



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 28, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:08 P.M.

BOARD MEMBERS:

- MARK WIENKE, Chair – Present
- CHRISTOPHER MANSON-HING, Vice-Chair – Present
- CLAY AURELL – Present
- JIM BLAKELEY – Present
- CAROL GROSS, – Present until 5:00 p.m.
- GARY MOSEL – Absent
- DAWN SHERRY – Present
- PAUL ZINK – Present

CITY COUNCIL LIAISON: DALE FRANCISCO – Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT – Absent

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor – Present
 - MICHELLE BEDARD, Planning Technician – Present
 - KATHLEEN GOO, 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	<u>Master Application & Submittal Fee</u> - (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 Thursday, July 24, 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 3:08 p.m.

ROLL CALL:

Members present: Weinke, Manson-Hing, Sherry, Blakely, and Gross (left at 5:00 p.m.), Aurell and Zink present at 3:15 p.m.

Members absent: Mosel absent.

Staff present: Jaime Limón, Senior Planner; Michelle Bedard, Planning Technician; and Kathleen Goo, Commission Secretary.

GENERAL BUSINESS:**A. Public Comment:**

Ms. Kristin Story for Phillips, Metsch, Sweeney and Moore received further clarification from the Board for the project located at 930 Miramonte Drive that was reviewed at the July 14, 2008, meeting.

B. Approval of Minutes:

Motion: To table approval of the minutes of the Architectural Board of Review meeting of June 14, 2008, to a future meeting.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of July 21, 2008, as reviewed by Manson-Hing, with the exception of the landscaping for Items C, D and E, as reviewed by Carol Gross.

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

Motion: Ratify the Consent Calendar of July 28, 2008, as reviewed by Dawn Sherry and Carol Gross.

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

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

Board member Sherry announced that she will not be attending the August 11, 2008, meeting.

- E. Subcommittee Reports.

Board member Zink reported the Sign Committee will be changing their meeting schedule to meeting on alternate Thursdays instead of Wednesdays.

- F. Possible Ordinance Violations.

Board member Manson-Hing requested update information regarding the prior sign violation at the Chevron Station on Castillo Street. Staff is to research.

CONCEPT REVIEW - CONTINUED ITEM

1. 825 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 037-041-024
Application Number: MST2007-00400
Owner: 825 De La Vina/Popp, LLC
Architect: Bill Wolf

(Proposal for a new three-story mixed-use project to include seven residential condominiums and 1,606 square foot commercial space on an existing 14,750 square foot parking lot in the C-2 Zone. The proposal includes four one-bedroom and three two-bedroom residential condominiums, which vary in size from 1,170 to 1,250 square feet. A total of 22 parking spaces will be provided onsite (20 covered and 2 uncovered). Project requires Planning Commission review of a Tentative Subdivision Map and Development Plan Approval for new commercial square footage.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Planning Commission Review of a Tentative Subdivision Map and Development Plan Approval for new commercial square footage.)

(3:36)

Present: Bill Wolf, Architect

Public comment opened at 3:53 p.m.

The following members of the public commented on the proposed project:

1. Kevin Fewell, supported.
2. Don Elconin, opposed: site and design planning, view corridors, garage turnaround areas and parking, tree preservation, "canyonization" style of project.
3. Don Sharpe, opposed: three-story structure creates noise conduits, vehicular fumes into open space areas, palm trees, drip lines, lack of landscaped open space, private and public views, high exterior elevation.
4. Steve Hausz, opposed: architecture is improving, however the site remains over-developed and is out of character with neighborhood; landscaping plan lacks adequate shade trees.

Public comment closed at 4:05 p.m.

Mr. Limon suggested the Board utilize the new compatibility review criteria and provide clear comments to the Planning Commission to specify the types of modifications to the project design plans, that may be necessary based upon the concerns on compatibility of the proposed project with the surrounding buildings.

Motion: **Continued indefinitely to return to Full Board with the following comments: 1)** The Board would prefer to see a revised site plan with an alternative entry approach rather than the center courtyard, which will: a) Address the adjacent environments, in particular the properties to the north (the blank wall) and south (the Italianate building); b) Demonstrate a significant amount of respect for the existing landscape environment, specifically the pine tree at the neighboring south; c) Respect the driveway approach of the garages and parking lot; and d) A significant amount of usable and functional landscape area shall be shown on the proposed plans.

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

Board Comments: Some of the Board commented that not enough landscape areas and functional open spaces have been provided that are large enough to accommodate existing trees in the proposed project. The landscape plan should work with functional landscape spaces to accommodate existing trees, as designed, the site plan is too aggressive. Where mature landscaping already exists, buildings should not impose or intrude on trees or open space. Applicant should try to work the architecture with the existing landscaping.

PRELIMINARY REVIEW

2. 1298 LAS POSITAS RD

A-1 Zone

Assessor's Parcel Number: 047-010-034
 Application Number: MST2007-00492
 Designer: Burke Design
 Owner: City of Santa Barbara
 Owner: Elings Park Foundation

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio Street. The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

(Preliminary and Final Approval requested. Project requires Development Plan Approval Findings for 520 square feet of new non-residential square footage.)

(4:30)

Present: David Burke Designer; and Dan Gullett, City Associate Planner.

Staff announced a correction to the agenda: Dudek and Associates is not the applicant for this project. The applicant and designer is Burke Design. Dudek and Associates are involved with the Elings Park South project (MST2006-00509).

Public comment opened at 4:39 p.m.

Ms. Dorothy Littlejohn, supported the proposed project.

Public comment closed at 4:40 p.m.

Straw vote: How many Board members would find the use of the grated garage doors as part of the site plan acceptable? 7/0/0 (none opposed).

Motion: **Preliminary Approval with Development Planning Approval findings, and continued indefinitely to the Consent Calendar with the following conditions:**
1) The exterior colors shall be noted on the plans; **2)** The corrugated metal color for siding is acceptable and to be noted on the plans; **3)** The dark “leaf” green color for the roof is acceptable and to be noted on the plans; **4)** The Board would prefer to see the gutters and down spouts in a natural galvanized metal color which is an antiqued mottled grey color and to be noted on the plans; **5)** The Board accepts the galvanized grate roll-up garage doors; **6)** Door and window eave details to be noted on the plans; **7)** All power light poles, including light fixtures on poles, that are to be removed are to be noted on plans; **8)** The Board would like to see the addition of at least two significant trees placed in the adjacent parking area between the two end-run turnaround planters, along with the compact parking stalls accommodating these planters, to be coordinated with the Transportation Division; and **9)** Restudy the two trees near the garage/carports and propose California native trees .

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

Board Comments: A member of the Board expressed concern with the use of the grated garage doors and the floor area therefore not being considered Measure E and whether that was consistent with the intent of Measure E. Staff addressed that the use of the grated doors is acceptable and the current configuration requires Development Plan Approval for a total of 520 square feet.

PRELIMINARY REVIEW

3. 924 JIMENO RD

E-1 Zone

Assessor's Parcel Number: 029-052-009
Application Number: MST2005-00672
Owner: Herendeen Family Trust
Applicant: Vadim Hsu
Landscape Architect: Randy Mudge

(This is a revised project with a two foot reduction in the total roof height by changing the roof from a pitched roof to a flat roof. The project is returning to ABR at the direction of the City Council. Proposal to construct a new 1,392 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 262 square foot two-car garage and construct a 500 square foot garage on an 8,623 square foot lot located in the Hillside Design District. A Modification was approved on January 18, 2006, to allow a stairway to encroach into the side yard setback.)

(Preliminary Approval is requested. Project requires compliance with the Staff Hearing Officer Conditions of Approval of the Modification granted January 18, 2006 (before recorded minutes).

(5:01)

Present: Vadim Hsu, Applicant; and David Fayne, Attorney.

Mr. Limón informed the Board regarding the March 18, 2008 City Council hearing on the reinstatement, subsequent denied appeal, and current status of the re-noticed project. Council direction to the Board was to re-review and consider another preliminary approval on a revised project with a new design, with specific direction to consider the apparent and actual height of the building and consider reducing the massing of the project.

Mr. Fayne, read the notice from the City Council hearing on March 18, 2008, and denied appeal on the proposed project and subsequent referral back to the Board for re-review. He stated for the Board that the inference that the previous Preliminary Approval was reversed is inaccurate, and for clarification was a *denial* of an appeal to undo the previous approval.

Mr. Limón further clarified that the project was not to be re-reviewed as a new conceptual proposal, but that Council wanted the Board to review only the revised project elements of apparent and actual height of the building and to consider reducing the massing. He stated he believed that Council considered it too late to request the Applicant to propose a completely different project.

Public comment opened at 5:20 p.m., and the Chair acknowledged receiving comment correspondence opposed to the proposed project from: Bill and Vida Siino, Tony Fischer, Beverly Benningfield and Bill Henderson, Walter Stine and Jean Jung Stine, Karen Kasaba and Shelly Johnson, Clay and Lynda Cole, Reed and Benita Wilson.

The following people spoke in opposition to the proposed project:

- 1) Tony Fischer (representing Westby, Walter Stine and Jean Jung Stine, Jones, Clay and Lynda Cole, Reed and Benita Wilson), opposed: altered site plan, trees on landscape plan, project not compatible to neighborhood and should conform to Neighborhood Preservation Ordinance and Hillside Design Guidelines.
- 2) Leslie Jones, opposed: setting a grading and elevation precedent.
- 3) Clay Cole, opposed: mass and height of the project, revised site plan not responsive to the neighborhood.
- 4) Benita Wilson, opposed: submitted a representative neighborhood map for Board consideration of neighborhood compatibility.
- 5) Reed Wilson, opposed: project not compatible to neighborhood.

Public comment closed at 5:36 p.m.

Motion: **Continued indefinitely to return to Full Board with the following comments:**
1) The Board appreciates the reduction of the roof height and the parapet, but the Board does not feel it is enough to accomplish a reduced mass, bulk and scale of the building;
2) Applicant to submit accurate drawings that show the existing and proposed topography; **3)** The Board looks for the third level to be setback more in keeping with the Neighborhood Preservation Ordinance guidelines, and reduction of the apparent front balcony and columns and trellis as they extend from the second level is exacerbating the massing of the front (south) elevation. Suggested solutions discussed were simplifying the parapet and balcony area on the third level, and setting back the third story to reduce the mass at the front; **4)** The Board is looking for a solution that homogenizes the design aesthetic for the entire building. If this solution includes a flat roof third-level parapet condition, the Board recommends homogenizing that design aesthetic and other portions of the building. Applicant to integrate a chimney solution into the previous conditions; and **5)** The square footage as proposed, in and of itself, may not be a problem, but may be of a design solution as indicated. If the previous part of the motion cannot be accommodated, the Board reserves the right to reduce the square footage to help make the size, bulk and scale more compatible.

Action: Manson-Hing/Sherry, 6/0/0. Motion carried. (Gross/Mosel absent.)

***** THE BOARD RECESSED FROM 6:10 UNTIL 6:40 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1210 E MASON ST****R-2 Zone**

Assessor's Parcel Number: 017-142-002
Application Number: MST2008-00298
Owner: Lositzki Walter
Applicant: Manuel Contreras

(Proposal to construct a new two-story 3,135 square foot duplex on a 6,000 square foot lot in the R-2 Zone. Both units are proposed to have four bedrooms and three bathrooms. Unit one is proposed at 1,590 square feet and unit two is proposed at 1,545 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill (to be balanced on site) is proposed.)

(Comments only; Project requires Environmental Assessment.)

(6:40)

Present: Manuel Contreras, Applicant; and Lositzki Walter, Property Owner.

Public comment opened at 6:46 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued indefinitely to return to Full Board with the following comments:**
1) Applicant to show appropriate tile shape, design and details on all exterior elevations to have more of the aesthetic style proposed of the two-piece Spanish colonial style roof; **2)** Restudy the southwest elevation (west) to break up the size, bulk and scale; study revising the roof line element so that it is not one continuous roof line; **3)** The front (east) elevations should be studied so that the massing from the first to second floor align with each other and offers the opportunity to break down the scale of the northwest elevation (north) over the garage doors on the second level; **4)** Show the column at the second unit entry and resolve the situation at the porch; **5)** Redraw the window details to show appropriate window shape and size and, if necessary, use a 2'x 6' exterior wall as suggested by the applicant. The Board appreciates the recessed window detailing; **6)** Applicant to address all miscellaneous details, such as: corbels, beams, eaves, and exposed rafter tails for the appropriate design style and draw plans accordingly; **7)** The Board prefers the true-divided lights style for the windows rather than the fake between-the-glass style muntins; and **8)** The Board appreciates the carriage style garage doors.

Action: Manson-Hing/Sherry, 6/0/0. Motion carried. (Gross/Mosel absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1727 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00333
Owner: Phillip Larson
Designer: Eric Swenumson

(Proposal to demolish and reconstruct the existing unit B, a two-bedroom 898 square foot, one-story residential unit, located at the rear of the property. The proposal includes slightly relocating the new unit to conform to the required setbacks. The site is currently developed with a three-bedroom 1,408 square foot, two-story, single-family residence (Unit A), the existing two-bedroom 898 square foot unit (Unit B) and a 307 square foot legal non-conforming garage on a 11,109 square foot lot in the R-2 Zone. No changes are proposed to the existing garage or the existing 1,408 square foot residence. A total of 16 cubic yards of grading is proposed.)

(Comments only; Project requires Environmental Assessment.)

Staff stated that the Environmental Assessment has been completed and the Board may take action on this item.

(7:05)

Present: Eric Swenumson, Designer; and Phillip Larson, Property Owner.

Public comment opened at 7:10 p.m.

The Board acknowledged and read a correspondence letter from Chuck and Christi Santry, commenting on vehicular visibility and safety issues, hauling dumpster locations during construction, construction days and hours, dust control, and construction parking and parking on street and garage parking.

Public comment closed at 7:11 p.m.

Motion: Preliminary Approval to return to the Consent Calendar with the following conditions: 1) Applicant to resolve the detailing at the front entry gable extension; and 2) Resolve the flashing detail at the stone base to the vertical wall connection.

Action: Sherry/Manson-Hing, 6/0/0. Motion carried. (Gross/Mosel absent.)

PRELIMINARY REVIEW**6. 302 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-281-001
Application Number: MST2008-00254
Owner: David Back
Applicant: Dale Pekarek
Designer: The Fine Line

(Proposed remodel of an existing, 3,228 s.f. two-story, mixed-use building. The project includes the reconfiguration of the upstairs two and three-bedroom units to one-bedroom units, striping the existing unstriped parking lot for eight parking spaces, and changing the exterior facade of the building. Also proposed on the exterior is a new entry vestibule and handicapped ramp for the residential units, new doors and windows, and new exterior stairs to the second floor.)

(Preliminary Approval is requested.)

(7:16)

Present: Dale Pakarek, Applicant; and David Black, Property Owner.

Public comment opened at 7:25 p.m. and, as no one wished to speak, it was closed.

Motion: **Preliminary Approval with return to the Consent Calendar with the following conditions:** **1)** Revise the rim joists condition on the back residential decks. Suggestions include changing the material to make more of a truss shape or an element other than plaster. **2)** Colors: the main building color should be lighter as in the rendering; the windows should be a dark anodized color. The Board is concerned with the slate and color, which is used under the window and the recess at the front entry off Haley Street, show on the color board. **3)** Recess the second story windows more, at least two inches for straight cut corners. **4)** Return with lighting fixture details on plans with a sample and all colors to be annotated on the plans and matched accordingly. **5)** Applicant to return with landscape plan details.

Action: Manson-Hing/Blakely, 6/0/0. Motion carried. (Gross/Mosel absent.)

ADJOURNMENT:

The Full Board meeting adjourned at 7:35 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 515 N QUARANTINA ST C-M Zone**

Assessor's Parcel Number: 031-222-022
Application Number: MST2007-00087
Owner: Toscan Family Trust
Architect: Lenvik & Minor
Applicant: Lenvik & Minor

(Proposal to construct a new 915 square foot one-story office building and demolish two existing residential units totaling 1,240 square feet. Four parking spaces would be provided and the existing 723 square foot storage building would remain on the 9,846 square foot lot.)

(Review After Final for a new 6 foot high iron fence and gate along the front property line.)

Approval as noted of Review After Final.

FINAL REVIEW**B. 605 E DE LA GUERRA ST A R-3 Zone**

Assessor's Parcel Number: 031-032-013
Application Number: MST2008-00260
Owner: David Andrew Bolton
Architect: Y. S. Kim

(Proposal for exterior window and door alterations related to the proposed interior remodel to Unit A of a 2,815 square foot, two-story triplex on a 7,545 square foot lot.)

(Project requires compliance with Staff Hearing Officer Resolution No. 061-08.)

Preliminary Approval as submitted.

NEW ITEM**C. 165 CANON DR P-R Zone**

Assessor's Parcel Number: 053-241-001
Application Number: MST2008-00355
Owner: City of Santa Barbara
Applicant: Arcadia Studio

(Proposal for site improvements to the San Roque well-head facility to include a new 6 foot Sheppard's Hook security fence, two new 6 foot rail gates, new landscaping, and irrigation.)

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

Final Approval as noted on page LP-1 to add two 15 gallon Phorium tenax trees.

FINAL REVIEW**D. 3618 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-311-045
Application Number: MST2008-00240
Owner: Atlantic Richfield Company
Agent: Alanna Isaac

(Proposal to install a new Healy clean air separator unit with concrete pad and enclosure, and associated EVR Phase II upgrades to existing fueling system on a commercial lot. Proposal also includes landscaping improvements to screen equipment.)

(Final Approval is requested.)

Final Approval with the following conditions: 1) To install temporary fencing around existing vegetation to protect and prevent from damage. 2) If existing vegetation were to be damaged, the Full Board shall review the proposed replacement vegetation.

FINAL REVIEW**E. 402 W MISSION ST****C-P Zone**

Assessor's Parcel Number: 025-291-015
Application Number: MST2008-00242
Owner: William and Doris Monian, Trustees
Owner: Exxon Mobil
Agent: Alanna Isaac

(Proposal to install a new Healy clean air separator unit with concrete pad and enclosure, and associated EVR Phase II upgrades to existing fueling system on a commercial lot. Proposal also includes landscaping improvements to screen equipment.)

(Final Approval is requested.)

Final Approval with the condition that the applicant shall confirm with the City Arborist that the proposed street tree on Castillo Street is an appropriate street tree for this location.

REFERRED BY FULL BOARD**F. 302 S VOLUNTARIO ST****R-3 Zone**

Assessor's Parcel Number: 017-281-010
Application Number: MST2007-00551
Owner: Mark Williams
Designer: Don Swann

(Proposal to demolish an existing 882 square foot single-family residence and 171 square foot garage and construct a two-story, three-unit apartment building consisting of a 1,287 square foot 2-bedroom unit, two 847 square foot 1-bedroom units, and three attached one-car garages totaling 667 square feet. The proposed development will consist of 2,981 residential square footage on a 6,250 square foot parcel.)

(Final Approval of Architecture was granted on May 12, 2008. Preliminary and Final Approval requested of Landscaping.)

Final Approval as noted on Sheet L-1 to introduce a New Zealand Christmas tree (*Metrosideros excelsus*) at the corner of the property at Indio Muerto and Voluntario Streets.

Items on the Consent Calendar were reviewed by Dawn Sherry and Carol Gross. The Consent Calendar ended at 2:45 p.m.