bettie Weiss, City Planner explained to the Board that staff only requested the Board to consider the project as ready for Preliminary Approval and will respect the Board’s decision.

Motion 2: Continued indefinitely to Full Board with comments:

- 1) The Board is not comfortable making a determination for Preliminary Approval on the proposed project.
- 2) Applicant to return when the setback issue is resolved and any other unresolved land-use issues.

Action: Sherry/Rivera, 5/1/0. Motion carried. (Mosel opposed, Gross absent).

ADJOURNMENT:

The Full Board meeting adjourned at 7:05 p.m.

CONSENT CALENDAR**FINAL REVIEW****A. 2936 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-025
Application Number: MST2010-00129
Owner: Tan DLV, LLC
Architect: Peter Ehlen
Agent: Kathy Stuva

(Proposal for a 112 square foot addition and minor exterior remodel to an existing 7,661 square foot two-story commercial building on a 12,000 square foot lot. The proposal involves minor site alterations to include a reduced driveway width, a new sidewalk, a new ADA path of travel, the removal of two existing trees, and a new backflow device. The parcel includes 16 existing parking spaces to remain.)

(Preliminary Approval granted 6/7/10. Final Approval is requested.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval of Architecture with conditions:

- 1) Revise the color board to lighten the brown/gray shade from Frazee #2855D, "Foppish" to Frazee #2854D, "WoodAsh".
- 2) Create a shadow line above the elevator/mechanical room.
- 3) Correct Sheet #A1.1 to indicate all existing palm trees to remain, and backflow devices to be relocated closer to the buildings and screened by landscaping to match the landscape plan.
- 4) Add one 8-foot brown trunk queen palm as noted on Sheet #L-1.

NEW ITEM**B. 763 CASIANO DR****R-2 Zone**

Assessor's Parcel Number: 049-330-032
Application Number: MST2010-00173
Owner: Lee Mudrick

(Proposal for a new 45 linear foot combined block retaining wall, redwood fence and gate located at the rear of an existing duplex. The combined height of the proposed retaining wall and fence will exceed the maximum 8-foot height requirement. No other changes are proposed to the site. Staff Hearing Officer approval is requested for the proposed over height wall and fence.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for a zoning modification.)

A letter of concern from Paula Westbury, and a letter of support from Lee Mudrick, an adjacent property owner, were acknowledged.

Continued indefinitely to Staff Hearing Officer (SHO) with comments:

- 1) The Board finds no negative aesthetic impacts with overheight issues regarding the proposed fence/wall.
- 2) The northeast corner on top of the retaining wall is to remain a grape-stake in character.

REFERRED BY FULL BOARD**C. 535 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-351-010
 Application Number: MST2006-00530
 Owner: Housing Authority of the City of Santa Barbara
 Applicant: John Campanella
 Architect: William Hezmalhalch Architects, Inc.
 Applicant: Bill McReynolds
 Landscape Architect: Katie O'Reilly Rogers

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in four, two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 994 and 2,086 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with a mix of side by side configuration and tandem configuration. Four guest parking spaces would be provided, resulting in a total of 100 on-site parking spaces. Vehicle access would be provided from both East Montecito Street and Calle Cesar Chavez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project received a Substantial Conformance Determination at the Planning Commission on 11/19/2009.)

(Final Approval of Project including Landscaping is requested.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval of architecture with conditions:

- 1) Provide roof details. The first and second floor roofs are to be two-piece clay tile. The third floor roofs shall be two-piece clay tile for the first two rows.
- 2) Vinyl windows are acceptable; plaster details on windows are to wrap into the windows.
- 3) Provide booster cap details.
- 4) Gutters are not to be painted.

Final Approval as submitted of landscaping.

FINAL REVIEW**D. 317 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-172-028
 Application Number: MST2010-00107
 Owner: Encinal Properties LLC
 Architect: Tom Moore
 Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new 370 square foot PET/CT trailer vehicle to be located on the existing Sansum Clinic site. The proposal includes striping an existing 4 foot path of travel. Proposal requires Staff Hearing Officer review for a proposed modification to allow the trailer to encroach into the required interior setback and Development Plan Approval to allocate 370 square feet of new, non-residential square footage.)

(Project requires compliance with Staff Hearing Officer Resolution No. 028-10.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval as submitted.