



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, December 1, 2008**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:09 P.M.**  
**BOARD MEMBERS:**

- MARK WIENKE, Chair - PRESENT
- CHRISTOPHER MANSON-HING, Vice-Chair - PRESENT
- CLAY AURELL – PRESENT @ 3:34 P.M.
- JIM BLAKELEY – PRESENT UNTIL 8:33 P.M.
- CAROL GROSS (NORMALLY LEAVES AT 5 P.M.) – PRESENT UNTIL 7:07 P.M.
- GARY MOSEL - PRESENT
- 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 – ABSENT  
                  JOANNE LA CONTE, Assistant Planner - PRESENT  
                  KATHLEEN GOO, Commission Secretary - PRESENT

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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 <u>folded plans</u> 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://www.SantaBarbaraCa.gov/abr). **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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](mailto: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 Wednesday, November 26, 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](http://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. on Channel 18. 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](http://www.santabarbaraca.gov/abr) and then clicking *Online Meetings*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:09 p.m.

**ROLL CALL:**

Members present: Wienke, Manson-Hing, Sherry, Mosel, Zink, Gross, Blakely, and Aurell.  
Members absent: None.  
Staff present: Limón, La Conte, and Goo.

**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 November 17, 2008, as amended.  
Action: Manson-Hing/Zink, 5/0/2. Motion carried. (Sherry and Zink abstained/Aurell absent.)

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of November 24, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing, and amended by the Full Board.  
Action: Manson-Hing/Mosel, 6/0/0. Motion carried. (Sherry abstained/Aurell absent).

Motion: Ratify the Consent Calendar of December 1, 2008. The Consent Calendar was reviewed by Dawn Sherry with the exception of the landscaping for Items G, H and I reviewed by Carol Gross, and Item H as additional reviewed by the Full Board.  
Action: Cross/Mosel, 7/0/0. Motion carried. (Sherry abstained).

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

- 1) Mr. Limon announced a special invitation to the Architectural Foundation's 25<sup>th</sup> Celebration on Friday, December 5, 2008 from 5 p.m. to 7 p.m.
- 2) Board member Aurell announced that he will be stepping down from Item 4.
- 3) Board member Mosel announced that he will be stepping down from Item 5.
- 4) Board member Wienke announced that he will be stepping down from Item 2, 5, and 6.

- E. Subcommittee Reports: Committee Blakely briefly reported on the West Beach subcommittee.
- F. Possible Ordinance Violations.

Member Manson-Hing reported that the local business Pat Scott Masonry had proposed rooftop screening for air conditioning equipment which has still not been completed, and signage was approved by the Sign Committee for a lower location, but has not been approved for its present location. Staff to research.

## **PRELIMINARY REVIEW**

### **1. LOMA ALTA**

**A-1 Zone**

Assessor's Parcel Number: 035-050-0RW  
 Application Number: MST2006-00591  
 Owner: City of Santa Barbara, Public Works  
 Applicant: Tom Conti, Project Engineer  
 Owner: City of Santa Barbara

(Proposal for pedestrian improvements to include the construction of sidewalk and street lighting located in the public right-of-way on the northeast side of Loma Alta Drive, between Coronel Road and Canon Perdido Street. The proposal includes the addition of safety features such as curbs, handrails and guardrails, the removal of approximately 15 shrubs/trees and 351 cubic yards of grading.)

**(Preliminary & Final Approval is requested.)**

(4:03)

Present: Tom Conti and Brian D'Amour, Project Engineers, City of Santa Barbara.

Public comment opened at 4:15 p.m.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 4:16 p.m.

Mr. Limón clarified that the Board cannot require a project element, such as a turnout, that is not being proposed or the Board must present strong reasons why the element *must* be included in the project.

Straw vote: How many of the Board like to see a plan for parking pullout researched to be proposed for Site#2 of the project? 5/3 (Blakely, Gross, and Zink opposed).

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

ARCHITECTURE:

- 1) Restudy with turnout at Site #2 due to concerns for:
  - a) the historical existing condition;
  - b) safe turnout for parallel vehicular parking on the two lane road;
  - c) prohibited sidewalk parking; and
  - d) efforts to enhance the pedestrian experience for convenient safe public viewing.
- 2) The solution to the lighting fixture is deemed appropriate; however the lighting location has not been finalized.

LANDSCAPING:

- 1) Restudy the concrete turnout and appropriate planting types (typology).
- 2) Group plants to provide defensible space to prevent hidden or illegal activities.
- 3) Observe existing plants in area and try to utilize common (drought tolerant) plants in new landscape plan.
- 4) Choose plants that would not grow too tall to block public views.
- 5) Consider use of natural flat boulders/rocks as optional seating on Site #2.
- 6) Board understands that proposal has no retention (wall) at Site #2.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 540 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-090-046  
 Application Number: MST2007-00092  
 Applicant: Kenneth Marshall  
 Owner: Cancer Center of Santa Barbara  
 Architect: Cearnal Andrulaitis, LLP

(Concept Review for the new Cancer Center of Santa Barbara. The proposed project involves 10 parcels and will include the demolition of 18,690 square feet of the existing 20,130 square foot medical facility and accessory structures, to be reconstructed further away from Mission Creek, and demolition of 6 existing residential buildings. Proposal for construction of a new 52,069 square foot, three-story, Cancer Center, a 56,422 square foot, four-story, 164 space, parking structure, an 18 space parking lot, for a total of 182 on-site parking spaces, and 3 new residential buildings totaling 6,739 square feet. The proposal will result in 53,509 square feet of commercial space and 6 new residential units, for a total of 11 residential units. The project includes the removal of 9 existing trees and proposed addition of 11 trees. The project requires Planning Commission review for Development Plan Approval findings.)

**(Comments only; Project requires Environmental Assessment and Planning Commission review.)**

(4:51)

Present: Kenneth Marshall, Applicant; Brian Cearnal and George Mansour of Cearnal Andrulaitis; Rick Scott and Brad Hess of Cancer Center of Santa Barbara

Public comment opened at 5:15 p.m.

An opposition email from Beth and Jeff Bailey was acknowledged and read into the record.

An opposition letter from Paula Westbury was acknowledged.

An opposition letter from the Oaks Parent Childhood Workshop was acknowledged and read into the record.

Public comment closed at 5:19 p.m.

**Motion: Continued indefinitely for in-progress review to Planning Commission and return to Full Board with the comments:**

**ARCHITECTURE:**

- 1) DESIGN GUIDELINES: Overall, the project meets the design guidelines, and there is interaction with the adjacent nursery school.
- 2) ARCHITECTURAL CHARACTER: Deemed good/acceptable; some Board members feel the architectural style could be modified.
- 3) SIZE, BULK, SCALE, AND HEIGHT: Deemed good/acceptable; a majority of the Board feels that the size, bulk and scale of the building is appropriate, but some of the Board feel that the bulkiness of the structure needs to be restudied and incorporate relief or step-back elements into the design. Refinement of the parking structure and front entry, which is too tight to the sidewalk, is requested.
- 4) Return with additional parking structure design drawings.
- 5) SENSITIVITY TO ADJACENT LANDMARKS: Deemed good/acceptable due to preservation of on-site trees and open space provided along the creek area.
- 6) PUBLIC AND OCEAN VIEWS: Acceptable due to open space provided along the creek area.

- 7) **LANDSCAPING:** Progressing; the Board would like to see additional landscaping and separation between the parking structure and the residential units, in addition to the access driveway off Pueblo Street. Applicant to restudy plantings and open spaces.

Action: Zink/Gross, 7/0/0. Motion carried. (Wienke stepped down.)

### **FINAL REVIEW**

#### **3. 730 MIRAMONTE DR**

**A-1/E-1 Zone**

Assessor's Parcel Number: 035-050-060  
 Application Number: MST2006-00234  
 Owner: Driscoll-Roche, LLC  
 Architect: Vadim Hsu

(Proposal for approval of as-built work for KEYT consisting of two antennas, a fence, and exterior lighting. The proposal also includes the removal two antennas and a concrete ramp, and the relocating of one antenna and two air conditioning units. The antenna facility is located on the 97,574 square foot parcel and the project requires compliance with Planning Commission Resolution No. 019-08.)

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

(6:15)

Present: Vadim Hsu, Architect.

Public comment opened at 6:29 p.m.

An opposition letter from Paula Westbury was acknowledged and read into the record.

Public comment closed at 6:30 p.m.

**Motion: Final Approval of the Architecture and continued indefinitely to Consent Review for the Landscaping with the comments:**

**ARCHITECTURE:**

- 1) In reference to the revised exterior lighting plan as currently shown on eaves of the building, the Board feels that the style is appropriate to the architecture and complies with the City's Outdoor Lighting Guidelines.
- 2) The handicapped railing at the front door sidewalk is acceptable.
- 3) Color as presented is acceptable to the Board.

**LANDSCAPING:**

- 1) The landscape plan is acceptable, with the inclusion of:
  - a) The proposed Prunis Lyonii plantings shall be planted in 15 gallon containers along the property line and near the antennas, as an advantageous view to the public entry.
  - b) The proposed Cercis plantings shall be minimum 15 gallon containers in an advantageous view to the public entry.
  - c) Show landscape screening opportunities for the lower portion of the antennae, and the driveway entry area around the dog house screening location.
  - d) The Board understands that the dog house structure and framing support shall be removed. Some reduction of the raised platform is a direction that the Board finds aesthetically pleasing as it is not as heavy or large allowing more light and sky to show through it as beneficial.
  - e) Add trees or large shrubs in parking areas as opposed to adding more to the roof location.
  - f) Identify the trees used and those removed.

Action: Gross/Sherry, 6/1/0. Motion carried. (Zink opposed, Manson-Hing abstained.)

\*\*\* THE BOARD RECESSED AT 6:44 P.M. AND RECOVERED AT 7:07 P.M. \*\*\*

**CONCEPT REVIEW - CONTINUED ITEM**

**4. 617 BRADBURY AVE**

**C-2 Zone**

Assessor's Parcel Number: 037-122-006  
Application Number: MST2007-00559  
Owner: Leed Santa Barbara, LLC  
Architect: AB Design Studio

(This is a revised project. Proposal to demolish an existing 458 square foot single-family residence and construct a new three-story 5,978 square foot mixed-use development on a 5,000 square foot lot in the C-2 Zone. The project includes 918 square feet of commercial area, comprised of two retail spaces at 425 and 493 square feet, and two residential condominiums, comprised of 1,709 and 1,679 square feet. A total of seven (three commercial and four residential) covered parking spaces are proposed. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval Findings for new commercial square footage.)

**(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval Findings.)**

(7:07)

Present: Josh Blumer, and Denise Rocha of AB Design Studio; and Fae Perry, Owner.

Public comment opened at 7:27 p.m.

The following members of the public spoke in opposition to the proposed project:

Wendy Livernois, Greti Croft, Michael Terry, and Barbara Primeau.

Five opposition letters from Greti and Jim Croft, James and Kathleen Smock, Tony and Caroline Vassallo, Paula Westbury, Mark Maslan and Ann Cumming were acknowledged and read into the record.

The Arborist report by Peter J.H. Winn was read into the record regarding the palm tree species proposed for the project.

Public comment closed at 7:44 p.m.

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

**ARCHITECTURE:**

- 1) The Board finds a desire to have a more compatible development with the neighborhood. Some Board members find that the actual style of the building and roof would be more appropriate. Applicant to restudy the size, bulk, scale and materiality.
- 2) Applicant to study size, bulk, and scale of the rear portion of the project. The Board feels that the walls on the property line are not helping in this relationship, in that in a transitional neighborhood, the walls make it look too large; whereas a lot of the neighborhood has setbacks on the property line allowing for landscaping, fencing, trees, etc. Applicant to have more of the structure relocated off the property line by at least 3 feet.
- 3) Board looks for continual design elements to break up the boxiness in the rear area like some of the elements used in the front portion of the building such as columns, corbels, beams that help break down the scale and have relationship to the neighborhood porches.

- 4) Direction is better, and finds the two story mass in the front and the setback on either side to the neighborhood for landscaping as acceptable.
- 5) Show how fireplace chimney works with the building.
- 6) The Board finds that Items #2 and #3 of the Compatibility Guidelines are still lacking.
- 7) Some Board members find that Items #4 of the Compatibility Guidelines is still lacking neighborhood compatibility.

LANDSCAPING:

- 1) Roof planters and secondary roof forms are a concern, not only on how they will be used but how they will be maintained. Applicant to find solutions.
- 2) Provide adjacent and back building scaled elevations
- 3) Arborist to revise the report to reflect the life span of the variety of trees; specifically the palm tree.

Action: Mosel/Blakely, 6/0/0. Motion carried. (Gross absent, Aurell stepped down).

**\*\*\* THE BOARD BRIEFLY RECESSED AT 8:28 P.M. AND RECOVERED AT 8:34 P.M. \*\*\***

**PRELIMINARY REVIEW**

**5. 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. Twenty (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 received a Substantial Conformance Determination on 8/21/08 for minor changes to an approved building envelope.)

**(Project requires compliance with Planning Commission Resolution No. 009-05.)**

(8:34)

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

Public comment opened at 8:45 p.m. As no one wished to speak, public comment was closed. An opposition letter from Paula Westbury was acknowledged and read into the record.

**Motion: Preliminary Approval and continued indefinitely to Consent Review with the following conditions:**

- 1) Plans are to reflect that the unit numbers are not to exceed 12-inches in height.
- 2) Project title "Mission Creek Lofts" is to be removed from the plans as the text still requires approval from the Sign Committee.
- 3) Return with a coordinated site plan drawings that reflect the landscape design.
- 4) Remove reference to the glazing on Sheet #A9.09.
- 5) Add another layer of colored material to the roof forms either a canopy over the garage or over the pedestrian entry or something similar to help define the massing.

Action: Zink/Aurell, 6/0/0. Motion carried. (Wienke stepped down, Gross absent).



**PRELIMINARY REVIEW****6. 416 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-212-024  
 Application Number: MST2008-00097  
 Architect: Christine Pierron  
 Applicant: Housing Authority of Santa Barbara  
 Architect: Mark Wienke  
 Owner: City of Santa Barbara

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and one two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one, two, and three-story development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room are also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Staff Hearing Officer review for a requested parking modification, modifications to encroach into required setbacks, and a bonus density modification.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 089-08.)**

(8:54)

Present: Mark Wienke and David Black, Architects.

Public comment opened at 9:06 p.m. As no one wished to speak, public comment was closed. An opposition letter from Paula Westbury was acknowledged and read into the record.

**Motion: Preliminary Approval and continued indefinitely to Full Board with the conditions:**

- 1) Study plantings in the entry courtyard and the tree selection.
- 2) Carry forward previous comment Item 6b: "Relocate the 6-inch line directly under the trees out into the driveway area so that it does not interfere with the trees."
- 3) Return with detailing of lighting and other elements.

Action: Sherry/Aurell, 5/0/0. Motion carried. (Wienke stepped down, Gross/Blakely absent).

**PRELIMINARY REVIEW****7. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone**

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

(Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental Unit B into a manager's office, storage area, laundry area, and common area and relocating Unit B as a second floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval for a modification into the required front yard setback and a Coastal Development Permit (Resolution No. 076-08).)

**(Project requires compliance with Staff Hearing Officer Resolution No. 076-08.)**

(9:22)

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

Public comment opened at 9:46 p.m. As no one wished to speak, public comment was closed. An opposition letter from Paula Westbury was acknowledged and read into the record.

**Motion: Preliminary Approval and continued indefinitely to Consent Review with the conditions:**

- 1) The 12-inches recess at the arch under the stairs is to be increased to 18-inches.
- 2) Applicant to confirm that the encroachment of the trash enclosure into the front yard setback is part of the approved modification, and if not, then the applicant is to return prior to approval with an appropriate solution.
- 3) The solid door to the entry stairs on the northwest elevation is to be replaced with a decorative wrought iron gate.
- 4) The Board approves the wood stained carriage style doors on the northwest elevation.

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

**ADJOURNMENT:**

**The Full Board meeting adjourned at 10:17 p.m.**

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 1515 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-060-005  
Application Number: MST2004-00861  
Owner: Amalia Alcantar Castelo  
Architect: Gil Garcia  
Designer: Ubaldo Diaz

(Proposal to add 133 square feet to the basement level, add 215 square feet to the first floor and add a 276 square foot loft to the main level of the existing 4,902 square foot single-family residence with a 648 square foot attached garage. Proposal will also include a remodeled and re-finished exterior finish. The project will result in a three-story 5,525 square foot single-family residence with an attached 648 square foot two-car garage on a 28,781 square foot lot located in the Hillside Design District.)

**(Review After Final for color change to stucco walls and window sash; remove existing garage doors and posts and replace with a new 18 foot garage door; new windows; and new 8x8 posts with top corbel detail at main level deck to replace previously approved round columns.)**

A letter in opposition from Paula Westbury was acknowledged.

**Continued one week to Consent Review with the comment that the applicant is to provide additional approved plans as there is still concern with the southeast corner curved element at the left side of the garage.**

**FINAL REVIEW****B. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-281-003  
Application Number: MST2008-00500  
Owner: Chevron U. S. A., Inc.  
Architect: Liddy McKenzie

(Proposal to install a new Veeder-Root Carbon Canister Vapor Polisher (CCVP) on the existing vent risers. The proposal also includes the relocation of the existing islands to include new gas pump dispensers, color change to existing building, and demolition of the existing 56 square foot kiosk. All proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Postponed indefinitely due to applicant's absence.**

**NEW ITEM****C. 1502 SAN ANDRES ST****C-P Zone**

Assessor's Parcel Number: 043-251-017  
Application Number: MST2008-00511  
Owner: Moralez Property Enterprises, Inc.  
Applicant: Joaquin Ornelas

(Proposal to remodel existing market / service station including a new Title 24 accessible bathroom and remodeling of the existing retail area (570 square feet). The existing two overhead doors are to be removed and framed in with a plaster finish. All existing windows are to be replaced with storefront windows.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval with condition that the applicant is to return with final details of complete color schedule including roof color and option for plaster color.**

**NEW ITEM****D. 115 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-111-012  
Application Number: MST2007-00639  
Owner: Anne Maxwell  
Agent: Souter Land Use Consulting

(Proposal to convert three existing residential units to condominiums. The site is currently developed with a one-story, two-bedroom 1,113 square foot unit, and a two-story, two-bedroom duplex at 1,493 and 1,468 square feet on a 12,500 square foot lot in the R-2 zone. No exterior alterations are proposed for the existing residential units. There are currently two two-car garages on site. The proposal includes some site alterations to include landscaping alterations and the addition of two new uncovered parking spaces, for a total of six on-site parking spaces. The project requires Staff Hearing Officer review for Condominium Conversion and a Tentative Subdivision Map.)

**(Comments only; Project requires Environmental Assessment and Staff Hearing Officer Review for Condominium Conversion and a Tentative Subdivision Map.)**

A letter in opposition from Paula Westbury was acknowledged.  
Mr. Rick Wintermann spoke in support of the proposed project.

**Continued indefinitely to the Staff Hearing Officer to return to Consent Review with the following comments:**

- 1) Provide a hedge between the private outdoor area and parking.
- 2) Note the material of the private open yard area.

**NEW ITEM****E. 803-B SENDA VERDE****E-3 Zone**

Assessor's Parcel Number: 049-040-054  
Application Number: MST2008-00542  
Owner: American Baptist Homes of the West  
Architect: Craig Burdick

(Proposal for a 230 square foot addition, a new entry trellis, and a 70 square foot interior kitchen remodel to an existing unit of the Valle Verde Retirement Community.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval with the condition that the new aluminum windows and finish are to match the existing.**

**NEW ITEM****F. 1107-B SENDA VERDE****E-3 Zone**

Assessor's Parcel Number: 049-040-054  
Application Number: MST2008-00543  
Owner: American Baptist Homes of the West  
Architect: Craig Burdick

(Proposal for a 75 square foot addition, a new entry trellis, and a 125 square foot interior kitchen remodel resulting in an entrance relocation to a unit of the Valle Verde Retirement Community.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval with the condition that the new aluminum windows and finish are to match the existing.**

**REFERRED BY FULL BOARD****G. 1800 - 2300 CLIFF, LIGHTHOUSE, MEIGS, ETC**

Assessor's Parcel Number: 035-142-RW  
Application Number: MST2007-00473  
Owner: City of Santa Barbara  
Applicant: Lisa Arroyo, Project Engineer

(Proposal to underground existing overhead utility lines along Cliff Drive between Salida Del Sol and Mesa Lane and portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive. The project includes 20 new street lights on 27 foot, type "A" poles, and installation of 3 new electric meter pedestals for connection of the new street lights.)

**(Preliminary Approval granted on 6/16/08. Final Approval is requested.)**

A letter in opposition from Paula Westbury was acknowledged.

**Continued one week with the comments:**

- 1) Screen with walls.
- 2) Group all cabinets into one area.
- 3) Add landscape plants as directed.

**CONTINUED ITEM****H. 0-300 W CABRILLO BLVD.****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018  
 Application Number: MST2006-00122  
 Owner: City of Santa Barbara  
 Applicant: Jeannette Candau, Redevelopment Specialist  
 Architect: Conceptual Motion  
 Landscape Architect: Earthform Design

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, modifications to seawalls, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The Sign Program and Flag Program are subject to review by the Sign Committee. Project was concurrently reviewed by the Historic Landmarks Commission and received Preliminary Approval on 11/12/08.)

**(Review of landscaping and flag poles for the West Beach Pedestrian Improvement Project.)**

A letter in opposition from Paula Westbury was acknowledged.

**Continued to the Full Board meeting.**

AS REVIEWED BY THE FULL BOARD:

(3:30)

Present: Jeanette Candau, Applicant/Redevelopment Specialist.

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

- 1) Study alignment of sidewalk at Castillo Street, and add more evergreen shrubs at the transformer for additional screening.
- 2) Study adding canopy trees at the new picnic area.
- 3) Concrete pedestrian pathway design should be studied.
- 4) Show grades to the slope conditions and traffic patterns to verify safe routes.
- 5) Study integration of the new flag poles in relation to the palm trees along Cabrillo Boulevard as the flags poles appear inappropriate for the proposed location.
- 6) Flag poles may be inappropriate as there is no real connection to the harbor, but if pedestrian direction is the purpose of utilizing the flags, applicant is to present an alternative solution to the use of the flags.

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

**NEW ITEM****I. 220 NOGALES AVE****C-O Zone**

Assessor's Parcel Number: 025-111-006

Application Number: MST2008-00540

Owner: Santa Barbara Bank &amp; Trust

Applicant: Martha Degasis

Landscape Architect: Arcadia Studio

(Proposal to remove two existing eucalyptus trees and replace with three Pyrus Kawakamii (Evergreen Pear) trees and eight Raphiolepis (India Hawthorn) shrubs.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as submitted.**

Items on Consent Calendar were reviewed by **Dawn Sherry**, with the exception of landscaping for Items G, H, and I, reviewed by **Carol Gross**.