



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 14, 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 - ABSENT
- CAROL GROSS – PRESENT (left at 6:32)
- GARY MOSEL - PRESENT
- DAWN SHERRY – PRESENT (out 7:20 to 7:34)
- PAUL ZINK – PRESENT (4:22 to 8:17)

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

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	Master Application & Submittal Fee - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr 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 July 10, 2008 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:05 p.m.

ROLL CALL:

Members present: Aurell, Gross (left at 6:32), Manson-Hing, Mosel, Sherry (out 7:20 to 7:34), Wienke, Sherry, Zink (4:22 to 8:17)
Members absent: Blakeley
Staff present: Bedard, Kennedy(3:32 to 4:49), Limon, Shafer

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 30, 2008, as amended.
Action: Manson-Hing/Aurell, 5/0/1. Motion carried. Gross abstained. (Blakeley/Zink absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of July 7, 2008. The Consent Calendar was reviewed by Manson-Hing.
Action: Manson-Hing/Mosel, 6/0/0. Motion carried. (Blakeley/Zink absent.)

Motion: Ratify the Consent Calendar of July 14, 2008. The Consent Calendar was reviewed by Manson-Hing with the exception of the landscaping for Items C, D and E, reviewed by Carol Gross.
Action: Manson-Hing/Mosel, 6/0/0. Motion carried. (Blakeley/Zink absent.)

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

- 1) Ms. Bedard made the following announcements:
 - a) Board member Blakeley will be absent from the meeting.
 - b) Plan Santa Barbara Policy Options Report. The report offers sustainable policy options, categorized by the topics that have been raised throughout the Plan Santa Barbara process. Staff will provide a report during the ABR meeting on August 25, 2008.

- 2) Mr. Limon made the following announcements:
 - a) Requested that a Board member to attend City Council for an appeal of 3455 Marina Drive on August 5.
 - b) Reported that the Ordinance Committee will review the Compatibility Findings for height, bulk, and scale of projects at the August 19, 2008, meeting.
- 3) Board member Sherry announced that she will be absent from the ABR meeting on August 11.
- 4) Member Carol Gross, Landscape Architect stated that she is happy to be back on the ABR, but will be leaving each meeting at approximately 5:00 p.m.

E. Subcommittee Reports.

F. Possible Ordinance Violations.

Member Manson-Hing provided an update of the McDonalds restaurant roof top. He provided photographs showing that roof top equipment is visible to the public. He reported that an enforcement case has been opened.

REVIEW AFTER FINAL

1. 400 BLK SHORELINE DR

P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2006-00357
 Applicant: City of Santa Barbara
 Designer: Penfield and Smith
 Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path [across from Los Banos Pool]. This project received a Coastal Exemption.)

(Review After Final for review of changes to the crosswalk paver color and material, terracotta color for truncated domes, and the bollard color and style.)

Time: 3:19

Present: Lisa Arroyo, Public Works Engineering

Public comment opened at 3:24 p.m. As no one wished to speak, public comment was closed.

Motion: Approval of Review After Final with the following condition that the Applicant is to confer with Parks and Recreation staff to provide enhanced landscaping on either side of the cross walk to help promote added visibility of its use, especially at the median.

Action: Manson-Hing/Gross, 5/0/1. Motion carried. (Sherry abstained. Blakeley/Zink absent.)

FINAL REVIEW**2. 930 MIRAMONTE DR****A-1 Zone**

Assessor's Parcel Number: 035-023-003
Application Number: MST2004-00743
Owner: Visiting Nurse and Hospice Care of Santa Barbara
Architect: Phillips, Metsch, Sweeney, and Moore
Landscape Architect: Bob Cunningham
Agent: Trish Allen

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission Approval on 11/15/2007 [Resolution No. 046-07]).

(Final Approval is requested for Architecture and Landscaping, which received Preliminary Approval on 6/2/2008. Preliminary and Final Approval are requested for retaining walls and rear driveway.)

Time: 3:32

Present: Kristin Story, Architect; Jennifer Downing, Architect; Martha Degasis, Landscape Architect, Arcadia Studio.

Public comment opened at 4:00 p.m.

Paula Westbury, opposed. Prime Chumash land, vastly over-built, do not demolish the existing building, garden, and burial ground; a letter from Paula Westbury was acknowledged.

Public comment closed at 4:06 p.m.

Motion: Final Approval of Phase I and II; Phase III is continued indefinitely to the Consent Calendar with the following comments:

- 1) The driveway portion going underground, also known as phase III, is not included in this approval.
- 2) The Phase I retain wall and driveway are approved. Revise the retaining wall segment of Tensar coursing system to a simple running bond pattern. Match the Phase III retaining wall to Phase I.
- 3) The guard/handrail along the driveway is not shown at this time. The Board would prefer the guardrail to have a top rail portion more appropriate to a pedestrian guardrail.
- 4) Show the monument with lighting at the street on the plans.
- 5) There is concern with the exterior lighting particularly S-2, and bollards along the driveway. Indicate heights on plans to be low enough on the wall so as to not be evident to the cityscape.
- 6) The landscape plan is to reflect the site plan where the transformer will be located. Coordinate page C-211 to match the architecture, particularly the transformer and backflow preventer.

- 7) Show the area at the east side between road and retaining wall as planting. Ensure structural material of the existing retaining wall will allow for at least one foot of planting.
- 8) Fewer but larger planting pots with trees, low height planting, and trailing planting are preferred at the front patio.
- 9) Provide planting at the east side of the driveway retaining the wall.
- 10) Paint or stucco both sides of the retaining wall at the transformer.

Action: Gross/Manson-Hing, 5/0/2. Motion carried. (Aurell/Zink abstained. Blakeley absent.)

CONCEPT REVIEW - CONTINUED ITEM

3. 15 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-040-058
 Application Number: MST2006-00682
 Owner: Johnman Holding, LLC
 Agent: Trish Allen, Suzanne Elledge Planning and Permitting
 Architect: David Jones
 Landscape Architect: Bob Cunningham

(Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a three-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 one-bedroom units, 12 two-bedroom units, and 2 three-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.)

(Second concept review. Comments only; Project requires environmental assessment and Planning Commission review of a Tentative Subdivision Map and bonus density.)

Time: 4:49

Present: David Jones, Architect, Lenvik and Minor; Martha Degasis, Landscape Architect, Arcadia Studio; Trish Allen, Agent, Suzanne Elledge Planning and Permitting.

Public comment opened at 5:10 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:10 p.m.

Member Mosel stated for the record that there appears to be room to lower the floor-to-floor height, further reducing the building height.

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

- 1) Overall the Board is happy with the size, bulk, and scale, and appreciates the restoration of the Arroyo Burro Creek restoration as part of the plan.

- 2) The fountain is supportable as it presents a positive amenity for the project and the neighborhood. A modification for the fountain in the setback is supportable.
- 3) The modification required for the sidewalk area into the front property line poses no negative aesthetic impact.
- 4) The Board has no comment on the request for bonus density modification request.
- 5) The trash room shall have plank or carriage style doors.
- 6) High-quality detailing consistent with the building to the north to blend with the neighborhood is expected.
- 7) The landscape Architect would prefer having four street trees along Hope Avenue to provide more of an allee.
- 8) The Board likes the setback of the building and patio, and looks for enhancements such as softening the front scape with landscape, and planting to screen cars from view. A modification for a half-wall would be supported.
- 9) Show the creek watershed retention and bioswale.
- 10) Some Board members have concern and desire to see more public pedestrian connectivity through the site from State Street.
- 11) Provide enhanced paving in the front, patio, and driveway to be more pedestrian friendly.
- 12) Study reducing the floor-to-floor height.
- 13) Removal of the opening in the west elevation wall to eliminate view of the car parking is preferred. Study the parking supports on that level to show thicker walls and smaller openings.
- 14) It is preferred that the building not be pushed away from street and into the Arroyo Burro Creek area.
- 15) Provide articulation over the garage opening, such as potted plants, vines, thicker walls, or other elements to break up the scale.
- 16) The east elevation balconies shall be opened with railings to provide a view to the open space.
- 17) Study having more landscape at the building, move fountain to center line of residential door axis.
- 18) The Board appreciates the applicant saving the Eucalyptus tree at the rear.
- 19) Maximize the landscape and minimize the hardscape at the front.

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

***** THE BOARD RECESSED FROM 6:10 UNTIL 6:32 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 412 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-271-019
Application Number: MST2008-00322
Owner: Anabilt, LLC
Applicant: Anabilt Properties LLC
Architect: Shubin and Donaldson

(The proposal includes subdividing an existing 13,500 square foot parcel into three new lots and to construct a new, three-story, LEED certified, mixed use building on each new parcel. The proposal includes a total of 3,905 commercial square feet and 5,818 residential square feet. Lot one includes 1,604 square feet of commercial area and a 1,643 square foot residential unit on a 5,195 square foot lot. Lot two includes 1,763 square feet of commercial area and a 1,623 square foot residential unit on a 4,775 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,530 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

(Comments only; Project requires environmental assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

Time: 6:32

Present: Robin Donaldson, Architect; and Sieglinde Pukke, Shubin and Donaldson Architects.

Public comment opened at 6:53 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:54 p.m.

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

- 1) The site planning and use of three mixed use buildings are acceptable as they provide more open space between buildings.
- 2) Provide a landscape plan indicating additional landscaping along the property lines, including larger canopy trees.
- 3) Several members feel the units could be reduced in height, and look forward to longitudinal elevations showing the three units.
- 4) The Board appreciates the front unit stepping on one drawing and back on the upper level.
- 5) Verify the site planning and parking widths with Transportation Department.
- 6) Some Board members would like more articulation and thickened walls, particularly at the rear units.
- 7) The Board appreciates the setback off the front and side property lines, and the sustainability aspects of project, looks forward to fine quality detailing of the buildings.

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

Items 5 and 6 were heard in reverse order.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1124 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-192-032
Application Number: MST2007-00533
Owner: Tom Parsai
Architect: Gilbert Garcia

(The proposal includes a voluntary lot line merger of two existing parcels [1122 and 1124 Chino St.] to create one 16,425 square foot parcel; a condominium conversion of an existing two-bedroom duplex and an existing accessory building into a two-bedroom unit; and the construction of a new four-bedroom unit. The proposal will result in four residential condominiums to include the existing two-story, two-bedroom duplex, with each unit having two-bedrooms [totaling 3,526 square feet], a one-story, two-bedroom unit] 829 square feet], and a new two-story, four-bedroom unit [1,528 square feet] to be constructed above proposed garages. A total of eight parking spaces are proposed with six covered spaces [provided in 2 two-car garages and 2 one-car garages] and two uncovered spaces. New six foot site walls and fencing, landscaping and permeable paving are also proposed. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map and modifications to encroach into required setbacks.)

(Comments only; Project requires environmental assessment and Staff Hearing Officer review for a Tentative Subdivision Map and requested modifications to encroach into the required setbacks.)

Time: 7:53

Present: Everett Woody, Architect; Tom Parsai and Chuck Butler, Owners.

Public comment opened at 8:08 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 8:08 p.m.

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

- 1) The Modification for the southwest corner of the Unit 3 setback encroachment is minimal, compatible with the existing house and the neighborhood, and does not pose negative aesthetic impacts.
- 2) The Board is not comfortable with the private outdoor space for Unit 3 as presented due to location, articulation, and fencing design. The fence is neither compatible with the neighborhood nor conducive to outdoor living space. Suggestions include moving the fence to the eastern part of house or other means of providing a sound barrier.
- 3) Study articulating the east elevation of Unit 3 with columns and details to be compatible with the rest of the building.
- 4) There is concern that Unit 4 might be converted into two separate units given the two separate entries, stairs and outdoor spaces. Suggestions include having only one entry and stairway, or having the entry from Carrillo Street and a design solution that does not turn its back to Carrillo Street.
- 5) Applicant is to verify with Transportation Department that the parking radiuses and turnouts and dimensions per site plan are feasible.
- 6) Due to the proximity to Carrillo Street, the Board is concerned with and would prefer to see all parking exit in a forward direction as opposed to backing out onto Mercedes Street.

- 7) The faux chimney form at the Unit 4 stairway is not acceptable as presented.
- 8) The Board reserves the right to comment on the modification for the Unit 4, second-story balcony open space at Mercedes Street until the building is redesigned.

Action: Mosel /Sherry, 5/0/0. Motion carried. (Blakeley/Gross/Zink absent.)

Items #5 and 6 were heard in reverse order.

CONCEPT REVIEW - CONTINUED ITEM

6. 1720 SAN ANDRES ST

R-3 Zone

Assessor's Parcel Number: 043-191-015

Application Number: MST2008-00066

Owner: Cameron Porter

Architect: Thomas Moore

(Proposal to construct a new 876 square foot two-bedroom residential unit above a new 480 square foot, two-car garage, and 180 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes an 86 square foot first-floor addition to the existing 559 square foot one-story two-bedroom residential unit and the demolition of an existing 273 square foot, legal non-conforming, single-car garage and the 75 square foot shed. A total of four parking spaces [two covered and two uncovered] will be provided on site. The project involves the removal of two existing palm trees.)

(Comments only; Project requires environmental assessment.)

Time: 7:20

Present: Thomas Moore, Architect; Cameron Porter, Owners.

Public comment opened at 7:29 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 7:29 p.m.

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

- 1) Articulate and show all exterior fenestration, including trim, fence and trash enclosure screening.
- 2) Correctly label the elevations in accordance with the City's directional grid.
- 3) Coordinate windows to the floor plans and elevations.
- 4) The east elevation (annotated on the plan as north), second-story balcony shall be articulated with balustrades, and slightly projected into the rear yard.
- 5) On the south elevation (articulate as east), study the second-story gable end bedroom to reduce mass. Suggestions include creating a bay window.
- 6) There is concern that second-story unit stairway, between the buildings, is too spindly. The Board prefers the stairway to be hidden by landscape and to be more articulated.
- 7) Articulate the west street elevation (annotate as south) to show balustrades on existing house at the front porch.
- 8) There is concern that the rear building at the north elevation (annotated as west) is unarticulated and boxy. Study for a balanced design.
- 9) Preservation of the two existing rear palm trees is appreciated.

- 10) The Board grants the waiver of SBMC Section 28.21.081, subsection a.4.C.1 for the private outdoor living space.
- 11) Show proposed landscaping on the north and east side of the uncovered parking spaces.
- 12) Verify existing street trees or whether none is required.
- 13) Study providing a canopy tree in the front yard.
- 14) Study including a 30-inch landscape strip in the center of the driveway.

Action: Mosel/Aurell, 6/0/0. Motion carried. (Blakeley/Gross absent.)

PRELIMINARY REVIEW

7. 231 E COTA ST

C-M Zone

Assessor's Parcel Number: 031-152-031
 Application Number: MST2008-00068
 Owner: Alano Club of Santa Barbara
 Architect: Vadim Hsu
 Contractor: Daniel Michaelson

(Proposal for a comprehensive remodel and tenant improvements of the site and building including accessibility improvements, new exterior exit stairs, re-roofing, painting, replacement of windows, recommission of the second-floor by reconfiguring the parking layout, and a new landscape plan including the removal of 7 trees.)

(Preliminary Approval is requested.)

Time: 8:43

Present: Vadim Hsu, Architect.

Public comment opened at 8:59 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 9:00 p.m.

Motion: Preliminary Approval as submitted and return on Consent Calendar with the following comments:

- 1) Provide details of the Garden Street new light standard to be equally as impressive but not to match the existing historic fixture.
- 2) The Board is concerned that the parking lot support column adjacent to existing palm tree may be too close. Study relocating or provide an additional support bracket.
- 3) Provide cut sheets and light fixtures in accordance with the Outdoor Lighting Ordinance.
- 4) Colors are acceptable as presented matching existing building stucco in Cream color; windows and doors in brown; re-roof to be Autumn Blend; and wrought iron railing indicated as black. Colors and color chip to be noted on plans when returning on Consent Calendar.
- 5) Verify with the City Arborist an appropriate street tree for Garden Street.

Action: Mosel/Sherry, 5/0/0. Motion carried. (Blakeley/Gross/Zink absent.)

ADJOURNMENT:

The Full Board meeting adjourned at 9:04 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1906 CLIFF DR C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Inc.
Architect: Cearnal, Andrulaitis
Landscape Architect: Bob Cunningham

(Proposal for a facade remodel, exterior renovations, and landscaping alterations at the Mesa Shopping Center.)

(Review After Final for a color change to the arcade at Albertsons and to extend painted wainscot throughout the shopping center.)

Approval as submitted with the condition that columns at Albertsons and Rite-Aid are not to be painted the wainscot color.

FINAL REVIEW**B. 3849 STATE ST I-57 C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-011
Application Number: MST2008-00236
Owner: Macerich La Cumbre, LLC
Applicant: Conceptual Motion Co.
Architect: Benson and Bohl Architects

(Proposal for a facade remodel of tenant suites at Building D on the plaza elevation at La Cumbre Plaza. Proposal consists of three bays with a new traditional Spanish-Colonial facade. The windows, entry doors, and interior work are to be completed by tenants under a separate review. The existing Ann Taylor store and remaining two bays of Building D are not included in this project.)

(Preliminary Approval granted 6/30/08. Final Approval is requested.)

Final Approval as noted on sheet A2.0 and A2.1 with the following conditions: 1) Signage to be reviewed by the Sign Committee under separate permit. 2) Future store front be designed to hide/obscure roof membrane structure; 3) All mouldings below 20'0" high shall be either true stone, cast stone or cement plaster. Mouldings above 20'0" can be plaster finish over foam shape, however true stone, cast stone, or cement plaster is preferred.

CONTINUED ITEM**C. 826 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-042-001
Application Number: MST2008-00294
Owner: Estate of Eleanor Ciampi
Applicant: Gordon Hardey
Owner: Sophie Geith, Executor

(Proposal for an as-built 768 square foot mezzanine addition to an existing 3,054 square foot commercial building. The proposal includes as-built changes to change the parking lot surface from asphalt to gray stone pavers in the existing parking lot and to remove the as-built habitable space and restore it to an interior commercial use loft. The 768 square foot addition received previous approvals through expired permits in 1974 and 2000.)

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

Final Approval with the following condition: add a metrosideros excelsus (New Zealand Christmas tree) on the North corner of the parking lot a minimum of 6 feet from the property line and 3 feet from the parking space.

REVIEW AFTER FINAL**D. 1570 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Applicant: Sidney and Pamela Macofsky
Architect: Thomas Meaney
Landscape Architect: David Black

(Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels [APN 035-180-058 and -085]).

(Final Approval of Architecture granted 6/11/2007. Final Approval of landscaping and exterior lighting is requested.)

Final Approval of landscaping as submitted. Exterior lighting fixture design is approved with the condition that the wattage shall comply with maximum wattage per outdoor lighting guidelines.

REVIEW AFTER FINAL**E. 714 W PEDREGOSA ST****R-2 Zone**

Assessor's Parcel Number: 043-122-015
Application Number: MST2008-00077
Owner: Kenneth Collier and Anne Anderson
Applicant: Marv Gustafson
Architect: Peikert Group Architects

(Proposal to demolish an existing 476 square foot one-story residence, to remove 6 square feet from the existing two-car garage, and to construct a new 563 square foot one-story residence attached to the existing two-car garage. A total of 60 cubic yards of grading is proposed. A total of 3,477 square feet of landscaping is provided. The project will result in two residential units with the proposed new 563 square foot one-story unit and the existing two-story 1,475 square foot residence on a 9,600 square foot parcel in the R-2 Zone. A total of four parking spaces will be provided by two covered and two uncovered spaces.)

(Final Approval of Architecture granted 5/27/08. Final Approval of landscaping is requested.)

Final Approval with the following conditions: 1) The planting at end of driveway is to be substituted with "phormium cream delight." 2) Add one 15 gallon kentia-palm tree in the central planting area.

Items on Consent Calendar were reviewed by Christopher Manson-Hing, with the exception of landscaping for Item C, D and E, reviewed by Carol Gross. Consent Calendar ended at 2:30 p.m.