



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 7, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:06 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present (arrived at 3:20 p.m.)
 CLAY AURELL, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present (arrived at 3:10 p.m.)
 RANDY MUDGE, Absent
 DAWN SHERRY, Present (arrived at 3:37 p.m.)
 PAUL ZINK, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present (from 3:33 until 3:58 p.m.)
 HEATHER BAKER, Project Planner, Present (from 6:41 until 7:09 p.m.)
 TONY BOUGHMAN, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

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 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.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, May 3, 2007 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 and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of April 30, 2007.

Motion: Postpone approval of the minutes until later in the meeting.

Action: Zink/Aurell, 5/0/0. Motion carried. ((Mudge, Manson-Hing, Sherry absent.))

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 30, 2007, with corrections.

Action: Zink/Aurell, 6/0/1. Motion carried. (Blakeley abstained. Mudge absent.)

C. Consent Calendar.

Motion: To postpone approval of the Consent Calendar.

Action: Zink/Aurell, 5/0/0. Motion carried. (Mudge, Manson-Hing, Sherry absent.)

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

1. Mr. Boughman made the following announcements:

- a) Item #7 is indefinitely postponed at the applicant's request.
- b) Board member Mudge will not be in attendance this evening.
- c) Board member Manson-Hing will step down from #10.

2. Board member Wienke announced that the Upper State Street Study will be heard by City Council Tuesday at 6:00 p.m.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

DISCUSSION ITEM**1. LA CUMBRE PLAZA**

New tenant design criteria for La Cumbre Plaza.
The Macerich Company

(3:18)

Present: Steve Yates, Architect, Conceptual Motion; Gerhard Mayer, Architect.

A presentation was provided detailing proposed storefront enhancements, tenant improvements, and landlord improvement concepts for the retail and eateries at La Cumbre Plaza. Included was a schedule of improvements through 2020.

Jaime Limon reported that Planning supports the goal to enhance the site in conjunction with the Upper State Street Study.

Public comment opened at 3:43 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The Board is in favor of the design direction as presented and looks forward to continued improvements.
- 2) The Board finds demolition of the arches acceptable, and suggests that adjacent building improvements subsequent to arch demolition be brought forward.
- 3) Parapet criteria for concealing heating, ventilation, and air conditioning equipment (HVAC) throughout the project shall be explicitly outlined in Guidelines.
- 4) Landscaping, including interior mall trees and exterior edge "street trees" shall be studied with the same type of design criteria as for the architecture to show homogeneity with the design.
- 5) The Board appreciates the named open lanes and streets as part of overall cityscape reintegration.
- 6) The Board would appreciate knowing that there is a potential timeline in relationship to leasing agreements that the entire mall will undertake redevelopment to a certain point, and be completed at a certain date.
- 7) The Board looks forward to the presentation of the Final Design Guidelines.
- 8) The Board appreciates moving the design of each individual store element into a real architectural massing and elevation typology.

Action: Manson-Hing/Blakeley, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - NEW ITEM**2. 3815 STATE ST #G-37**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00198
 Owner: Patricia S. Nettleship Trustee
 Agent: Macerich Company
 Business Name: Tiffany & Company
 Architect: Cortland Morgan Architects
 Applicant: Conceptual Motion

(Proposal for a facade change for Tiffany & Company in La Cumbre Plaza.)

(3:58)

Present: Steve Yates, Architect, Conceptual Motion; Gerhard Mayer, Architect.

Jaime Limon reported that Design Guidelines are still underdevelopment.

Public comment opened at 4:09 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Restudy the tower entry form to better address the plaza corner. Restudy the exterior design to be sympathetic to the direction the applicant would like to see the community of shops take; a direction which is a pedestrian-friendly streetscape atmosphere.
- 2) There is concern with the opaque storefront display windows, and the Board would prefer an alternative design that addresses the plaza.
- 3) There is concern with the dark gray and brown granite. Restudy the color to be more homogenous with Santa Barbara regional materiality.
- 4) The Board suggests recessing the store front windows further into the wall.
- 5) Provide an exterior design that is sympathetic to the new tenant design criteria for La Cumbre Plaza, a direction which is a pedestrian-friendly streetscape atmosphere.

Action: Manson-Hing/Sherry, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 623 E ORTEGA ST**

R-3 Zone

Assessor's Parcel Number: 031-103-014
 Application Number: MST2007-00125
 Owner: Aaron Goldschmidt
 Agent: Jessica Grant
 Architect: Brian Nelson

(Proposal to convert an existing three-unit apartment building into three condominium units on a 7,000 square foot lot. The proposal includes construction of a 586 square foot three-car carport with a roof deck, storage areas and a trash enclosure. A modification is requested to provide less than the required 10% open space area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVALS OF A CONDOMINIUM CONVERSION PERMIT, A TENTATIVE SUBDIVISION MAP, AND A MODIFICATION.)

(5:02)

Present: Brian Nelson, Architect; Jessica Grant, Agent.

Public comment opened at 5:15 p.m. As no one wished to speak, public comment was closed p.m.

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

- 1) Provide better enhanced hardscape on the entire driveway as an offset for the reduction in the 10 percent open space.
- 2) Provide an open rail stairway from the sidewalk, with access to the units front doors. Provide wayfinding with an enhanced entry experience from the public sidewalk.
- 3) Enclose the electrical meters in front in a cabinet that blends with the architecture.
- 4) Provide vine pockets along the driveway retaining wall, and other high quality design landscape elements (see previous landscape plan submittal). Provide trees along the eastern property line, as shown in the previous submittal in addition to those shown on current site plan.
- 5) Enhance the public easement area along the sidewalk as shown on the previous submittal landscape plan.
- 6) The modification poses no negative aesthetic impact to the neighborhood.
- 7) Study the possibility of a communal open space on the second level rear portion of the new carport.

Action: Sherry/Mosel, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - CONTINUED ITEM

4. 495 S FAIRVIEW AVE

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2006-00131
Owner: City of Santa Barbara
Applicant: John Peterson, Federal Express Corporation
Architect: Jeff Spears

(Proposal to convert an existing 39,970 square foot aircraft hangar to a FedEx sorting facility containing 47 vans and a two bay vehicle maintenance shop. The project includes remodeling the existing office space and minor alterations to landscaping and parking lot. The project requires a Coastal Development Permit.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(5:23)

Present: Jeff Spears, Architect.

Motion: Final Approval and return on Consent Calendar with the following conditions:

- 1) Applicant is to comply with Planning Commission Resolutions.
- 2) Applicant is to continue the entry walkway and tie into existing concrete.

Action: Sherry/Manson-Hing, 7/0/0. Motion carried. (Mudge absent.)

***** **THE BOARD RECESSED FROM 5:46 TO 6:09** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 627 W ORTEGA ST

R-3 Zone

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

(Proposal to construct 417 square feet of one and two-story additions with an 87 square foot porch and a 96 square foot balcony to an existing 736 square foot residence and to construct a 1,119 square foot two-story unit with a 14 square foot porch and an 84 square foot deck with two attached two-car garages totaling 888 square feet to create a duplex on a 5,572 square foot lot. The proposal includes demolition of an existing 188 square foot one-car garage and detached 146 square foot accessory structure. A modification is requested to allow a portion of the building to encroach into the required interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

(6:09)

Present: Jose Esparza, Architect.

Public comment opened at 6:19 p.m. Chair Wienke read into the record a letter from Tere Luciani expressing concerns with setback modifications.

Public comment closed at 6:21 p.m.

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

- 1) The Board finds that the setback encroachment of the addition to front bedroom is not required, as the addition can be shifted to the side eliminating the need for a modification.
- 2) The modification for garage encroachment into the side yard poses no adverse aesthetic impact.
- 3) The modification for increase of the roof in the interior yard setback has no adverse aesthetic impact.
- 4) Provide additional photographs of the surrounding neighborhood for compatibility.
- 5) Provide a landscape plan.
- 6) Study the following details: a. recessed and better proportioned doors and windows; b. elimination of the long roof ridge on the second level to break up the mass; c. the use of wood columns and beams at the front porch, as opposed to the plaster columns; d. the attic ventilation louvers are too close to window surrounds;

e. study the west elevation balconies of the second story to look better and to not have the heavy plaster end conditions as shown on drawings. f. Provide high quality and well defined details for the eaves and rakes.

- 7) Study the location and size of the second floor windows on the east elevation, with regards to privacy considerations to in relation to the adjacent property.

Action: Sherry/Aurell, 7/0/0. Motion carried. (Mudge absent.)

PRELIMINARY REVIEW

6. 3002 PASEO DEL REFUGIO

E-3 Zone

Assessor's Parcel Number: 053-201-008

Application Number: MST2005-00696

Owner: Raul Gutierrez

Architect: Joaquin Ornelas, Jr.

(Revised plan for a new two-story residence previously approved by ABR on March 13, 2006. Proposal to construct a new two-story 2,546 square foot single-family residence, including 440 square foot attached two-car garage on a 7,500 square foot lot. A modification is requested to allow alterations to nonconforming portions of the building being reconstructed to encroach into the required front yard. The proposal has a floor-to-lot-area ratio of 0.34.)

(Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:41)

Present: Joaquin Ornelas, Jr., Architect; Heather Baker, Project Planner.

Public comment opened at 7:03 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval of the project with the condition that the applicant is to adjust eave detail numbers 3 and 5, page A9, so that the eave has a minimum 8 inch radius of the plaster.

Action: Zink/Mosel, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1233 MISSION RIDGE RD**

E-1 Zone

Assessor's Parcel Number: 019-231-007
Application Number: MST2007-00168
Owner: Peter Licata
Applicant: Peter Becker
Contractor: Stewart Construction

(Proposal to construct a 4,650 square foot two-story single family residence with an attached 788 square foot three-car garage on a 28,965 square foot lot in the Hillside Design District. The proposal includes the demolition of an existing 1,484 square foot single family residence and 377 square foot detached two-car garage, the removal of the existing driveway and installation of a new driveway with a motor court, and 462 cubic yards of grading outside of the main building footprint. An existing 702 square foot detached guest house is to remain on the property. The proposal has a floor-to-lot-area ratio of 0.16.)

(COMMENTS ONLY; PROJECT SUBJECT TO SINGLE FAMILY DESIGN BOARD APPROVAL AND REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:01)

Postponed indefinitely at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 2016 & 2020 STATE ST**

R-2/R-O Zone

Assessor's Parcel Number: 025-312-043
Application Number: MST2006-00730
Owner: Brian Hanly
Architect: Keith Rivera
Applicant: Aaron Amuchastegui

(Proposal to construct a 1,607 square foot two-story, two-bedroom unit and an attached 806 square foot two-car garage to an existing 1,478 square foot two-bedroom unit to create a two-unit duplex condominium. The proposal includes demolition of an existing 522 square foot one-bedroom unit and 366 square foot carport. A modification is requested to allow less than the required building separation.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(7:02)

Present: Keith Rivera, Architect.

Public comment opened at 7:22 p.m.

Kristi Newton, Rick and Barbara, M. Sell, Tim Dugan, Luc Maes expressed concern with massing, setback, and privacy.

Brian and Sarah Koch read into the record a letter expressing concerns including easement issues.

Oscar Nunez: culvert reinforcement, narrow driveway entrance.

Chair Wienke read into the record a letter from Nigel Copley expressing concern with lack of setbacks.

Public comment closed at 7:40 p.m.

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

- 1) The modification has no aesthetic impact. The Board looks forward to the Staff Hearing Officer's comments regarding the qualitative appropriateness of the design as it relates to the project and the neighbors.
- 2) Applicant is to consult with Planning Staff to verify that the north elevation complies with the solar ordinance. Modify the design and drawings if necessary.
- 3) The Board appreciates the smaller 8 foot plate heights for the rear second story unit, and finds that the applicant has applied the good neighbor policy for fewer and smaller windows on all elevations pertaining to side properties.
- 4) Study the entry way roof overhang and the indent on the north elevation, page A3.1.
- 5) Provide topographical drawings and verification of all easements, and egresses.

Action: Zink/Aurell, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - CONTINUED ITEM

9. 308 & 310 W MICHELTORENA ST.

R-4 Zone

Assessor's Parcel Number: 027-212-013

Application Number: MST2007-00084

Owner: Ruben Montes

Architect: Victor Schumacher

(Proposal for a 1,005 square foot two-story addition and remodeling for an existing 2,060 square foot two-story duplex residence. The proposal also includes demolition of the existing 262 square foot detached garage, addition of a 485 square foot two-car attached garage, and a 125 square foot second-story front porch.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:58)

Present: Victor Shumack, Architect; Pat Hoover, Associate.

Public comment opened at 8:05 p.m.

Sarah Blaine, loss of Jacaranda tree, loss of light, air, privacy.

Forest Wilde, lack of street parking.

Public comment closed at 8:09 p.m.

Motion: Continued Indefinitely to Consent Calendar with the following conditions with the following comments:

- 1) The project is ready for Preliminary Approval pending Environmental Assessment.
- 2) Remove the hallway door on second-floor plan at the entry at the exterior stair deck. Keep one door to the entry as shown.
- 3) Reduce the driveway width and provide additional trees to the to the right side of

the building in addition to those on the left side of the driveway. Study additional trees in the rear yard to provide privacy to neighbors to the north. The new trees next to the building and at the rear are to be large box specimen trees to be approved at Consent Calendar.

- 4) Show trash and recycling areas on the site plan, as per city standards.

Action: Mosel/Blakeley, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

10. 853 CALLE CORTITA

E-1 Zone

Assessor's Parcel Number: 041-176-020

Application Number: MST2007-00178

Owner: John C. Lawrence

Architect: Chris Manson-Hing

(Proposal for additions to an existing 1,382 square foot single-family residence. The proposal includes conversion of 339 square feet of under-story to habitable space, a 46 square foot front entry addition, and rebuilding an existing 378 square foot two-car carport. The project is located on a 6,507 square foot lot in the Hillside Design District. Approval of a modification for improvements to the reconstructed carport in the front yard setback is requested. The proposal has a floor-to-lot-area ratio of .33.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

(8:21)

Present: Christopher Manson-Hing, Architect; John Lawrence, Owner.

Public comment opened at 8:33 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the modifications are required for rebuilding of the carport in the front yard setback and the proposed work on right elevation in the interior yard setback, are improvements to the structure, and pose no adverse aesthetic impact. The Board understands and appreciates the shifting of the carport to the south in order to keep runoff from street from entering the carport.
- 2) The new materials, fenestration, and design of the renovation of the existing house are all appreciated.
- 3) The use of the under-story is well done and appropriate.
- 4) The use of two covered parking stalls is an improvement to the existing condition and is appreciated.
- 5) The Board finds that the proposed extra walkway width is an appropriate improvement, and poses no safety concerns, and has no negative aesthetic impact to the neighborhood.

Action: Sherry/Blakeley, 6/0/0. Motion carried. (Manson-Hing stepped down. Mudge absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 915 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-070-029
Application Number: MST2006-00685
Owner: Cecile P. Lyons
Applicant: Robert Pester

(Proposal for a 426 square foot master bedroom and kitchen addition to the rear of an existing 1,821 square foot one-story single-family residence with a 415 square foot attached garage on a 15,769 square foot lot in the Hillside Design District.)

(Review After Final for reduction of scope of work.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL**B. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Permit Processing
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(Review After Final for Fellowship Courtyard revised layout, rooftop equipment (mechanical well), exterior plaster control joints and balcony support bracket detail.)

Postponed indefinitely at the applicant's request.

REVIEW AFTER FINAL**C. 222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019
 Application Number: MST2005-00192
 Owner: John and Carol L. Nagy
 Applicant: Del Mar Development
 Architect: B3 Architects
 Agent: Post/Hazeltine Associates

(Proposal to construct five new condominium units in four buildings, replacing and demolishing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes two one-bedroom units, one two-bedroom unit and two three-bedroom units. A voluntary lot merger is also a part of the project.)

(Review After Final for six inch higher building and window changes.)

Final Approval of the Review After Final with the following conditions: 1) Buildings A1 and B are to be reduced in height (net eight inches), with the base slab elevation lowered to allow for nine foot plate heights. 2) Buildings A2 and A3 are to remain at the previously approved height.

REVIEW AFTER FINAL**E. 155 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-121-010
 Application Number: MST2005-00583
 Owner: Brian Milburn
 Architect: Gregory Rech, Architects West

(This is a revised project: Proposal to add 597 square feet to an existing 2,519 square foot single-family residence on a 40,489 square foot lot in the Hillside Design District. Also proposed is the demolition of an existing 254 square foot workshop and a new 370 square foot workshop and a new 694 square foot attached garage.)

(Review After Final for kitchen window, water heater door, additional window.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**E. 10 RINCON VISTA RD**

E-1 Zone

Assessor's Parcel Number: 019-282-029
 Application Number: MST2006-00715
 Owner: Nancy Tetzlaff

(Proposal to permit "as-built" entryway site improvements for a single-family residence located in the Hillside Design District. The project includes removal of previous stairs, walkways and portions of walls and replacement with new columns, walls, entry gate, patio, lighting, and trellis. A modification is requested to allow the trellis to encroach into the required front-yard and an encroachment permit is requested for work in the public right-of-way.

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely to the Consent Calendar with the following comments: 1) Reduce the size of the trellis posts to 6"x8", and cross beam supports to be smaller material. 2) Call out color for light fixture bollards.

FINAL REVIEW**F. 110 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-130-026
Application Number: MST2007-00010
Owner: Robert T. and Rebekah K. Mulder
Designer: David Heidelberger
Agent: A. L. Morgan

(New and "as-built" proposals to replace an existing wood walkway and patio deck for a single-family residence in the Hillside Design District. A modification is requested for work encroaching into the required front-yard.)

Continued one week back to the Consent Calendar with the following comments: 1) Provide dimensioned size plan of improvement and "as-built" structure. 2) Provide elevation drawing of deck and railing. 3) Provide a guardrail detail.

FINAL REVIEW**G. 949 VERONICA SPRINGS RD**

E-1 Zone

Assessor's Parcel Number: 049-040-022
Application Number: MST2007-00150
Owner: First Baptist Church of Santa Barbara
Applicant: Robert McCormick, Clearwire Wireless
Architect: PB Telecom

(Proposal for the installation of a broadband wireless telecommunications facility consisting of three antenna panels to be installed on the roof of an existing church building and screened by raising an existing architectural element. The proposal includes a 2 foot by 2 foot by 52 inch high radio cabinet located on the ground adjacent to the existing building.)

Continued indefinitely back to Consent Calendar with the following comments: 1) Provide construction details for the parapet enclosure. 2) Add an L-shaped screen to the south and east sides. The screen shall either match the building color or paint Hunter Green. The screen shall be 52" high or the height of equipment.

FINAL REVIEW**H. 12 FRANCISCO DR** A-1 Zone

Assessor's Parcel Number: 055-141-015
Application Number: MST2006-00313
Owner: Norris Andrew D III and Sally Sheridan
Designer: Eric Knight

(Proposal for a one-story, 532 square foot addition to an existing 2,634 square foot one-story residence with attached 441 square foot two-car garage located on a 40,595 square foot lot in the Hillside Design District.)

Continued indefinitely to Consent Calendar. Applicant to provide large scale window details.

REFERRED BY FULL BOARD**I. 740 DOLORES DR** E-1 Zone

Assessor's Parcel Number: 035-033-013
Application Number: MST2006-00606
Owner: City of Santa Barbara
Applicant: Omnipoint
Agent: Karl Forrester

(Proposal for a T-mobile wireless telecommunication facility located at the Vic Trace Reservoir. The six-panel antenna array would be installed on an existing wireless carrier tower.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACTS.)

Final approval as submitted with finding of no adverse visual impacts.

CONTINUED ITEM**J. 416 W ANAPAMU ST A** R-4 Zone

Assessor's Parcel Number: 039-161-016
Application Number: MST2007-00100
Owner: Housing Authority/City of Santa Barbara
Applicant: Hector Torres

(Proposal to replace windows on six existing four-plexes, for a total of 52 windows on 24 units. The new windows will use the existing window openings.)

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

Continued one week back to Consent Calendar. Applicant is to return with windows that have a thicker profile specification.

CONTINUED ITEM**K. 1916 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 043-122-022
 Application Number: MST2005-00566
 Owner: Angelo Salvucci
 Applicant: Susan McLaughlin
 Architect: David Winitzky
 Agent: Don Elconin

(Proposal for a condominium conversion of a one-story, 890 square foot, single-family residence and a two-story duplex with two 1,015 square foot units. The existing two-car carport will be demolished and a new two-car garage and an additional storage area will be constructed. The project will have three covered and three uncovered parking spaces, new pedestrian walkways, and additional hardscape for uncovered parking spaces.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES CONFORMANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 019-07.)

Final Approval of the landscaping. Preliminary Approval of the architecture, with the comment that the applicant is to call out driveway paving material.

NEW ITEM**L. 2125 FOOTHILL LN**

A-1 Zone

Assessor's Parcel Number: 021-101-005
 Application Number: MST2007-00201
 Owner: Colleen Parent Beall
 Applicant: Avanti Roofing

(Proposal to re-roof an existing single-family residence with clay "S" tile.)

Final Approval with the condition that the S-tile shall be Chapparal Blend S-tile.

NEW ITEM**M. 2330 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-132-016
 Application Number: MST2007-00200
 Owner: James and Patricia Cronshaw Trustees
 Applicant: Avanti Roofing

(Proposal to re-roof an existing single-family residence with clay "S" tile.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely for the applicant to come up with an alternative proposal.

NEW ITEM**N. 1927 EL CAMINO DE LA LUZ** E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-025
Application Number: MST2007-00209
Owner: Mike Monteabaro

(Proposal to demolish an existing unpermitted 264 gross square feet family room and part of an existing permitted storage room and the construction of a new 169 net square feet work room. Also included in the project is to re-roof the existing garage to accommodate the work involved, construction of a new 45 foot long, 6'-0" high masonry/stucco wall at the northern property line, and upgrading electrical meter with underground service from an existing power pole. This project will abate ENF2006-00659.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval and Continued indefinitely to the Consent Calendar.

REVIEW AFTER FINAL**O. 1650 MIRA MESA DR** E-1 Zone

Assessor's Parcel Number: 035-160-021
Application Number: MST2005-00429
Owner: Barbara Toumayan
Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second-floor deck by 186 square feet.)

(Review After Final for storage enclosure and minor exterior alterations to several elevations.)

Final Approval as submitted.

NEW ITEM**P. 221 W MONTECITO ST** C-2/R-4/SD-3 Zone

Assessor's Parcel Number: 033-032-003
Application Number: MST2007-00208
Owner: Rodney Edgar and Josephine Brown
Architect: Dawn Sherry

(Proposal to add storage room to east elevation.)

Preliminary Approval with the following comments: 1) Parapet approved, if required, to maximum height of existing roof to the west. Plaster to match building color. 2) The additional wood plank door on north elevation is approved with natural wood color.

CONTINUED ITEM

Q. 601 E ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 029-142-019

Application Number: MST2007-00190

Owner: FAEC Holdings 390026, LLC

Applicant: Karen Quinn

(Proposal for a new landscape plan to include removal of trees in the front setback.)

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

Preliminary Approval with the following conditions: 1) Provide complete landscape plan; 2) Screen the parking lot at Salsipuedes Street.

**** MEETING ADJOURNED AT 8:45 P.M. ****