



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 19, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor, Present
 MICHELLE BEDARD, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to 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 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

1. That on May 15, 2008, at 1:00 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 was broadcast live on City TV-18 and on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

GENERAL BUSINESS:

The meeting was called to order at 3:20 by Chair Wienke.

A. Public Comment

No public comment.

General Business items B through F were continued to the end of the meeting.

Time: 10:17

B. Approval of the minutes of the Architectural Board of Review meeting of May 5, 2008.

Motion: Approval of the minutes of the Architectural Board of review meeting of May 5, 2008, with corrections.

Action: Aurell/Blakeley, 4/0/0. Motion carried. (Mosel, Sherry, and Zink absent.)

C. Consent Calendar.

Motion: Ratify the May 12, 2008, Consent Calendar. The Consent Calendar was reviewed by Christopher Manson-Hing.

Action: Manson-Hing/Aurell, 4/0/0. Motion carried. (Mosel, Sherry and Zink absent.)

Motion: Ratify the May 19, 2008, Consent Calendar. The Consent Calendar was reviewed by Manson-Hing, Dawn Sherry, Mark Wienke with the exception of the landscaping for Item G, reviewed by Robert Adams (HLC).

Action: Aurell/Blakeley, 5/0/0. Motion carried. (Mosel and Zink absent.)

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

1. Board member Blakeley stated concerns about the vision of La Cumbre Plaza Mall. He requested discussion and requested that in the future applicant's provide a 3D streetscape.

E. Subcommittee Reports

No reports.

F. Possible Ordinance Violations

Member Manson-Hing requested a report of previously reported violations.

DISCUSSION ITEM

1. Draft potential revisions to the "Design Review Final Submittal Checklist" and sought input from the Board. Staff Heather Baker, AICP Project Planner and Jaime Limon, Design Review Supervisor.

Time: 3:25

Ms. Baker discussed changes to correct discrepancies between the counter handout and the Board's agenda. Clarification is needed specifically regarding the level of "consultant" details (Electrical, Plumbing, Mechanical and Structural plans) needed for final Design Review, and when such plans are applicable to the Design Review process. Without some degree of consultant details at the final review, exterior changes may later be added during the building permit process, such as rooftop equipment, or even changes in heights and sizes may be needed to make a "buildable" project. However, staff does not believe that the intention is to receive full building permit submittal packages, which often involve many more pages of plan sheets than a typical Design Review submittal. Providing complete consultant drawings for final design review hearings creates additional applicant cost, and overcrowding of City Design Review storage facilities.

Discussion was held. The Board will forward suggested changes to Ms. Baker or Mr. Limon. No action taken.

Ms. Baker distributed a landscape plans compliance worksheet for the Board's reference including a one page summary checklist to be used during the landscape architect vacancy. The Board will forward their comments to Ms. Baker.

CONCEPT REVIEW - CONTINUED ITEM

2. 909 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 039-312-007
Application Number: MST2008-00155
Owner: E. Alan Moss Trustee (For) Edward Moss
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.)

(Third concept review. Referred from Consent for review of light hood element at entry.)

Time: 3:42

Present: Mark Jacobsen representing Chris Dentzel, Architect.

Public comment opened at 3:46 p.m.; as no one wished to speak public comment was closed.

Withdrawn

Motion: **Continued to the Consent Calendar with the following comments:**

- 1) The light hood element still appears too bulky in its massing. The thick walls and use of plaster are exasperating the bulkiness of the design. The Board is looking for something more diminutive in scale; a thinner, more industrial design to match the rear portion of the building.
- 2) There is concern with the lack of sufficient detail for the sunshade blade over the three doors off the parking lot. Provide details of how it attaches and what the horizontal element is made of.
- 3) The little tile roof elements are highly inappropriate. It is too small to be roofed with red tiles. An alternate solution is encouraged.
- 4) There is concern that the hip roof on the front off side walk of the south elevation is too small for hip roof.

Action: Manson-Hing/ . Motion withdrawn.

Motion: **Continued indefinitely to the Full Board or Consent Calendar with the following comments:**

- 1) If the applicant completely removes the light hood element the project can return on Consent Calendar. If the light hood element is to remain the project must return to the Full Board.
- 2) The light hood element still appears too bulky in its massing. The thick walls and use of plaster are adding to the bulkiness of the design. The Board would prefer something more diminutive in scale; a thinner, more industrial design to match the rear portion of the building as a potential option.
- 3) There is concern with the lack of sufficient detail for the sunshade blade over the three doors off the parking lot. Provide details of how it attaches and what the horizontal element is made of.
- 4) There is concern that the little tile roof elements are highly inappropriate and are too small to be roofed with red tiles. An alternate solution is encouraged.
- 5) There is concern with the hip roof on the south elevation at the front sidewalk in that it is too small to have a hip roof condition with the tile.
- 6) Provide landscape details.

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

REVIEW AFTER FINAL**3. 1604 LOMA ST****E-1/R-2 Zone**

Assessor's Parcel Number: 027-152-014
Application Number: MST2006-00600
Owner: Kieran and Amy Maloney
Architect: Alex Ugrik

(Proposal for an interior remodel, relocation of windows and doors, and an addition of a 20 square foot front entrance for an existing 2,666 square foot single family residence with a 490 square foot garage and a 150 square foot storage building on a 10,161 square foot lot in the Hillside Design District.)

(Referred from Consent. Review After Final for alterations to the entry porch to raise dormer roof 36 in., add stucco arches and columns, add post and beam to expand the arbor, remove existing kitchen window. Second story alterations include a revised balcony and roof line and expansion of shed dormers.)

Time: 4:11

Present: Alex Ugrik, Architect; Kieran Maloney, Owner; Judson Davis, Architect.

Public comment opened at 4:21 p.m.; as no one wished to speak public comment was closed.

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

- 1) At the dormer roof and framing at the front door, add a beam on the left side, west elevation in line with the front beam at the location.
- 2) The submitted plan shall show an extended beam frieze and corbels through the play room.
- 3) Add some timbering details at rear and side elevations, in order to have a more homogenous design.
- 4) The Board would prefer corbels and beam delineation on the master bedroom deck trellis to match house as indicated on the presentation elevation plan.
- 5) Confirm that the stone cap is to be compatible with the architectural style.

Action: Sherry/Mosel, 3/0/2. Motion carried. (Blakeley and Manson-Hing abstained. Aurell and Zink absent.)

PRELIMINARY REVIEW**4. DE LA VINA & STATE ST**

Assessor's Parcel Number: 051-110-0RW
Application Number: MST2007-00517
Owner: City of Santa Barbara
Applicant: Amanda Flesse
Landscape Architect: Arcadia Studio

(Proposal to reconfigure the intersection of De la Vina Street and State Street by eliminating the free right turn lanes and proposing additional landscaping.)

(Preliminary and Final Approval are requested.)

Time: 4:53

Present: Dru Van Hingle, Supervising Transportation Engineer; Amanda Flesse, Project manager; Greg Knudsen, Peter Doctor, Consulting Engineers; Bob Cunningham, Landscape Architect; Joshua Morton, Santa Barbara, Police Department.

Staff comment: Mr. Limon reported that the Board's comments will be included for review by City Council, and stated that the Boards focus should be on the landscape design and compatibility with the neighborhood.

Public comment opened at 5:09 p.m.:

1. Eva Inbar, in favor. Aesthetically attractive, safer for bicyclists and pedestrians.
2. Jim Westby, opposed. Concern a bout public safety, and removal of free right turn.
3. Joyce Untch, opposed. Concerned about loss of parking on State and De La Vina St.
4. Roger Manasse, opposed. Sight distance is 260 feet, not 150 feet as reported (submitted document).
5. Courtney Dietz, in favor. Allows safe movement by pedestrians.
6. Michael Self, opposed. The proposal was previously rejected by voter ballot, grant being used is for congestion relief (submitted document).
7. Frank Hotchkiss, opposed. Aesthetics of existing intersection are successful; there have been no pedestrian accidents in 20 years.
8. Lee Moldaver, in favor. Comments read by Chair: aesthetics are compatible.
9. Alex Pujo, in favor. Proposal is aesthetically compatible; has sustainability component.
10. Kellum de Forest, opposed. Historical "Y" intersection significance: the main through faire of Santa Barbara was De La Vina Street until the late 1940's.
11. Bonnie Donovan, opposed. Concerned about fire truck and ambulance access.
12. Keith Kie, in favor. Approves of path through MacKenzie Park; street crossing is dangerous; improves aesthetics.
13. Charles McClure, representing Quality Inn. Prefers that landscaping be designed and kept low for visual access to hotel. Prefers that the portion of sidewalk crossing hotel property be replaced with pavers.
14. Glen Hemingway, opposed. Traffic speed statistics are inaccurate.
15. Marla Hemingway, opposed. Has never observed an accident in the intersection.
16. Chair Wienke paraphrased 12 letters in opposition from: Libsey James, Patricia Hiles, Roberta Wissglass, Candice Corbani, Ronald Hayes, Jim Andelman, Courtney Andelman, Cars Are Basic, Joyce St. Onge, Diane Mazur, Joan Jennings, Marianne Rosecrance, Cheri Rae, and one letter in favor from Bret Stone.

Public comment closed at 5:50 p.m.

Failed

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

- 1) The Board is comfortable with the design as proposed with regard to landscaping, except for the comments provided below. However, the Board continues to be concerned with validity of the design concept as to whether the De La Vina island can be retained and reconfigured as a part of the new proposal.

- 2) The Board finds the additional proposed landscape area at the Coffee Bean & Tea sidewalk a major proponent of losing the island and needs to be landscaped to match the proposed landscape on the western side of De La Vina Street.
- 3) Some Board members are concerned that losing the street tree on De La Vina, south of the intersection; however the Board understands there is a large amount of landscaping in that area. Applicant is to work with the community, and with the Quality Inn Hotel in order to maintain visibility of their existing sign. The Board is concerned that losing a street tree in that area might set a negative precedent.
- 4) The Board is concerned that the concrete median proposed on State Street, west of the intersection is not aesthetically pleasing and looks for the applicant to reduce the median, or add planting or other aesthetic measures in that location.
- 5) The Board would be in favor of a variety of trees for heights, the Board recognizes that small trees will grow more stable over time. Applicant is to study having some larger box trees giving the appearance of being build out for the first 5 years following construction.
- 6) A number of Board members are concerned with the loss of the island at De La Vina Street, primarily due to its historical importance as well as its added landscape. The size, shape and stature of tree in the island are a community asset and it would be a disappointment to see the loss of such an asset.
- 7) Study opportunities to widen the De La Vina Street intersection by several feet to maintain an island in that area.

Action: Sherry/ , 0/0/0. **Motion failed.** (Zink absent.)

Second Failed

Motion: **Denied with the following comment:** The project is not aesthetically pleasing to the public. We are moving backward by losing the community asset of the island.

Action Mosel/ .Motion failed. (Zink absent.)

Straw vote: how many Board members prefer the exact original island size to remain. 2/4/0.

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

- 1) The Board feels that if this is the only solution that City Staff feels it can work with, the landscaping as presented, with the inclusion of new landscaping to the front of the Coffee Bean & Tea corner, and the inclusion of a landscaped median on De La Vina St, would be an optimal solution utilizing the design and direction in which it is already going. The Board would like to have some evidence presented that alternate solutions which maintain a significant island have been explored and conclusively ruled out as not being feasible as a progressive approach to both landscaping and traffic at this intersection for the neighborhood.
- 2) The majority of the Board has serious concerns with the current direction of the design and whether the project requires the degree of changed proposed given there have been no traffic problems in that area and due to safety concerns raised at the hearing.
- 3) The applicant has not addressed the Board's previous concerns other than stating why the comments were not valid. Other than a landscape plan, the Board has not received sufficient information to determine that the proposed project is to determine that the proposed project is the best solution for the neighborhood.

4) Prior to returning, the Board recommends considering and presenting a couple of alternate solutions.

Action: Manson-Hing/Sherry, 3/2/1. Motion carried. (Blakeley and Mosel opposed. Aurell abstained. Zink absent.)

**** THE BOARD RECESSED FROM 7:06 P.M. UNTIL 7:31 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM

5. 1235 VERONICA SPRINGS RD

COUNTY Zone

Assessor's Parcel Number: 047-010-039
 Application Number: MST2003-00793
 Owner: Hillside House
 Architect: Detlev Peikert Group
 Applicant: John Polansky
 Applicant: Carl Steinberg
 Agent: Teri Zuniga

(Proposal to annex the 23 acre property into the City's jurisdiction, demolish the existing 28,700 square foot Hillside House facility and all accessory buildings, except for one building known as the Harmony House, which is proposed to be relocated on site. The new development includes 125 new dwelling units, an administration office, community center, leasing and management office, non-profit lease space, and therapy pool. Of the proposed 125 new dwelling units, 12 units are proposed to be special need units, 28 are proposed rental units, 74 are proposed market rate units, and 11 are proposed affordable units. The development includes 5.5 acres of structures, roads and parking (includes 183 covered and 79 uncovered for a total of 262 parking spaces). The remaining area will be 4.75 acres of common open space and 13 acres of passive open space and creek setbacks. The proposal includes restoration of riparian areas along Arroyo Burro Creek and will include the removal of 176 trees (not including oaks or palms), to be replaced with 209 riparian associated trees. Total proposed grading includes 7,200 cubic feet of cut and 15,900 cubic yards of fill. The project requires City Council approval for annexation, General Plan Amendment, and Zone changes, and Planning Commission approval of a Tentative Subdivision Map and Development Plan.)

(Second Concept Review. Comments only; Project requires environmental assessment, Planning Commission Review, and City Council Approval for annexation.)

Time: 7:31

Present: Detlev Peikert, Architect; Lisa Plowman, Associate; Katie O'Riley-Rogers, Agent.

Public comment opened at 8:04 p.m.; as no one wished to speak public comment was closed.

Member Manson-Hing requested that documentation of trees to be removed and installed as the first item to be presented in future reviews of this item.

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

- 1) The amount of general detailing and styling are positive, however the Board reserves the right to study each individual building in detail, including for mass, bulk, and scale as only cursory building review was done. The project shows good neighborhood compatibility, especially at Veronica Springs Road in its one and two story presence there and variety of building styles having similar style and character as the surrounding neighborhood. The Board appreciates that the project appears less dense closer to the public street.
- 2) The overall site planning is good with pocket parks; the sustainable concepts; the preservation of the trees throughout the project, especially the oak tree at building 18; the reduction of four units that opened up space between the units for landscaping and usable outdoor space.
- 3) The restoration at the Arroyo Burro Creek area is positive.
- 4) Revise the very long roofs on units E1 through E5 as they are visible from Veronica Springs Road. Mitigate with architecture and landscaping.
- 5) The applicant is encouraged to utilize more sustainable principles and wherever possible to incorporate roof solar panel designs on the units. Show design on the next presentation.
- 6) Color code the site plan to show and delineate the third story buildings.
- 7) Review for Unit B inconsistencies (page A8). Continue to study exterior elevation in massing and the potential for additional landscapes.
- 8) Provide variation between units, including color palette and design variations.
- 9) Maximize the landscaping along the building and between garage doors and the woonerf.

Action: Manson-Hing/Aurell, 6/0/0. Motion carried. (Zink absent.)

CONCEPT REVIEW - CONTINUED ITEM

6. 517 W FIGUEROA ST

R-3 Zone

Assessor's Parcel Number: 039-250-020
 Application Number: MST2005-00143
 Owner: Steven Johnson
 Architect: Mark Wienke

(Proposal to construct a new three-story, nine-unit, 10,026 square foot apartment complex on a vacant 22,497 square foot lot in the R-3 Zone. Each of the nine units would have two bedrooms and balconies. 20 covered parking spaces will be provided in a 6,920 square foot subterranean parking garage. The project also includes restoration of a swale, a bike path along the access driveway, and riparian restoration for Old Mission Creek. A total of 1,705 cubic yards of cut and fill is proposed. The project includes Planning Commission review for minor changes to an approved building envelope.)

(Third Concept Review. Comments only; Project requires environmental assessment and Planning Commission Review for minor changes to an approved building envelope as noted in Resolution No. 009-05.)

Time: 8:30

Present: Mark Wienke, Architect; Steven Johnson, Owner.

Public comment opened at 8:55 p.m.; as no one wished to speak, public comment was closed.

- Motion:** **Continued indefinitely to the Planning Commission with the following comments:**
- 1) The Board generally supports the project direction and would like the applicant to study the following: **a.** Study the street façade, particularly the stairs to the second floor entry level and the tower element, make the street façade more pedestrian friendly; **b.** study the walkway covering on the north elevation, sheet A9.08; **c.** study garage openings for noise and wall height to help mitigate noise. **d.** study use of green screen and planting elements along that façade to reduce the height; **e.** study the connection between the wood and plaster on the north elevation and how the modules break up and provide additional three-dimensionality to the north elevation; **f.** study lowering the awning over the entry doors to provide way finding to the units and articulate the façade.
 - 2) Consider relocating the north elevation podium level trees to grade.
 - 3) The Board supports a minor encroachment into the building envelope on the southwest side of the property in order to achieve planting areas between the north side of building and the bike easement, and to aid in sound mitigation.
- Action:** Aurell/Sherry, 4/0/0. Motion carried. (Mosel and Wienke stepped down. Zink absent.)

CONCEPT REVIEW - CONTINUED ITEM

7. 1820 DE LA VINA ST

R-4 Zone

Assessor's Parcel Number: 027-022-022
Application Number: MST2007-00590
Owner: Mark and Val Maldonado
Architect: Peikert Group Architects

(Concept Review of proposed future demolition of five existing residential units and construction of 10 to 14 condominium units. Three lots would be merged for a total site area of approximately 27,000 square feet. The exact scope of the proposed project has not yet been determined. The project requires review by the Planning Commission for a Tentative Subdivision Map.)

(Second Concept Review. Comments only; Project requires environmental assessment and Planning Commission Review.)

Continued two weeks to Full Board at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1324 CACIQUE ST****C-P Zone**

Assessor's Parcel Number: 017-233-023
Application Number: MST2008-00174
Owner: Alfredo Plascencia
Architect: Harrison Design Associates

(Proposal for a new three story mixed use development on a 6,250 square foot lot in the C-P Zone. The proposal includes 1,322 square feet of commercial space and three residential apartments (two one-bedroom units and one two- bedroom unit) totaling 2,519 square feet. The proposal also includes the demolition of an existing 757 square foot house and detached 358 square foot accessory structure, and the removal of one existing tree. Eight covered parking spaces are proposed at the ground floor level (three spaces for commercial and five spaces for residential). The 1,322 square feet of commercial space is proposed on the second level and the three residential townhouse-style apartments on the second and third levels. A total of 600 cubic yards of cut and fill is proposed. The project requires review by the Staff Hearing officer for a parking modification.)

(Comments only; Project requires environmental assessment and Staff Hearing Officer Review for a requested parking modification.)

Time: 9:35

Present: Glen Diesler, Architect, Harrison Design; Adele Goggia, Harrison Design; Alfredo Plascencia, Owner.

Public comment opened at 9:45 p.m.; as no one wished to speak, public comment was closed.

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

- 1) Confer with Building Division to confirm whether the open area at the property line for the garage can be fully open to property line.
- 2) The front elevation appears appropriate as presented; study the right corner faux chimney and add articulation.
- 3) Study the balconies on the northeast elevation property line. Confer with Building Division to determine whether a taller wall is needed for privacy concerns.
- 4) Show and articulate the right-hand side faux chimney form located on the northeast elevation.
- 5) There is concern with the wood lintel and beam condition at the south east elevation in plane and lining up with the plaster and wood beam condition. Restudy and simplify the elevation. Study having wider plaster columns as shown on the second-floor hallway.
- 6) Utilize O'Hagen tile vents in lieu of dormer vents.
- 7) There is concern with the large cantilever at the west side, and looks for the applicant to resolve with the Transportation Department and Planning Division. The Board could support a modification for a mitigating element that extended into western property setback in lieu of the cantilever, especially if covered with a vine trellis condition.
- 8) The Board looks forward to a nicely crafted building having pleasing details, such as exposed rafter tails, wrought iron railing and tile work as shown in the plans.

9) There is some neighborhood compatibility with size, bulk, and scale which is acceptable.

Action: Blakeley/Aurell, 4/0/1. Motion carried. (Manson-Hing abstained. Mosel and Zink absent.)

G. ADJOURNMENT:

The Full Board Meeting adjourned at 10:30 p.m.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 623 WENTWORTH AVE

R-3 Zone

Assessor's Parcel Number: 037-102-008
 Application Number: MST2007-00616
 Owner: Baltazar S. Moreno, Living Trust
 Owner: DLP Properties
 Architect: Bryan Murphy

(This is a revised proposal to abate the violations in ENF2007-00551 case and to legalize an as-built 154 square foot second story addition above the garage of the rear unit. The site is currently developed with two residential units on a 6,205 square foot lot in the R-3 zone. The project recently received approvals for other violations in the ENF2007-00551 case which included an as-built addition of 16 square feet to the existing front unit and an as-built addition of 126 square feet to the second story of the rear unit. The proposal also included changing the roof to a pitched roof, the demolition of an as-built porch on the front unit and demolition of as-built exterior stairs.)

(Review After Final to permit as-built addition on the rear unit above the garage.)

Continued one week. Applicant to provide Roof and Landscape Plans, and trash enclosure.

REVIEW AFTER FINAL

B. 1905 CLIFF DR

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-007
 Application Number: MST2002-00729
 Owner: Debra and Darush Babai, Trustees
 Architect: Vadim Hsu

(This is a revised project. Proposal to demolish the existing 1,232 square foot commercial gas station and construct a new 6,596 square foot, two-story mixed use, commercial and multi-family residential project consisting of two buildings. The ground floor would consist of 3,470 square feet of new commercial space. The second and third floors would consist of four two-bedroom, rental apartments totaling 3,126 square feet on a 17,471 square foot lot in the Hillside Design District. A total of 22 surface parking spaces are proposed.)

(Review After Final to replace a previously approved fountain with a new fountain.)

Final Approval as submitted of the Review After Final.

REFERRED BY FULL BOARD**C. 1030 CACIQUE ST R-3 Zone**

Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose L. Gutierrez

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

(Preliminary Approval granted on 7/16/07. Final Approval is requested.)

Continued indefinitely to the Consent Calendar with the following comments: Applicant to provide an updated site plan showing: 1) Concrete sidewalk; 2) patio; 3) revised south landscape to be 80% water-wise; 4) updated landscape plan showing all existing trees; 5) Specification of color board and exterior lighting cut sheet.

REVIEW AFTER FINAL**D. 626 DE LA VINA ST C-2 Zone**

Assessor's Parcel Number: 037-122-015
Application Number: MST2007-00169
Owner: John Eric Savage
Designer: YS Kim
Business Name: C.S. Catering

(As built proposal to convert 470 square feet of an existing single family residence to a commercial kitchen to be used for an off-site catering service, "C.S. Catering", as built brick paving and hedge for The front yard, and as built fence removal. To comply with commercial kitchen standards, also proposed is construction of a handicap ramp, uncovered handicap parking space and rear exterior fire exit spiral staircase for this mixed-use project. Also, a rear spiral staircase and a new walkway lined with a one-foot high landscape planter which will act as a parking barrier for the front yard are proposed.)

(Review After Final for the addition of a spiral stair case, changes to the handicap access ramp, landscaping, and as-built pavers in the driveway and front yard.)

Final Approval of the Review After Final as noted on sheet A.1. 1) Include irrigation system; 2) The combination of lawn and water-wise planting is supported.

NEW ITEM**E. 329 W CANON PERDIDO ST****R-4 Zone**

Assessor's Parcel Number: 037-032-001
Application Number: MST2008-00140
Owner: Church of the Open Bible
Designer: Joaquin Ornelas

(Proposal to abate violations in ENF2008-00165 to include the removal of deteriorated wood stairs and landing and replace with concrete; and to permit an as-built garden wall and new retaining wall along the south side of the parcel.)

(Comments only; project requires environmental assessment.)

Continued indefinitely to the Consent Calendar with the following comments: 1) Maximum of two retaining walls; 2) Provide site sections and profiles of the walls.

NEW ITEM**F. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017
Application Number: MST2008-00219
Owner: Cutter Properties Ltd.
Business Name: Santa Barbara Autogroup
Applicant: Lusardi Construction Co.

(Proposal for exterior alterations to the existing Porsche dealership to include the addition of gray aluminum panels over the existing plaster finish.)

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

Continued indefinitely to the Consent Calendar with the following comment: Use of silver metal composite panel cladding to exterior of existing structure as indicated on the proposal is **not** appropriate to the site.

REFERRED BY FULL BOARD**G. 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
Architect: Joseph Grogan

(Proposal for the 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 square foot 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 approval by the Planning Commission.)

(Preliminary Approval granted on January 14, 2008. Final Approval is requested of the architecture and landscaping plans.)

Final Approval as noted on detail 1 sheet number A7.06; detail 3, sheet number A7.13.

Items on Consent Calendar were reviewed by Chris Manson-Hing, with the exception of item G was reviewed by Chris Manson-Hing, Dawn Sherry, and Mark Wienke and landscaping for Item G, reviewed by Robert Adams, Airport Subcommittee Review Team. Consent Calendar ended at 3:20 p.m.