



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 21, 2008

David Gebhard Public Meeting Room: 630 Garden Street

2:00 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair
 CHRISTOPHER MANSON-HING, Vice-Chair
 CLAY AURELL
 JIM BLAKELEY
 GARY MOSEL
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

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><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The **approximate** time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary Architectural Board of Review approval is valid for one year and Final approval is valid for two years from the date of the approval unless a time extension or Building Permit has been granted.
- 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 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 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**, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website 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 Wednesday, April 16, 2008, at 3:00 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. Call to order.

The Full Board meeting was called to order at 2:05 p.m. by Chair Wienke.

B. Roll call.

Members present: Aurell, Blakeley, Manson-Hing, Mosel, Sherry (arrived 3:02, out 6:28 to 6:38), Zink, Wienke

Members absent: None.

Staff present: Bedard, Limon, Shafer

IN-PROGRESS REVIEW**1. 500 FOWLER RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003

Application Number: MST2007-00002

Owner: Santa Barbara Airport

Architect: Fred Sweeney, Fred Grogan

(Proposal for construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires Planning Commission approval.)

(Project received Preliminary Approval on 1/14/2008.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-07.)

(2:05)

Present: Fred Sweeney, Architect; Pamela Burton, Landscape Architect.

Staff Comment: Mr. Limón reported that, due to the resignation of Randy Mudge, ABR Landscape Architect, the landscape plan can be reviewed by the ABR, and the plans will be referred to the HLC Landscape Architect for his review as advisory to the board.

Straw votes: How many Board members are in favor of colored sidewalk other than natural gray?
4/3/0.

How many Board members prefer the tower being 5.0 rather than 4.8? 5/2/0.

How many Board members like the pilasters at the first level of the baggage claim as an extension of the fins above? 7/0/0.

Motion: Continued indefinitely to the Consent Calendar with the following comments:Regarding the Landscape:

- 1) The majority prefer the citrus fruit alley landscaping area at the entry as presented instead of palm trees.
- 2) The Board is pleased with the overall palette of landscape and design, especially the use of native planting, bio-swales and the reclaimed irrigation system. However, the board provides the following concerns and suggestions:
- 3) Study the proposed location, style, and number of bike lockers. Some board members felt the number of bike lockers is too limited. The board suggests studying the City's bike rack standards and to consider alternate styles (i.e. State Street style), and also screening methods.
- 4) Study trash and recycling can styles to be compatible with City Standards and consider the can style used on State Street.
- 5) The proposed bench style appears too Victorian. Study simplifying.
- 6) The board encourages use of a colored concrete or mixed colored concrete.
- 7) The rear patio area: the Board discussed that the previous proposal may have been more appropriate than the current proposal and suggests the applicant to study the planting species, provide shading at the trellis, and the addition of benches.
- 8) The Board would prefer to see more sandstone, such as garden walls and caps to garden walls.
- 9) Board members found the triangular shape of the decomposed granite area at the courtyard appears foreign to the design of the plaza. Study alternative resolution and additional shading of hardscape. It was suggested that the applicant study the front hardscape area between the front door and the ticketing for a more cohesive hardscape pattern.

Regarding the Architecture:

- 10) Detail the incorporation of the main parapet to the tower.
- 11) The fine detailing and high quality windows are appreciated.
- 12) Provide a gate at the top of the ticketing rotunda stairs as opposed to a chained sign stating "no admittance" on the stairs.
- 13) The Board prefers the glass and frame jet bridge; however, the Board understands the lack of feasibility with the Fire Department requirements.
- 14) Final Approval of Architecture and Landscape can be made at the Consent Calendar with resolution of the above items.

Action: Manson-Hing/Sherry, 4/3/0. Motion carried (Aurell, Blakeley, and Mosel opposed.)

***** THE BOARD RECESSED FROM 4:44 UNTIL 4:49 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**2. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-019
Application Number: MST2007-00629
Owner: Werner Revocable Inter Vivos Trust
Architect: Rick Starnes

(Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental unit B into a manager's office, storage area, laundry area, and common area and relocating unit B as a second-floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The project requires Planning Commission Review for a modification into the required front yard setback and a Coastal Development Permit. The parcel is located in the appealable jurisdiction of the Coastal Zone.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A COASTAL DEVELOPMENT PERMIT AND FRONT YARD MODIFICATION.)

(4:49)

Present: Rick Starnes, Architect; Tim Werner, Owner.

Public comment opened at 5:09 p.m.

Four letters in support of the project from James and Judy Mellinger, David and Roberta Berns, Bob and Jackie Laskoff, and John Dixon were read into the record.

Public comment was closed at 5:13.

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

- 1) Complete and correct all drawings.
- 2) Redesign the stair element on the roof, indicated as two chimneys, to not replicate a faux chimney shape.
- 3) The Board felt the project has lost its charm at the northwest front elevation. Some members feel the front gable is more charming on right side than is currently presented. Most feel the second-story set back is preferred, and the entry area at the left of garage was better in the previous submittal. It was commented that the area under the stairs is planing out with the wall to the left and should be addressed appropriately, such as filling in with brick and redesign of the stair entry.
- 4) The Board would prefer a gate or garage door that is more transparent rather than a sectional solid garage door. Provide a design solution. Board would prefer that it is transparent enough for the public to see through to the motor-court beyond.
- 5) The Board feels the opening at the northwest elevation on the left building (unit A/B) is too large. Study with Transportation Department for backup and maneuvering.
- 6) Verify setbacks and trash enclosures with City Departments for compliance prior to returning to ABR to ensure submitted project is in compliance with City Standards.

Action: Manson-Hing/Sherry, 5/2/0. (Blakeley and Mosel opposed.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022
 Application Number: MST2007-00515
 Owner: James B. McDonald
 Architect: Joe Ewing

(Proposal to develop two three-story residential condos on an existing 5,000 square foot vacant lot in the O-C Zone. Both units are proposed to have three-bedrooms with third and fourth-story level roof terraces and a fourth-story elevator tower. Unit A is proposed at 2,353 square feet with an attached 445 square foot two-car garage. Unit B is proposed at 2,948 square feet with an attached 456 square foot two-car garage. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Coastal Development Permit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF TENTATIVE SUBDIVISION MAP AND COASTAL DEVELOPMENT PERMIT.)

(5:29)

Present: Joe Ewing, Architect; James McDonald, Owner.

Public comment opened at 5:41 p.m. As no one wished to speak, public comment was closed.

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

- 1) Applicant to verify setbacks with the case planner and Transportation.
- 2) The over all project height is excessive. Lower plate heights and study reducing the roof pitch to 4 and 12.
- 3) The front unit roof deck is too aggressive.
- 4) Show adjacent buildings on elevations and site plan.
- 5) The elevations are too busy, especially the front elevation, such as roof hangs in the front, deck overhangs over the garage door. Simplify and refine the design.
- 6) Provide dimensional sections through site in both directions showing adjacent buildings. A longitudinal site shall go through the courtyard.
- 7) Provide photographs arranged into a streetscape as viewed from the center of the property.

Action: Manson-Hing/Blakeley, 7/0/0. Motion carried.

*****THE BOARD RECESSED FROM 6:02 UNTIL 6:28 P.M.*****

CONCEPT REVIEW - CONTINUED ITEM**4. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
 Application Number: MST2007-00613
 Owner: Clayton, Troutt and Company III, LL
 Owner: Ralph Horowitz
 Architect: Cearnal, Andrulaitis LLP

(Proposal to remodel interior and exterior tenant improvements of an existing automobile dealership building to include the construction of a 2,100 square foot canopy on the south elevation, enclose 2,008 square feet of the existing covered northwest and southwest corners of building A, adding rolling garage doors to the existing service bays (building B) and to demolish 1,000 square feet of building B. The project scope includes ADA requirements, a new trash enclosure, and increase landscape areas. Development Plan Approval findings are required at ABR for the new addition of 1,008 square feet.)

(Third Concept Review. Preliminary Approval is requested.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS BY THE ABR.)

(6:28)

Present: Bob Cunningham, Landscape Architect; Brian Gibbons, Project Manager; Carlos DeBaros, Closing Manager; Dave Humphreys, Architect; Mark Sacks, Vice-President.

Motion: Preliminary Approval with Development Plan Approval Findings (SB 28.87.300) and return on Consent Calendar with the following comments:

Regarding the Landscaping:

- 1) The Board is comfortable with the landscaping as presented.
- 2) The Board approves of the alternate curb edge on Hitchcock way to be straightened out as indicated on the plans in red. Confer with Transportation Department.
- 3) Provide the largest possible specimen of flowering Firewheel Evergreen tree between the project and the property to the north.

Regarding the Architecture:

- 4) Remove the front elevation corbels.
- 5) The Board appreciates the changes made to front soffit and parapet.
- 6) Add landscaping that will cling to the existing block walls at the service area.
- 7) Provide documentation on the heights of existing poles, and proposed lighting design and heights, showing compliance with Lighting Ordinance for review by the ABR. The Board understands the columns and parapet will be the same color.

Action: Zink/Blakeley, 6/0/0. Motion carried. (Wienke stepped down.)

PRELIMINARY REVIEW**5. 1335 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-005
 Application Number: MST2006-00285
 Owner: Dario L. Pini
 Architect: Bryan Murphy

(Proposal for new approvals of expired permits and for as-built additions to an existing three-story single-family residence. Additions previously approved under expired permits include 171 square feet on the first floor and 517 square feet on the second floor. The as-built additions include 94 square feet on the first floor and 314 square feet of basement additions. An encroachment permit is required for additions to the front of the house which encroach into the public right-of-way (PBW2006-00949). The proposed project would result in a 5,490 square foot single-family residence located on a 17,043 square foot lot in the Hillside Design District. The project received Staff Hearing Officer Approval on 10/10/07 and 3/12/08 [Resolution No. 086-07 and 018-08].)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 086-07 AND 018-08.)

(7:16)

Present: Bryan Murphy, Architect.

Public comment opened at 7:18 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and continued to the Consent Calendar with the following comment: Thicken the south elevation column at the guest room to be 16 to 18 inches to appear more substantial.

Action: Sherry/Blakeley, 7/0/0. Motion carried.

PRELIMINARY REVIEW**6. 1236 SAN ANDRES ST****R-3 Zone**

Assessor's Parcel Number: 039-151-001
 Application Number: MST2006-00364
 Owner: Ruth E. Mudry Trust
 Architect: Kirk Gradin
 Owner: Casas Del Parque, LLC
 Applicant: Blankenshp Construction

(Proposal to construct four, two-story residential condominium units. Three of the units would be approximately 1,000 square feet and one unit would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and 140 cubic yards of grading outside the building footprints. The project received Planning Commission approval [Resolution No. 01-08] on 1/10/2008.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 01-08.)

(7:30)

Present: Kirk Gradin, Architect.

Public comment opened at 7:44 p.m.

- 1) Michael Galindo, opposed (submitted photos). Proposal is not appropriate to the neighborhood.
- 2) Comments from Celeste Barber and Mary Moore, opposed, were read into the record. Over building going beyond the R-3; in compatible with existing neighborhood; Mission Creek encroachment. Proposal to large for the neighborhood.
- 3) Paula Westbury, opposed. Keep Santa Barbara bungalow area safe and solid from condos; yard is needed. Mission Creek bank encroachment; over 20% slope.

Public comment closed at 8:00 p.m.

Motion: Preliminary Approval of the project and continued to Consent Calendar with the following comments:

- 1) Provide continuous landscaping along driveway and reduce hardscape wherever possible.
- 2) Resolve the paving pattern on site plan and landscaping plan and increase pedestrian friendly aspect. The proposed landscape plan option is preferred.

Action: Zink/Sherry, 6/0/2. Motion carried. (Manson-Hing and Mosel abstained.)

CONCEPT REVIEW - NEW ITEM**7. 130 S HOPE AVE D-12A****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007

Application Number: MST2008-00148

Owner: Riviera Dairy Products

Applicant: Conceptual Motion Co.

Architect: Robinson Hill Architecture

(Proposal for a façade remodel and tenant improvements to an existing tenant space (D-106) at La Cumbre Plaza.)

(Project requires compliance with the La Cumbre Plaza Design Guidelines.)

Postponed indefinitely at the applicant's request.

PRELIMINARY REVIEW**8. 627 W ORTEGA ST****R-3 Zone**

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

(This is a revised project. Proposal to demolish an existing 705 square foot house and 168 square foot garage and construct a new two-story duplex. The project will consist of two new three-bedroom units totaling 2,339 square feet on a 5,625 square foot lot. Unit A is proposed to be 1,201 net square feet and will include an 84 square foot second-story deck and a 39 square foot porch. Unit B is proposed to be 1,138 square feet and will include an 84 square foot second-story deck and a 15 square foot porch. Each unit will include an attached two-car garage. The project received Staff Hearing Officer Approval on 3/12/2008 [Resolution No. 019-08].)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 019-08.)

(8:25)

Present: Jose Esparza, Architect.

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

- 1) The Board continues to be concerned with the grading design. Applicant to return with accurate elevations depicting the slope (and any proposed changes) relative to the proposed finished grade and the proposed new grade and architectural design to specify how the drainage is resolved for both the project site and the neighbor's property.
- 2) Provide a preliminary grading/drainage plan prepared by a licensed Civil Engineer.
- 3) Confer with Public Works regarding grading and design prior to returning to the Full Board.
- 4) Provide a specification for the proposed enhanced permeable paving.

Action: Sherry/Zink, 7/0/0. Motion carried.

NEW ITEM – Referred from Consent Calendar**C. 909 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-312-007
 Application Number: MST2008-00155
 Owner: Alan E. Moss Trustee
 Architect: Chris Dentzel
 Applicant: Spencer Simcik

(Proposal for an exterior façade remodel to including new windows and doors, remodel paving at parking area, new planters and outdoor terrace, and the addition of an ADA accessible restroom.)

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

(8:53)

This item was referred on today's Consent Calendar for review by the Full Board.

Motion: **Continued indefinitely to the Consent Calendar with the following comment:** The Board is concerned with the design of the light well and looks for a revised light well design that is more integrated with the existing design style of the front portion of the building.

Action Sherry/Manson-Hing, 7/0/0. Motion carried.

GENERAL BUSINESS (Continued):

C. Public Comment:

No public comment.

D. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 7, 2008, as amended.

Action: Manson-Hing/Aurell, 7/0/0. Motion carried.

E. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar of April 14, 2008, was reviewed by Randy Mudge.

Action: Manson-Hing/Sherry, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar. The Consent Calendar of April 21, 2008, was reviewed by Dawn Sherry.

Action: Sherry/Manson-Hing, 7/0/0. Motion carried.

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

1. Ms. Bedard announced the formal resignation of Randy Mudge.
2. Manson-Hing made the following announcements: George Meyers would like to meet with the Boards/Commissions at a Thursday lunch meeting.
3. Member Aurell announced that City Council will be hearing an interim building height ordinance Tuesday at 6:00 p.m.

G. Subcommittee Reports.

Lower Mission Creek Subcommittee: Member Manson-Hing reported that grant funds will be received for bridges and railroad culverts. He asked the Subcommittee to look into having minimum standards design guidelines, i.e. guardrail heights, colors, etc.

H. Possible Ordinance Violations.

- 1) Member Zink requested staff to conduct a site visit of Mesa Plaza to verify preliminary and final landscaping plans.
- 2) Manson-Hing, Chevron Gas Station at southeastern corner Castillo and corner of Montecito. The exterior light fixtures do not comply with City Light Ordinance for the level and amount of glare.

I. The Full Board meeting adjourned at 9:10 p.m.

CONSENT CALENDAR (1:00)**REVIEW AFTER FINAL****A. 50 E ALAMAR AVE****R-4 Zone**

Assessor's Parcel Number: 051-143-001
Application Number: MST2007-00540
Owner: Foursquare Gospel International Church
Applicant: Will Rivera
Architect: Paul Beigh

(Proposal to construct a new handicap ramp at the east elevation of the existing building.)

(Review After Final for the addition of a new trash enclosure.)

Final Approval as submitted of the Review After Final.

REFERRED BY FULL BOARD**B. 226 W DE LA GUERRA ST****R-3/R-4 Zone**

Assessor's Parcel Number: 037-041-015
Application Number: MST2004-00675
Owner: Steve Harrel
Applicant: Steve Harrel

(Proposal for a two-story, 3,231 square foot triplex residential condominium. The proposal would add 138 square feet to an existing 978 square foot single-family residence, construct a second-story with two attached residential units. Parking is provided in a new attached 236 square foot one-car garage and existing four-car garage on the 6,250 square foot lot. Project received Staff Hearing Officer Approval on 12/19/2007 [Resolution No. 107-07].)

(Preliminary Approval granted 2/25/2008. Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 107-07.)

Final Approval as submitted.

NEW ITEM**C. 909 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-312-007
Application Number: MST2008-00155
Owner: Alan E. Moss Trustee
Architect: Chris Dentzel
Applicant: Spencer Simcik

(Proposal for an exterior façade remodel to including new windows and doors, remodel paving at parking area, new planters and outdoor terrace, and the addition of an ADA accessible restroom.)

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

Referred to the Full Board.

NEW ITEM**D. 2541 MODOC RD****E-1 Zone**

Assessor's Parcel Number: 049-170-011
Application Number: MST2008-00169
Owner: MRP Santa Barbara, LLC
Applicant: Shawn Mercer
Architect: Rick Huang

(Proposal for an exterior remodel to an existing 37 unit apartment complex to include new exterior finishes, new roofing material, replacing all existing windows and doors, exterior lighting, adding balconies and patio areas, replacing the existing play structure and barbeque area, new landscaping and two three-foot high retaining walls. The lot is legal non-conforming to density and therefore no new additional square footage is allowed.)

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

Continued indefinitely to Consent Calendar with the following comments: 1) Provide a complete set of accurate drawings, specifically exterior elevations that reflect the proposed alterations. 2) Look for ways to incorporate alterations of a single style. 3) Landscaping and retaining walls will be reviewed at a later date.

REFERRED BY FULL BOARD**E. 826 W PEDREGOSA ST****R-2 Zone**

Assessor's Parcel Number: 043-121-020

Application Number: MST2008-00011

Owner: Juan and Theresa Escobar

Architect: Scott Branch

(Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.)

(Preliminary Approval is requested of architecture and landscaping.)

Preliminary Approval with the following conditions: 1) Return with elevations of proposed trash enclosure. 2) Verify grass areas are compatible with City Guidelines. 3) Study ways to incorporate canopy trees at the rear structure.

Items on Consent Calendar were reviewed by Dawn Sherry. Consent Calendar ended at 2:15 p.m.