



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 13, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:02 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair, Present (arrived at 5:00 p.m.)
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 PAUL ZINK, Present

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 GLORIA SHAFER, Commission Secretary

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.
- 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 Michelle Bedard, 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, August 09, 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.
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:

No public comment.

B. Approval of the minutes.

1. Request to amend the minutes of June 4, 2007, Item #5, 565, Yankee Farm Road.

Motion: Table to August 27th. Applicant, staff and motion maker to meet to resolve the issue.

Action: Zink/ Sherry. 5/1/1. (Mosel abstained. Mudge opposed.)

2. Motion: Table the minutes of the Architectural Board of Review meeting of July 24, 2007 until later in the meeting.

Action: Zink/Aurell, 4/0/0. Motion carried. (Wienke absent. Blake, Mosel, Sherry abstained.)

Cheri Rae McKinney: minutes of July 24, 2007, Item #6, 601 E. Anapamu, wording of public comment. Documents entered into record: e-mail and letter correspondence. (Mr. Limón agreed to meet with Ms. McKinney to discuss wording.)

Motion: Table the minutes of the Architectural Board of Review meeting of July 24, 2007 until later in the meeting.

Action: Zink/Aurell, 4/0/0. Motion carried. (Wienke absent. Blake, Mosel, Sherry abstained.)

(Time: 10:39)

Motion: To open review of the minutes of July 24, 2007.

Action: Zink/Clay. 4/0/0. Motion carried. (Blakeley, Mosel, Wienke, Sherry abstained due to their absence from the meeting.)

(Time: 10:41)

Motion: To approve the minutes of July 24, 2007 as amended:

Action: Zink/Clay. 4/0/0. Motion carried. (Blakeley, Mosel, Wienke, Sherry abstained due to their absence from the July 24th meeting.)

3. Motion: Table review of the minutes of the Architectural Board of Review meeting of July 30, 2007, until the meeting of August 27, 2007.

Action: Zink/Mudge, 4/0/0. (Wienke absent. Blakeley, Mosel, Sherry abstained.)

Public comment: Tony Fisher: concerned that July 30th minutes are being continued, due to appeal period.

C. Consent Calendar.

1. Motion: Ratify the Consent Calendar of August 6, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing.

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

2. Motion: Ratify the Consent Calendar of August 13, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Bedard announced that Board member Wienke will arrive after Item #1, and will step down from Item #7.
 2. Board member Mosel announced that he will step down from Item #4.
- E. Subcommittee Reports.
- No reports.
- F. Possible Ordinance Violations.
- No violations reported.

PRELIMINARY REVIEW

1. 601 E MICHELTORENA ST C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Joe Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of the Architecture.)

Time: 3:45

Present: Joe Andrulaitis, Architect.

Public comment opened at 4:10 p.m. The following individuals/representatives spoke in favor or opposition:

Jim Westby, opposed.

Tony Fisher, opposed.

Cheri Rae McKinney, opposed.

Public comment closed at 4:16 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) General Information: The Board would like to see the present state of the landscaping proposal and the tree removal proposals.
- 2) Applicant to verify the high fire requirement and update the elevations to suit the detailing.
- 3) J Building: study reducing the height of the building. One suggestion is to lower the plate height or the roof slopes.
- 4) The Board prefers having wood siding on the upper floor, as opposed to having wood siding on the ground floor with plaster above.
- 5) Front door at the lower covered entry: study aligning the door with the porch opening.
- 6) On the site wall between units J2 and S1, consider lowering the site wall to allow for a shorter height difference between the units.
- 7) M Units: the eastern most units facing California Street: study relocating the windows to the garages further away from the entries.
- 8) Study reducing or removing the walkway fingers adjoining the driveway guest parking to provide more landscaping area.
- 9) At the western most M Units: study relocation of the main entry doors to the units, to relate more to the pedestrian access.

Action: Mosel/Sherry, 6/1/0. Motion carried. (Wienke absent. Blakeley was opposed due to a continuing issue with the mass, bulk, and height of the upper section.)

FINAL REVIEW**2. 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, BDC Management

(Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.)

(Project Received Preliminary Approval on May 7, 2007. Final Approval is Requested.)

Time: 5:01

Present: Karen Quinn, Applicant; Katy Rogers O'Riley, Landscaped Architect; Rob Kooyman, BDC Management.

Staff comments: Jaime Limon provided the Board with background information clarifying that there was a stop work order, he stated that there was some confusion on the part of the property owner as to whether the work needed ABR review.

Tim Downey, City Urban Forest Superintendent, reported that he has been in discussion with applicant, and will work with the applicant and the Street Tree Advisory Committee for mitigation of the additional tree removal.

Mr. Downey stated that his jurisdiction only applies to the setback and parkway trees, and the proposed tree mitigation in the parkway is acceptable, although the species is yet to be determined.

Public comment opened at 5:19 p.m. The following individuals spoke in favor or opposition:

Cheri Rae McKinney: opposed. Documents entered: correspondence and e-mails from neighbors.

Ray Choiniere: opposed. Documents: his public comment letter (submitted comment letter from Dr. and Mrs. Leonard after public comment had closed).

Public comment closed at 5:27 p.m.

Motion: Final Approval of the project, as noted on plans, with the following conditions:

Applicant shall design and repair the entire length of the existing wall and new wall on Salsipuedes Street, against the sidewalk, as per their structural detail submitted with the following changes:

- 1) The block stone can be reduced to 4 to 6 inches of veneer, hopefully reutilizing existing wall, and potentially move the structural vertical battered foundation wall closer to the sidewalk, allowing more room for the palm tree in that location, and having a top stone cap covering both the concrete retaining wall and the veneer. Top of footing is not to be higher than the sidewalk at any location (detail 1, page LO-1).
- 2) Parkway hitching post and stonework: repair and relocate the hitching post back to its original condition and location. Coordinate location with the City Historian.
- 3) Restore the stonework at the parkway to its original condition.
- 4) Remove any high water use plants per City requirements for zero scape water usage.

Action: Mosel/Manson-Hing, 7/0/1. Motion (Blakeley abstained.)

PRELIMINARY REVIEW

3. 3825 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014

Application Number: MST2007-00290

Owner: Patricia S. Nettleship Trustee

Applicant: Conceptual Motion Company

(Proposal to construct two monument towers at La Cumbre Plaza. Located at buildings E and F, the towers will serve as wayfinding design elements marking major entries into the interior plaza. The tower interiors are open circulation spaces at the ground-floor level with faux second floors.)

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

Time: 6:08

Present: Angie Westfall, Conceptual Motion.

Motion: Preliminary Approval of the project, return to Consent Calendar with the following comments and conditions:

- 1) Revise the east elevation below the arch of the tower to remove the tile and base to allow true base legs for the tower. Install in that area a planter as shown on other presentation drawings.
- 2) Reduce the east elevation arch approximately 12 inches in height to match the other two arches in width and height.
- 3) The roof shall be revised into a pointed hip-form without a ridge, as noted on the plans.
- 4) The expansion joint between the tower and façade shall be designed and detailed in such way to camouflage a thin expansion joint as minimal as possible, not a full open vertical joint as shown on the plans.
- 5) The project may return to Consent Calendar for completion of the working drawings.

Action: Sherry/Mosel, 8/0/0. Motion carried.

***** THE BOARD RECESSED FROM 6:40 P.M. UNTIL 6:58 P.M. *******

REVIEW AFTER FINAL

4. 533 W GUTIERREZ ST

R-4 Zone

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

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

(Review After Final.)

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

Time: 6:58

Present: Jose Esparza, Architect.

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

- 1) Rework the roof and building forms of the new second addition to better integrate with the proposed and approved plans.
- 2) Some Board members find that the potential excessive use of Dutch Gables on the proposed second story addition roofscape elements may not be required. Other Board members can offer no solution, but are concerned with connectivity and design overlapping of the two structures within the building's overall building mass.
- 3) The Board assumes details in the previously approved set of entire project will be utilized and would like them keyed into the revised plans.
- 4) Provide color board, color key and exterior materials on the new drawings.
- 5) Applicant is encouraged to provide a revised landscape plan if they like to use landscape features/entries to mitigate the size of the addition.

Action: Zink/Aurell, 7/0/0. Motion carried. (Mosel stepped down)

CONCEPT REVIEW - NEW ITEM**5. 505 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-143-010

Application Number: MST2007-00345

Owner: Wentworth Investors, LLC

Architect: Jose Esparza

(Proposal to construct three new two-story residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The proposal includes 2, two-bedroom units totaling 2,128 square feet and 1, one-bedroom unit totaling 1,042 square feet. An attached 438 square foot two-car garage is proposed for each unit. The parcel has a 2% slope and 256.7 yards of grading is proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Time: 7:26

Present: Jose Esparza, Architect; Mark Jacobsen, Owner.

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

- 1) Applicant to study the amount of second story massing; at this time the massing is considered excessive. Some elements of concern are: a. the tower elements with their unnecessary volume; b. the overhanging balcony with overhanging second floor; c. and the overly large dining room spaces are possibly adding unnecessary mass. Applicant to study stepping back the upper floor significantly to provide a better street relationship.
- 2) Street presence: the project needs a significant street presence at the entry of first unit.
- 3) Gas meters: relocate to a less conspicuous area.
- 4) Trash area: relocate to more discrete area.

5) Provide significant landscape for the project, particularly at garage entry side of the project.

6) Provide proper wayfinding floor surface or signage, etc., to the unit entries.

Action: Blakeley/Sherry, 7/0/0. Motion carried. (Wienke stepped down.)

FINAL REVIEW

6. 116 E YANONALI ST

OC/SD-3 Zone

Assessor's Parcel Number: 033-083-018

Application Number: MST2006-00361

Owner: DBN Yanonali, LLC

Architect: The Conceptual Motion Company

(Proposal to construct a three-story mixed use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Modifications would be required to provide fewer than the required number of parking spaces and less than the required open yard area.)

(Project Received Preliminary Approval on July 30, 2007. Final Approval is Requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-07, APPROVED JULY 19, 2007.)

Time: 8:01

Present: Steve Yates, Architect/Designer; Gerhard Meyer, Project Architect; Lane Goodkind, Landscape Architect for Conceptual Motion Company; and Steve Delson DBN Development, LLC.

Public comment opened at 8:31 p.m. The following individual(s) spoke in favor or opposition:

Paula Westbury: opposed.

Public comment closed at 8:32 p.m.

Straw Vote: How many Board members like the railings as drawn? 5/3/0.

Straw Vote: How many prefer a better solution for the railing and glass for a Review After Final? 5/3/0.

Motion: Final Approval with the following conditions:

- 1) The northeast corner elevation, where roll up door meets the subsequent door and glass, study to find a solution for the misalignment of the muntins (Page A202).
- 2) Applicant shall install more planting in the internal courtyard under the stair area in lieu of the rocks.
- 3) The Board can approve not having a parking screen at the southeast corner of Grey Avenue and having more landscaping and less structure at that location.
- 4) Planter boxes at the second and third levels of the inner courtyard shall be indicated on all plans to be planter boxes.
- 5) Project to return to Full Board for Review After Final of these items.

Action: Manson-Hing/Blakeley, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM**7. 1108 OLIVE ST**

R-3 Zone

(7:20)

Assessor's Parcel Number: 029-180-012
 Application Number: MST2007-00352
 Owner: Andre R. Schneider
 Architect: Bryan Pollard

(Proposal to convert an existing one-story 1,138 square foot house to a condo and construct a new two-story 1,529 square foot condo on a 7,349 square foot lot in the R-3 zone. The conversion of the existing unit includes a new 834 square foot second-story addition, including a 125 square foot second-story balcony, and an attached 566 square foot two-car garage. The new 1,529 square foot unit will include an attached 401 square foot two-car garage.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Time: 8:59

Present: Bryan Pollard, Architect; Andre Schneider, Owner.

Public comment opened at 9:19 p.m. The following individual(s) spoke in support or opposition:

Paula Westbury: opposed.

Darlene Zehren: opposed to scale, form, massing, and neighborhood incompatibility; supported property development.

Nancy Cohen: opposed to design; supported building.

Chris Edwards: opposed to scale; supported construction.

Sue Jackson: opposed to mass, run off, car noise, and loss of sunlight; supported property development.

Mark Wienke: opposed to storm drainage at front, unrelenting northern wall, squatty west elevation, north property line balcony; high windows on north elevation; lack of skyline trees; windows that look into neighbors property.

Public comment closed at 9:31 p.m.

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

- 1) The Board finds, at least for the second story element, that the project is aggressive in its massing and looks for relief.
- 2) The styling of project and the striving for excellence in the George Washington Smith style are appreciated. Board appreciates the aspects of the west and south elevations in their simplicity and accuracy to that style.
- 3) The Board would like the applicant to visit the south elevation to provide more pedestrian friendly streetscape; suggestions include studying the wall and landscaping to the south, the building entryway, the stepping of one and two story elements and the size of two-story element immediately behind the first story.
- 4) Study the north and east elevation for greater relief in both roof heights and massing of the building away from the setback lines. Provide more simplicity toward the chosen style.

- 5) Applicant is to take advantage of the slope to the rear, and step down the project as much as possible to relieve the overall height of the roofline.
- 6) Applicant is to work with staff for storm drainage runoff as required by the City.
- 7) Applicant is to restudy the cantilevered balcony on the northern side, especially as it comes off of an interior patio area. Study not having the cantilevered balcony to provide privacy to northerly neighbor, and study other fenestrations that face neighbors to the north.
- 8) On the site plan, show the proximity of neighboring structures to this project. Show the outline on eastern side of project.
- 9) Applicant to provide a design for the relocated trash area.
- 10) Study the possibility of reducing the finished floor of the rear unit.

Action: Sherry/Aurell, 7/0/0. Motion carried. (Wienke stepped down.)

CONCEPT REVIEW - CONTINUED ITEM

8. 927 OLIVE ST

C-2 Zone

(7:50)

Assessor's Parcel Number: 029-302-031
 Application Number: MST2006-00421
 Architect: Keith Rivera
 Owner: Fiesta Olive, LLC
 Applicant: Aaron Amuchastegui

(Proposal for a five-unit condominium development consisting of two three-story buildings. The project includes five, three-story one- and two-bedroom residential condominium units ranging from 1,800 to 2,100 square feet in size. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 500 cubic yards of site grading. Planning Commission Approval of a Tentative Subdivision Map is requested. Modifications are requested for encroachments into two-side yards and the rear yard. Approximately 800 cubic yards of grading is proposed as a part of the proposal.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Time: 10:02

Present: Keith Rivera, Architect.

Public comment opened at 10:12 p.m.

Paula Westbury: opposed.

Public comment closed at 10:13 p.m.

- Motion:** **Continued indefinitely to the Planning Commission with the following comments:**
- 1) Modifications: a. The modification for a trash enclosure located in the rear interior yard setback is acceptable as it is near a commercial trash zone to the south and zero lot line blank wall to west, and the modification will not negatively impact to the neighbors on either side; b. The modification for a side yard, south, zero lot line property is acceptable at that location as the site is located in a C-2 zone, and the neighboring property is also a zero property line; c. The modification for the rear yard of building number five, second-story portions to be 6 feet, as opposed to the required 10 feet, from the property line is supportable in that location as it overlooks a commercial parking lot to the west, and as the applicant has asked to mitigate the contiguousness of the adjacent properties by having a further setback off the Olive street sidewalk.
 - 2) The Board finds that the third level roofs are now better proportioned and better handled than previously submitted. The applicant is encouraged to further articulate and add architectural details to those portions to appear less boxy and more interesting.
 - 3) Front entries of all units shall be better articulated with artistic detailing and pedestrian friendly elements, especially the street-facing building number two.
 - 4) Some Board members feel the courtyard paving scheme may be too busy, others disagree. The Board's direction is to have a nicely articulated motor court design of a higher quality than just asphalt and concrete.
 - 5) The drainage from the site to the street is handled well utilizing subsurface underground piping and underground storage infiltration system, the Board prefers to see that continue.
 - 6) Refine the second-story roof at the east property line, adjacent to the south building.
 - 7) The Board finds that some of the third-story balconies, especially on interior motor courtyard, could use further study especially as they are attached and articulated with the second-story balconies and the bay windows below.
 - 8) Overall, the Board is pleased with the style of design and changes made to date.
 - 9) A landscape architect is to verify tree locations with the neighboring property to north. Show existing trees on the site plan.
- Action: Aurell/Mosel, 7/0/0. Motion carried. (Zink abstained because this his first view of the proposal).

PRELIMINARY REVIEW

9. 727 WESTWOOD DR

E-1 Zone

(8:20) Assessor's Parcel Number: 041-202-009
 Application Number: MST2006-00536
 Owner: Adeline J. Ratliff
 Designer: Robert Stamps

(Proposal for approvals and permits for "as-built" work including 460 square feet of additions, a patio, and a retaining wall. A modification is requested for less than minimum required building separation. The 2,143 square foot single-family residence, including detached two-car garage, is located on a 13,548 square foot lot in the Hillside Design District.)

(Applicant to provide a drainage plan for as-built work walls.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 036-07.)

Time: 10:32

Present: Robert Stamps, Owner's Agent.

Motion: Preliminary Approval and return to Consent Calendar with the following comments:

- 1) Annotate all existing and new materials on the plans.
- 2) Show all existing and new window detailing on the plans for windows, doors, chimney, eaves, garage door, etc.
- 3) Provide a color board showing existing building colors and/or any changes. Annotated and key the color board on the plans.
- 4) The new garage door shall be panelized as shown, either stained or painted to match existing window trim.
- 5) The plaster area over garage door shall be articulated with wood trim to match the other gable ends of house.
- 6) Final Approval can be made when the project returns to Consent Calendar.

Action: Mosel/Blakeley, 8/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 2553 MESA SCHOOL LN**

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-032

Application Number: MST2004-00634

Owner: Robin Davidson, 2003 Revocable Trust

Agent: Lisa Plowman

Architect: Peikert Group

(Proposal for a two-lot subdivision resulting in a 15,199 square foot Parcel 1 and a 10,424 square foot Parcel 2. The proposal for Parcel 1 includes construction of a 735 square foot additional dwelling unit, an attached 420 square foot two-car garage, an attached 210 square foot one-car garage, and one uncovered parking space. The two garages would be attached to the existing 1,483 square foot, one-story, single-family residence. The existing 508 square foot garage and 117 square foot shed would be demolished. Improvements to Parcel 2 would be to define development and building envelopes for a future single-family residence, relocate and improve the existing driveway, and provide an access and utility easement in favor of Parcel 1 as part of subdivision map recordation. Planning Commission approval is requested for a Performance Standard Permit for the additional dwelling unit, a modification to provide one of the required parking stalls as an uncovered stall, a lot frontage modification, a Coastal Development Permit, and a Tentative Subdivision Map.)

(Review After Final for reduction of building size and height, and removal of crawl space.)

Final Approval as submitted.

FINAL REVIEW**B. 1809 LOMA ST**

R-2 Zone

Assessor's Parcel Number: 027-072-007
Application Number: MST2007-00379
Owner: Arthur B. and Janice W. Cherrie II
Designer: Monica Vandeventer

(Proposal to convert an existing 44 square foot exterior porch to interior living space, add one new window, and repair exterior stairs and existing landing on the west elevation to conform to current code requirements.)

(Received Preliminary Approval August 06, 2007. Final Approval is Requested.)

Final Approval with the condition that applicant to return to Staff with approved light fixture per City Standards (opaque, not clear).

FINAL REVIEW**C. 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' x 2' x 52" high radio cabinet located on the ground adjacent to the existing building.)

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

(Final Approval is requested.)

Postponed indefinitely due to applicant's absence.

FINAL REVIEW**D. 420 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-191-007
 Application Number: MST2004-00007
 Owner: Stephen F. Leroy, Trust
 Designer: Laura Hanson

(This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front-yard setback.)

(Received Preliminary Approval on June 11, 2007. Final Approval is Requested.)

Postponed at applicant's request.

FINAL REVIEW**E. 1304 FERRELO RD**

E-1 Zone

Assessor's Parcel Number: 029-341-018
 Application Number: MST2007-00114
 Owner: Jammalamadaka Living Trust 10/12/01
 Architect: John Kelley

(Proposal for a 98 square foot addition to the existing 2,170 square foot two-story residence to create a new entry and relocation of an the enclosure of a stair. (Additional floor area must be calculated for the removal of an existing interior stair. Volume of stair was only counted as floor area on one floor previously.)

(Final approval of the project is requested.)

Final Approval with the condition that the applicant is to return to staff with light fixture with downward cast lighting, 60 wattage or lower, opaque glass, no light pollution.

FINAL REVIEW**F. 3883 LA CUMBRE PLAZA LN**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-036
 Application Number: MST2007-00046
 Owner: Grace Lutheran Church of Santa Barbara
 Applicant: Eva Turenchalk
 Architect: Klawiter & Associates
 Business Name: Wescom Credit Union

(Proposal to replace a portion of the glass window area with two ATMs with associated lighting and to construct an ADA accessible ramp at an existing commercial space.)

(Review of Lighting. Final Approval is Requested.)

Final Approval as submitted.

FINAL REVIEW**G. 3341 CAMPANIL DR** A-1 Zone

Assessor's Parcel Number: 047-103-001
Application Number: MST2006-00612
Owner: Chad and Norean V. Drier Trustees
Architect: Bill Wolf

(Proposal for a 1,939 square foot one-story addition to an existing 3,489 square foot one-story single-family residence with a 655 square foot attached garage on a 1.55 acre lot in the Hillside Design District. The proposal includes new entry gates, the replacement of an existing pool with a new patio, and a new relocated pool and patio.)

(Preliminary Approval received on October, 23, 2006. Final Approval of the project is requested.)

Final Approval with the condition that applicant to return to Staff for exterior light fixture approval.

FINAL REVIEW**H. 1328 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 039-122-016
Application Number: MST2007-00105
Owner: Aiken Living Trust 1/11/02
Architect: Tai Yeh

(Proposal for a new 1,662 square foot, second floor residential unit above an existing 1,980 square foot commercial office building with an attached 570 square foot garage on a 4,530 square foot parcel.)

(Final Approval is Requested.)

Final Approval as submitted.

CONTINUED ITEM**I. 1323 DE LA VINA ST** C-2 Zone

Assessor's Parcel Number: 039-121-009
Application Number: MST2007-00372
Owner: Carl D. Johnson
Architect: Tai Yeh

(Proposal to convert 290 square feet of existing attic space to increase the manager's living quarters.)

(Second Consent Review.)

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

Preliminary Approval of the project and continued indefinitely to the Consent Calendar.

NEW ITEM**J. 725 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-121-023

Application Number: MST2007-00364

Owner: Albert Fox

Applicant: Y. S. Kim

(Remodel existing 2,067 square foot commercial building to include three new 10' x 10' garage doors and modification of existing bathroom to meet ADA requirements.)

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

Continued one week to the Consent Calendar with the following comments: 1) Provide new fascia board and guttering at north elevation; 2) Study the north elevation for greater store front appeal, i.e. exposed headers, jam details, and "wainscoting." Applicant's suggestion to go in the direction of Southwest design for whole building is supported.

*** MEETING ADJOURNED AT 10:42 P.M. ***