



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 15, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**
BOARD MEMBERS:

- MARK WIENKE, Chair - PRESENT
- CHRISTOPHER MANSON-HING, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT
- JIM BLAKELEY – PRESENT UNTIL 9:00 P.M.
- CAROL GROSS (NORMALLY LEAVES AT 5 P.M.) – PRESENT UNTIL 9:00 P.M.
- GARY MOSEL - PRESENT
- DAWN SHERRY – PRESENT UNTIL 5:07 P.M.
- 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to 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. **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. 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, December 11, 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. 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 and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m.

ROLL CALL:

Members present: Wienke, Manson-Hing, Sherry, Mosel, Zink, Gross, Blakely, and Aurell.
Members absent: None.

Staff present: Jaime Limón, Bedard 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 December 1, 2008, as amended. Previous applicant Mr. Josh Blumer requested a correction to Item #4, 617 Bradbury Ave., Comment #4 of the draft minutes: Board moved to strike the comment: "Applicant to save the existing tree and permeable paving on the south property line." from the minutes.

Action: Mosel/Aurell, 8/0/0. Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of December 8, 2008. The Consent Calendar was reviewed by **Dawn Sherry**.

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

Motion: Ratify the Consent Calendar of December 15, 2008. The Consent Calendar was reviewed by **Dawn Sherry** with the exception of the landscaping for Items B, D, E, F and G, reviewed by Carol Gross.

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

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

- 1) Ms. Bedard requested the Board to signify whether they will be in attendance at the December 29, 2009 meeting. Mr. Limon reported on the design review backlog for scheduling review items for ABR review, and staff's desire not to cancel any meetings at the end of the year without rescheduling a replacement meeting at the beginning of the new year, which may result in two consecutive meetings in Jan. 2009.

- 2) Due to lack of quorum, the Board chose to reschedule the December 29th meeting to Tuesday, January 6th as a Special Meeting. Staff to post a timely December 29th cancellation notice, and a January 6, 2008 Special Meeting agenda.
- 3) Board member Wienke stepped down from Item #2.
- 4) Board member Sherry stepped down from Item #3.
- 5) Chair Wienke announced that his term as a Board member was up at the end of December. He expressed his appreciation to fellow Board members and staff.
- 6) Mr. Limon expressed his and staff's appreciation for Mr. Wienke's dedication and commitment during his term on the Board.
- 7) Member Zink announced that he will resign from the Sign Committee at the end of 2008. A new ABR Board liaison will need to be assigned to the Sign Committee in January 2009.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

Chair Wienke reported that Comaniche's has been repainted from orange and purple tones to a more acceptable off-white with color trim.

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

(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.)

(3:20)

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

Public comment opened at 3:27 p.m. *regarding the architecture.*

Susan Owens: concerns on compatible streetlight design and wildlife crossing.
 An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 3:28 p.m.

Straw vote: How many on the Board approves the finials as proposed?
 8/0 (unanimously approved).

Straw vote: How many on the Board prefer the Delphi pole as opposed to the previously proposed Olympian pole? 8/0 (unanimously approved).

Straw vote: How many on the Board prefer the S56-SFX light fixture? 8/0 (unanimously approved).

Straw vote: How many on the Board prefer the etched guardrail with an etched rustic color/appearance? 8/0 (unanimously approved).

Straw vote: How many on the Board prefer the decomposed sandstone rock as proposed? 8/0 (unanimously approved).

Public comment opened at 4:00 p.m. *regarding the landscaping.*

Susan Owens: expressed concern on the lack of public outreach on the proposed project.

Public comment closed at 4:02 p.m.

Motion: Preliminary Approval of Architecture and continued indefinitely and Landscaping to the Consent Review with the following comments:

ARCHITECTURE:

- 1) The Board found the Delphi poles acceptable instead of the previously proposed Olympian poles.
- 2) The S56-SFX light fixture is acceptable as proposed.
- 3) The light fixture finials are approved as proposed.
- 4) The etched guardrail with an etched rustic color appearance is acceptable as proposed.
- 5) One Board member was not in favor of the proposed traffic turnout.

LANDSCAPING:

- 1) A stacked 8" x 8" wood retaining wall with hidden pipe connectors system shall be utilized.
- 2) The Board approved the walkway as presented, but the walkway around the seating area is to be of a water permeable material. At minimum textured concrete is acceptable in the areas proposed.
- 3) Applicant to utilize the preferred decomposed sandstone rock.
- 4) Provide a landscape plan that is professionally prepared.

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

IN-PROGRESS REVIEW

2. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. **The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).**)

(Preliminary Approval granted 1/28/08.)

(4:22)

Present: Brian Cearnal and Joe Andrulaitis, Architects.

Public comment opened at 4:46 p.m.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 4:47 p.m.

Motion: Continued four weeks to return to Full Board with the comments:

- 1) O2 Units: Study the yellow color to dampen/mute the bright color.
- 2) The gables are very dark and should have more contrast.
- 3) H1 Units: The color is too close to the stone. Applicant to study a different and possibly contrasting color.
- 4) Brackets should be introduced in different colors for additional contrast.
- 5) The door surround entry for Units #3 and #4 are to be revised 4 to 6 inches for more projection.
- 6) Entry for Unit #7 needs a slightly taller plinth above the column for the entry post base.
- 7) Restudy entry Unit #7 for the detailing for the roof portion of the entry.
- 8) The Board appointed Board members Manson-Hing, Aurell, and Blakeley to a subcommittee to review project proposals and to make project recommendations for approval by the Board.
- 9) Board member Zink is scheduled to review the project at Consent Review.

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

**** THE BOARD BRIEFLY RECESSED AT 5:07 P.M. AND RECONVENED AT 5:17 P.M. ****

**** THE BOARD RECESSED AT 5:18 P.M. AND RECONVENED AT 5:42 P.M. ****

PRELIMINARY REVIEW

3. 1298 COAST VILLAGE RD

C-1/R-2/SD3 Zone

Assessor's Parcel Number: 009-230-043

Application Number: MST2004-00493

Architect: Jeff Gorrell

Applicant: John Price

Owner: Olive Oil & Gas L P

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

(Project requires compliance with City Council Resolution No. 08-084.)

(5:43)

Present: Jeff Gorrell, Architect; Sam Maphis, Landscape Architect; Bettie Weiss, City Planner; and Peter Lawson, Associate Planner.

Bettie Weiss requested the Board observe previous City Council direction on nine specific areas and to include those areas in their comments.

Jeff Gorrell, Lenvik and Minor, presented the project to the Board and provided the information that the Board requested at the October 20, 2008 hearing.

Public comment opened at 6:55 p.m.

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

Delphina Mott, Derek Weston, Robert Burnap, Phoebe Alexiades, Kathleen Laurain, John Wallace from Protect Our Village and speaking for Bill Horstman, Thomas Bollam, and Tony Fischer for Protect Our Village and speaking for Harry and Sandy Wallace.

An opposition letter from Paula Westbury was acknowledged.

Public support letters were acknowledged and read into the record from the following: Helen and Andy Arnold, Sharon Fisher, Ted Garner, Robert and Lois Gundry, Bob Latham, and Susan Evans.

Public comment closed at 7:32 p.m.

Mr. Lawson responded to several public comments, and addressed concerns regarding the parking garage entrance ingress and egress. Additionally, Mr. Lawson responded to an alternative parking proposal presented by a member of the public. The proposal was reviewed by Transportation Planning Division staff prior to the City Council appeal hearing and determined that it did not provide adequate maneuvering room.

Public comment reopened at 7:37 p.m. for a member of the public, Thomas Bollay, to respond to staff's comments regarding his proposed alternative parking plan. Mr. Bollay stated that the plans were prepared that day and were similar in configuration to a recently constructed City garage.

Public comment closed again at 7:43 p.m.

Straw vote: How many members of the Board believe the applicant has studied the relationship between the second and third story setback and reduced the apparent bulk of the building along Olive Mill Road, as well as, become compatible with the neighborhood, consistent with the direction of the City Council resolution? 4- no 3 - yes (Gross, Blakeley, Zink, and Manson-Hing no.).

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

- 1) Provide bike parking on Coast Village Road.
- 2) Study locating the water meter, valves, and the backflow devises inside the on-grade parking garage.
- 3) Applicant to restudy and verify with the Transportation Division staff whether the drop-off zone off Coast Village Road is appropriate and not too close to the corner.

ARCHITECTURE:

- 1) The Board appreciates the design of the roofscape which allows for the future use of photovoltaic panels.
- 2) Continue to study the relationship between the setbacks and the third story elements along the Olive Mill side of the building, particularly between Units #1 and #2.

- 3) Restudy the banding between the second and third level as it appears more horizontal and large.
- 4) Study the detailing of the trim on the flat roof portion for a more authentic and old antiqued conditioned roofline.
- 5) Restudy the horizontality of the ridge line of the west and northwest corner of the building and look for more ways to breaking up the massing, such as landscaping, which is still of concern to the Board.
- 6) Study the north elevation columns in front of the on grade parking area and how the columns relate to the floors above.
- 7) The west elevation facing the parking lot shall have more design articulation than is currently proposed.
- 8) A majority of the Board finds that the closet in the master bedroom for Unit #1, which is a bridge elevation that connects to Unit #7, should be removed to reduce the apparent size, bulk and scale of the building, and improve the views from the courtyard.
- 9) On the Coast Village element, study the use of textures, materials and color changes to enhance and to create a subtle difference in the materiality and massing of the building to fit in within the rhythm of the older buildings along Coast Village Road.
- 10) Continue to study the interior courtyard for more charm-giving elements.
- 11) Applicant to return with cross sections through the courtyard.

LANDSCAPING:

- 1) Applicant to study a landscaping solution to mitigate the size, bulk, and scale of north east corner of the building adjacent to the driveway. One Board member suggested softening of this north-east wall element with more texture and porosity in the wall.
- 2) Applicant to study and check with staff regarding compliance with the ordinance requirements, for the height requirements of plants in the pedestrian right of way.
- 3) Provide landscaping along the west property line.
- 4) Maximize the landscaping and minimize the hardscaping wherever possible, and to study softening the bend area (the east sidewalk bulge-back around the existing eucalyptus tree).

Action: Aurell/Mosel, 7/0/0. Motion carried. (Sherry stepped down).

**** THE BOARD BRIEFLY RECESSED AT 9:00 P.M. AND RECONVENED AT 5:17 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1309 BLANCHARD ST

R-2 Zone

(30 min) Assessor's Parcel Number: 031-391-034
 Application Number: MST2008-00535
 Owner: Jose Luis Gonzalez
 Architect: Jose Luis Esparza

(Proposal to construct a new 600 square foot, two-story, one-bedroom accessory dwelling unit with an attached 447 square foot two-car garage; a new 223 square foot second story addition, with a 62 square foot second story deck, to the existing 967 square foot main residential unit on a 5,125 square foot lot in the R-2 Zone. The proposal includes demolition of an existing 241 square foot studio unit and an existing detached 298 square foot, legal non-conforming, one-car garage. The proposal will include a total of three on site parking spaces, provided in a two-car garage and one uncovered tandem space. Also proposed is 200 cubic feet of lockable storage space, for each unit, located inside the proposed two-car garage.)

(Comments only; project requires Environmental Assessment.)

(9:04)

Present: Jose Luis Esparza, Applicant.

Public comment opened at 9:16 p.m.

Jim Bell, opposition/concerns: understanding the project impact regarding the second story setback over the garage.

Laura Forsyth, opposition: privacy concerns and natural light, legal nonconforming new garage and proximity to the property line of the adjacent property.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 9:24 p.m.

Motion: Continued indefinitely to return to Full Board and ready for Preliminary Approval with the comments:

- 1) Applicant to study the rebuilding of the garage on the rear unit along the property line.
- 2) Research whether the shed tile roof on the property line of the rear unit is permissible or alter the design or through verification with staff, to determine if it can be rebuilt at that location.
- 3) Provide details of heavy timber construction of the front porch at the rear unit's front door.
- 4) Study the plate height of the front unit second story stairwell to possibly lower it to add interest to the front elevation, and also possible lower the plate height of the gable roof.
- 5) In order to prohibit looming of the west elevation over the rear unit and over the neighboring property back yard, the applicant is to study making the window smaller and higher or complete removal of the second story bedroom window.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 632 E CANON PERDIDO ST****R-3 Zone**

Assessor's Parcel Number: 031-032-017

Application Number: MST2008-00563

Owner: Boys & Girls Club of Santa Barbara Inc

Architect: Lenvik & Minor Architects

(Proposal to construct a new, two-story, 14,032 square foot addition for new permanent classrooms and administration offices at the El Montecito School on a 2.20 acre parcel in the R-3 Zone. The site is currently developed with 17,039 square feet of existing permanent structures and 7,200 square feet of temporary portable units for a total of 24,239 square feet of existing on site development. The proposal includes the removal of the 7,200 square feet of temporary portable classrooms and with the proposed addition of 14,032 square feet of permanent structures, the project will result in a net addition of 6,832 square feet to the site, and will result in a total of 31,071 square feet of on-site development. The site currently includes 24 parking spaces and the proposal includes the addition of 7 new spaces for a total of 31 parking spaces. The project requires Planning Commission review for Development Plan Approval for new non-residential square footage, a Conditional Use Permit for continued non-residential use in the R-3 Zone, and modifications for parking and lot coverage to exceed 25 percent of the lot for non-residential use.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Development Plan Approval, a Conditional Use Permit, and modifications for parking and lot coverage.)

(9:33)

Present: Jeff Gorrell, Lenvik & Minor Architects; Jeannine Morgan, Brad Frohling, Board member El Montecito School.

Public comment opened at 9:48 p.m.

David Bolton, opposition/concerns: relating to intrusive lights and noise abatement from the school directed toward residential homes in the area, trash pickup concerns, requests to relocate the trash enclosures, and concerns that the facility is growing to large for the neighborhood.

Rae Eby, opposition/concerns: relating to the size and access to the children playground, run-off drainage, parking garage concerns, and new second story blockage of light, privacy, and private view issues.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 9:58 p.m.

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

- 1) As to the architectural styling, the Board reserves the right to further review the project in it's mass, bulk and scale, and architectural design elements; and to ask the Planning Commission to rule on the compatibility of the increase in intensity of use.
- 2) The project is moving in the right direction as to compatibility with the neighborhood; sensitivity to adjacent landmarks and historic resources; public views, ocean and mountains; and the amount of open space and landscaping.
- 3) The Board recognizes that the school is improving and increasing playground activity use on the site.
- 4) The Board appreciates the internal courtyard area which reduces noise to the neighborhood on the north, east, and west sides of the property.

ARCHITECTURE:

- 1) The lobby area needs to be more prominent and relocated away from the back area, especially by the girls bathroom.
- 2) Study the second floor egress and how it may effect the exterior elevations.
- 3) Study down-light casting and noise abatement.
- 4) Restudy the Canon Perdido Street windows.
- 5) Study the trash enclosure noise level control and safety factor.

LANDSCAPING:

- 1) The Board appreciates the palm trees to be retained. Notate on plans any trees to be removed.
- 2) Restudy the outdoor play area as some concern exists that this area may be inadequate in size.

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

ADJOURNMENT:

The Full Board meeting adjourned at 10:28 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 2541 MODOC RD****E-1 Zone**

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

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

(Comments for review of balcony details, as approved on 9/2/08, for a pending modification.)

A letter in opposition from Paula Westbury was acknowledged.

Approval as noted on Review After Final with conditions:

- 1) Balconies are a positive aesthetic improvement.
- 2) The proposed door and window change is acceptable.

NEW ITEM**B. 2222 BATH ST****C-O Zone**

Assessor's Parcel Number: 025-181-019
Application Number: MST2008-00565
Owner: MSB Properties, Inc.
Architect: Patrick Marr

(Proposal for a 74 square foot addition to the existing 1,452 square foot commercial structure. Proposal includes new handrail and guardrails at the front porch, extending the rear entry accessible ramp, addition of accessible path of travel from public way, demolition of the existing fire place, restriping the parking lot with the accessible loading aisle, and landscaping alterations to conform to the 100% waterwise compliance requirements. There are seven existing on site parking spaces to remain.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval of Architecture

Final Approval as noted on Landscaping with the condition that on Sheet L-1, applicant to add a street tree (Podocarpus Gracilov species).

NEW ITEM**C. 121 W MISSION ST B****C-2 Zone**

Assessor's Parcel Number: 025-363-003
Application Number: MST2008-00571
Business Name: Water Store
Owner: Martin Morales, Trustee
Designer: Paul Henderson

(Proposal to permit an "as-built" storefront alteration to include a three unit water vending machine. The proposal includes relocating three existing windows and repainting the panel to match the color of the existing stucco. Proposal will abate ENF2008-00585. Signage 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.

Final Approval as submitted.

REFERRED BY FULL BOARD**D. 1115 QUINIENTOS ST****R-2 Zone**

Assessor's Parcel Number: 017-141-014
Application Number: MST2005-00609
Owner: Melgoza Jaime And Robin
Agent: Justin Van Mullem
Architect: Keith Nolan

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(Preliminary Approval of architecture granted 11/17/08. Final Approval of architecture and Preliminary and Final Approval of landscaping is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as noted of the Architecture with the conditions:

- 1) Colors to be #A-2.1.
- 2) Light fixtures to be #A-2.1.

Preliminary Approval on Landscaping and continued two weeks to December 29th Full Board meeting.

REFERRED BY FULL BOARD**E. 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 four weeks to Consent Review with the condition to remove the walls.

REFERRED BY FULL BOARD**F. 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.)

(Final Approval of architecture granted 12/1/08. Final Approval of landscaping is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval of Landscaping.

REFERRED BY FULL BOARD**G. 1102 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-006
Application Number: MST2006-00664
Owner: Anthony M. Turchi
Applicant: Design Arc

(Proposal for a 2,376 square foot three-story single-family residence and attached 400 square foot two-car garage and the partial demolition of an existing 2,097 square foot residence to be remodeled into an accessory structure. The project, located on an 11,550 square foot lot in the Hillside Design District, includes 381 cubic yards total of cut and fill grading. Modifications are requested for the following: encroachment of the main building into the front yard setback on Roble Lane; encroachment of the accessory structure into the front yard setback on Alameda Padre Serra; encroachment of the main building into the side yard setback; location of the proposed accessory building in the front yard; and to provide non-conforming open yard area. Project received Staff Hearing officer Approval on 5/23/07 (Resolution No. 042-07).)

(Final Approval of architecture granted 12/8/2008. Final Approval of landscaping is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Public Comment: Steve Change, adjacent neighbor, commented on privacy issues.

Continued two weeks to the Consent Review with the comments:

- 1) The landscape plan is moving along well.**
- 2) Applicant to study privacy issues to adjacent neighbors and consistent hedge height maintenance across the interior property line.**

Items on Consent Calendar were reviewed by **Dawn Sherry**, with the exception of landscaping for Items B, D, E, F and G, reviewed by **Carol Gross**.