



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 9, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair – PRESENT UNTIL 5:00 P.M.
- CLAY AURELL - PRESENT
- JIM BLAKELEY - ABSENT
- CAROL GROSS – PRESENT
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – PRESENT
- KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - 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 <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.
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. **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, February 05, 2009 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: Manson-Hing, Sherry, Mosel, Zink, Gross, Blakely, Aurell, Rivera, and Gilliland.
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 January 26, 2009, as amended, **with the exception of the Discussion Item #4 regarding the Building Heights Amendment which will be further edited with comprehensive comments from all the Boards and Commissions.**

Action: Zink/Aurell, 7/0/0. (Sherry abstained/Blakeley absent). Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of February 2, 2009. The Consent Calendar was reviewed by **Clay Aurell**.

Action: Auell/Zink, 8/0/0. (Blakeley absent). Motion carried.

Motion: Ratify the Consent Calendar of February 9, 2009. The Consent Calendar was reviewed by **Clay Aurell** with the exception of the landscaping for Items G, H, I, and J, reviewed by **Carol Gross**.

Action: Aurell/Zink, 8/0/0. (Blakeley absent). Motion carried.

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

1) Ms. Bedard made the following announcements:

- a) Item #5, 824 E. Canon Perdido, and Item #6, 822 E. Canon Perdido were continued indefinitely at the applicant's request.
- b) The Board decided they would take a dinner break at the scheduled recess.

- 2) Board member Sherry announced she will be stepping down from Item #4, 1298 Coast Village Road.
- 3) Board member Gross announced she will be stepping down from Item #2, 352 Hitchcock Way.
- 4) Board member Zink announced he will be stepping down from Item #1, 1015 San Andres Street.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

None.

FINAL REVIEW

1. 1015 SAN ANDRES ST

R-2 Zone

Assessor's Parcel Number: 039-242-011

Application Number: MST2006-00438

Designer: Amaro Design

Owner: The Rodriguez/Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 3,646 square foot two-story duplex on an 8,000 square foot lot in the R-2 Zone. Unit one is proposed to be a three-bedroom 1,662 square feet with a 457 square foot attached two-car garage. Unit two is proposed to be three-bedroom 1,984 square feet with a 431 square foot attached two-car garage.)

(Preliminary Approval granted 3/10/08. Final Approval is requested.)

(3:13)

Present: Carlos Amaro, Designer; and Kathy Calloway for C2 Landscapes.

Public comment opened at 3:42 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to the Consent Calendar with comments:

ARCHITECTURE:

- 1) Revise the site plan to accurately show all the items to be built.
- 2) Dimension all the hardscape and planting areas
- 3) Provide details of all walls and entry gate posts.
- 4) Revise the window detailing to maximize the recess in the exterior wall for the window opening and the depth of the recess (to show the area from the window to the exterior face).
- 5) Provide a double starter tile on the edge of the roof tiling.

LANDSCAPING:

- 1) Provide a complete irrigation plan.
- 2) Restudy deep-rooted planting opportunities for the south of the driveway.
- 3) Study where evergreen trees can be included.
- 4) Provide planting in the parkway of the right-of-way.
- 5) Restudy front landscaping to provide year-round, full, long-lived landscape plantings.
- 6) Provide an easy-to-read landscape plan.

Action: Mosel/Gilliland, 7/0/0. Motion carried. (Zink stepped down, Blakeley absent).

Board Comments: It was unanimously decided by the Board that the applicant would be given one more opportunity to conform to the Board's landscape direction; if unable to comply, the Board will then require a licensed landscape architect.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 352 HITCHCOCK WAY

E-3/PD/SD-2 Zone

Assessor's Parcel Number: 051-240-003
 Application Number: MST2009-00002
 Owner: DCH Ca. Investments, LLC
 Architect: Peikert Group Architects
 Applicant: Santa Barbara Airport Auto Center, LLC

(Phase two of the proposed project is for the conversion and enclosure of 6,299 square feet square feet of existing auto service bays and the expansion of the western footprint of the existing building by 1,626 square feet for a total of 7,925 square feet. The proposed addition and conversion will require approval for additional commercial square footage. The proposed project area, along with the 3,251 square feet interim project, will become an 11,176 square feet retail auto sales offices, auto displays and auto parts storage building. Approximately 18 service bays, occupying a footprint of 6,361 square feet, will remain and a new entrance area to the service area on the north side of the building will be constructed. Additional parking for the project will be provided on site, both at the back of the lot and adjacent to the front entrance of the auto sales show room. Phase one of the project was approved under MST2009-00015. The proposal takes place on a 5.78 acre site and the parcel is split into two lease areas. Lease Area "A" will be occupied by a new Lexus Dealership and received approval under MST2007-00613. The remaining portion of the parcel (Lease Area "B") will be occupied by the Santa Barbara Auto Gallery. The project requires Planning Commission review for Development Plan Approval for phase two of Lease Area B.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Development Plan Approval.)

(3:56)

Present: Scott Hopkins and April Palencia, Peikert Group Architects; and Ward Ritter, Dealership.

Public comment opened at 4:09 p.m.

An emailed letter expressing some concerns from J. T. Gerig, of the property adjacent to rear lot line, was acknowledged by the Board.

An emailed letter expressing some concerns from Hank and Shari Homburg, of the property adjacent to rear lot line, was acknowledged by the Board.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 4:10 p.m.

Straw vote: How many of the Board find the Aluco bond finish appropriate or acceptable?
 yes - 2, no - 5 (not passed)

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

- 1) The Board finds the overall mass, bulk and scale acceptable. The Board suggests studying some of the forms.
- 2) Restudy the trash enclosure.
- 3) Study the new block wall between the existing service bays.
- 4) Study the overall front elevation and the relationship to the floor plans and make them align. The Board suggested the applicant follow an asymmetrical look.
- 5) Include all information on the Lexus building on the three-dimensional layout, including path of travel, landscaping, lighting, etc.
- 6) Provide ample space to properly screen/conceal all roof-top mounted equipment, including HVAC; such equipment should be screened behind parapets.
- 7) Signage to be reviewed by the Sign Committee. The Board suggests the applicant follow the projected sizes and elevations.
- 8) The Aluco bond finish is not acceptable. Applicant to provide an alternative exterior finish.

LANDSCAPING:

- 1) When studying landscaping for the proposed layout, applicant to study possible methods of screening the cars following a similar style to the Lexus building (methods to improve the parkway without impeding view of the cars).

Action: Zink/Sherry, 7/0/0. Motion carried. (Gross stepped down, Blakeley absent).

Board comments: It was noted that review of a possible pedestrian pathway easement is not under the Board's purview, but should be reviewed and considered by the Planning Commission or other review board or commission (per Upper State Street design guidelines).

PRELIMINARY REVIEW**3. 1309 BLANCHARD ST****R-2 Zone**

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; and 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.)

(Preliminary Approval is requested.)

(4:47)

Present: Jose Luis Esparza, Architect, and Peter Lawson, Associate Planner.

Public comment opened at 4:54 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval and return to the Consent Calendar with the following conditions:

ARCHITECTURE:

- 1) Return with details for the roof overhang, including rafter tails.
- 2) Return with a color board and provide manufacture colors to match the existing building.

LANDSCAPING:

- 1) Return with a complete site landscape plan showing all existing landscaping and any improvements on the property; include any existing parkway landscaping or other proposed improvements.
- 2) Return with additional information regarding the existing fence along the front property line that is being altered to comply with the City height requirements. The altered fence is to look like a finished product at the end.

Action: Zink/Gilliland, 7/0/1. Motion carried. (Aurell abstained, Blakeley absent).

***** THE BOARD RECESSED AT 4:57 P.M. AND RECOVERED AT 5:26 P.M. *****

PRELIMINARY REVIEW

4. 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.)

(5:26)

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

Public comment opened at 5:57 p.m.

An opposition email from Ms. Michael Self was acknowledged by the Board, with the request to the Board to reduce the mass, bulk, and scale of the project.

An opposition letter from Paula Westbury was acknowledged by the Board.

A submitted a letter from Kellam de Forest was acknowledged by the Board and read into the record.

The following members of the public expressed opposition to the proposed project:

Phoebe Alexiades, Tom Bollay, Sandy Wallace (also submitted letter), Peter Van Duinwyk, Robert Lorrain, Robert Bernap, John Wallace (also submitted letter), Tony Fischer (also submitted letter), and Derek Westen.

The following members of the public expressed support for the proposed project:

Dave Pintard, Ed Edick, and Leone Murphy.

Mr. Lawson clarified the following:

1. The Transportation Division reviewed the proposed project's parking lot design as well as an alternative plan presented by an interested party.
2. The alternative plan included additional parking spaces in the below grade portion of the parking area; however the Transportation Division determined that there is insufficient space for these additional parking spaces.
3. Transportation Division determined that the vehicular maneuvering room and ingress and egress are adequate for the surface parking lot.
4. The Solar Ordinance is not applicable to the project lot as the ordinance applies to residential *zoned* lots. The project approved by City Council included a rezone of a portion of the lot to C-1 zoning, consistent with the General Plan.
5. The Coast Village Business Association presented a vision plan for Coast Village Road to the City Council in December 2008 as part of the Plan Santa Barbara hearing. To date there is no additional overlay for Coast Village Road beyond the current Zoning Ordinance, the Local Coastal Plan or General Plan.
6. The term "substantial" does not appear in the City Council Resolution No. 08-084.
7. The Planning Commission approval was appealed to City Council. In July 2008, Council upheld the Planning Commission approval except for denying the second floor modification along the northern property line.

Public comment closed at 6:26 p.m.

Straw vote: How many of the Board would like the applicant to study the 10 to 12-inch off-set (relief) along the front façade of the building? 4 - yes, 3 - no (passed).

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

ARCHITECTURE:

- 1) The Board feels the mass, bulk, and scale is acceptable as presented with the following comments:
- 2) Return with further architectural embellishment on the northwest (rear) elevation above the garage (opening).
- 3) Study the northwest corner, particularly Unit #8 facing the Longs Drug parking lot and its architectural detailing, particularly the way a portion of the third floor over the patio is supported by a beam and offset column.
- 4) Applicant to return with more courtyard details for an in-progress review.
- 5) Study the articulation for a 10 to 12-inch off-set (relief) at the front façade of the building along Coast Village Road.
- 6) Provide suggestions for breaking up the massing of the northwest side of the building.

LANDSCAPING:

- 1) Provide more landscaping on the northwest corner of the property.
- 2) Provide in-ground plantings adjacent to the building where feasible.
- 3) The landscape plant palette should be more elegant.

Action: Gross/Zink, 6/1/0. Motion carried. (Manson-Hing opposed, Sherry stepped down, Blakeley absent).

**** THE FOLLOWING AGENDA ITEM WAS CONTINUED INDEFINITELY AT THE APPLICANT'S REQUEST. ****

PRELIMINARY REVIEW

5. 824 E CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 031-042-007
Application Number: MST2005-00504
Owner: James and Carla Gally
Architect: Larry Thompson

(A revised proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (842 square feet each) and one detached two-bedroom unit (1,297 square feet) on a 8,053 square foot lot in the C-2 Zone. A total of 7 parking spaces will be provided on-site in three one-car garages (272 square feet each), a two-car garage (467 square feet), and two uncovered spaces. The project received Staff Hearing Officer Approval on 11/8/06 for a Tentative Subdivision Map and modifications for encroachments into the required rear setback (Resolution No. 078-06). The original ABR Preliminary Approval expired on 12/11/07.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 078-06.)

Continued indefinitely at the applicant's request.

**** THE FOLLOWING AGENDA ITEM WAS ALSO CONTINUED INDEFINITELY AT THE APPLICANT'S REQUEST. ****

PRELIMINARY REVIEW

6. 822 E CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 031-042-006
Application Number: MST2005-00506
Architect: Larry Thompson
Owner: James and Carla Gally

(A revised proposal for the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 Zone. A total of 8 on-site parking spaces will be provided, in four attached two-car garages (ranging in size between 423 and 490 square feet). The project received Staff Hearing Officer Approval on 11/8/06 for a Tentative Subdivision Map (Resolution No. 077-06). The original ABR Preliminary Approval expired on 5/29/08.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 077-06.)

Continued indefinitely at the applicant's request.

ADJOURNMENT:

The Full Board meeting adjourned at 7:22 p.m.

CONSENT CALENDAR**FINAL REVIEW****A. 1921 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-352-009
Application Number: MST2008-00460
Owner: Joan Chapin Robertson, Trustee
Applicant: Kenneth Kruger

(Proposal for a 273 square foot second-story addition to an existing 548 square foot one-story residential unit to result in a two-story 821 square foot unit. The 7,500 square foot parcel is currently developed with two residential units, a one-story 1,524 square foot unit and the existing one-story 548 square foot unit. An existing attached two-car garage will remain. No alterations or additions are proposed for the existing 1,524 square foot unit.)

(Final Approval is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted.

CONTINUED ITEM**B. 200 S MILPAS ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 017-240-014
Application Number: MST2009-00029
Owner: Convenience Retailers, LLC
Architect: A & S Engineering
Applicant: Conoco Phillips

(Proposed installation of a Phase II EVR upgrade system to include the addition of an above ground vapor processing GVR Canister Polisher unit for an existing service station. The upgrade is required by the Santa Barbara County Air Pollution Control District.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval with the following conditions:

- 1) Provide a revised site plan and elevations to indicate the location of the proposed bollards on site plan and in elevation. Also indicate bollard details to indicate the proposed level of depth disturbance.
- 2) The applicant was advised to increase the length of the parking space with the proposed bollards and to add a wheel stop.
- 3) Applicant advised that with the pending additional bollard details to be submitted the approval is subject to additional Environmental and Transportation Staff review.

NEW ITEM**C. 825 W VICTORIA ST****R-2 Zone**

Assessor's Parcel Number: 039-141-003

Application Number: MST2008-00549

Owner: Colleen Kelly and Alfred Ramirez

Agent: Trish Allen, Suzanne Elledge Planning and Permitting Services (SEPPS)

Owner: Paige Patterson Wilson

(Proposal for a one lot subdivision for the purposes of converting two existing single-family residences (825 W. Victoria and 1229 Gillespie Streets) to condominiums on an 8,000 square foot lot. Parking is provided in a one-car garage and two uncovered parking spaces. No changes are proposed to the existing site plan or structures. Project requires Condominium Conversion Findings made by ABR and Staff Hearing Officer review for a Tentative Subdivision Map.)

(Project requires Condominium Conversion Findings made by ABR. The project will be reviewed by the Staff Hearing Officer for the Tentative Subdivision Map.)

Condominium Conversion Findings were made, and continued indefinitely to the Staff Hearing Officer for final discretionary review of the Tentative Subdivision Map.

Note the project is not required to return to ABR.

NEW ITEM**D. 22 N CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-030-015

Application Number: MST2009-00056

Owner: McCormix Corporation

Applicant: B & T Contractors

(Proposal an EVR Phase II upgrade to include the installation of a Veeder Root Vapor Polisher Canister located on the existing vent risers. The upgrade is required by the Santa Barbara County Air Pollution Control District (APCD).)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted with the following comments:

- 1) If the canister is required to be located above the existing vent risers a Review After Final may be completed by Staff at the Planning & Zoning Counter.

NEW ITEM**E. 2375 FOOTHILL RD****A-1 Zone**

Assessor's Parcel Number: 023-240-011
Application Number: MST2009-00040
Owner: T C S B, Ltd.
Architect: Thomas McMahon

(Proposal to renovate an existing pool/recreation building at the Tennis Club of Santa Barbara to bring the building into compliance with ADA and High Fire requirements. The proposal includes the demolition and reconstruction of the existing bathrooms, new doors and windows, demolition of the existing trellis to be replaced with a solid trellis, and the addition of solar panels to be mounted flat on the new trellis.)

(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**F. 319 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-363-035
Application Number: MST2006-00076
Owner: Milpas Street Partners
Architect: Brian Nelson

(Proposal for the condominium conversion of an existing 5,004 square foot two-story, mixed-use building consisting of two two-bedroom apartment units on the second floor and 2,506 square feet of commercial medical office space on the first floor. The proposal includes enclosure of part of the existing patio to create two private storage areas for the residential condominiums. The project received Planning Commission approval on 1/17/08 for a Tentative Subdivision Map and Condominium Conversion (Resolution No. 003-08).)

(Preliminary and Final Approval are requested. Project requires compliance with Planning Commission Resolution No. 003-08.)

A letter in opposition from Paula Westbury was acknowledged.

Preliminary and Final Approval as submitted of architecture and landscaping.

REFERRED BY FULL BOARD**G. 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.)

(Final Approval of architecture granted 12/15/08. Final Approval of landscaping is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Landscaping continued two weeks with the following comments:

1) Landscaping is acceptable; however provide a complete legend with size specifications; carry forward landscaping comments #1-3 from the motion on 12/15/08.

CONTINUED ITEM**H. 3956 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-018
 Application Number: MST2009-00012
 Owner: Sourmany 2006 Revocable Trust
 Business Name: Meineke Car Center/Econo Lube
 Contractor: Scott Minor

(Proposal to revise the landscaping at the existing Meineke Car Center/Econo Lube. The proposal includes the removal of two trees. Application will abate ENF2008-00414.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as noted on plan Sheet #L-1 to include:

1) Replace the proposed Eucalyptus citriodora (EC) with Bauhinia blakeana (BB) as indicated.

FINAL REVIEW**I. 1280 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-230-035
 Application Number: MST2008-00351
 Owner: Martin W. Foreman, Trustee
 Applicant: Jim Buster
 Business Name: Los Arroyos Mexican Restaurant

(Proposal to stripe a total of six new parking spaces and add new landscaping at the existing multi-tenant commercial site.)

(Preliminary Approval granted 12/29/08. Final Approval is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Continued two weeks.

REFERRED BY FULL BOARD

J. 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.)

(Final Approval of landscaping is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as noted on plan Sheet #L.1 to include:

- 1) Eliminate one proposed Quercus agrifolia.**
- 2) Relocate one proposed Quercus agrifolia.**
- 3) It is understood that a separate landscape plan will be submitted for the main residence under a separate application with alterations to the main residence.**

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