



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, February 23, 2009**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:02 P.M.**  
**BOARD MEMBERS:**

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT
- JIM BLAKELEY – PRESENT UNTIL 6:50 P.M.
- CAROL GROSS – PRESENT
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – PRESENT
- KEITH RIVERA – PRESENT UNTIL 7:58 P.M.

**CITY COUNCIL LIAISON:**      DALE FRANCISCO - ABSENT      GRANT HOUSE (ALTERNATE) - ABSENT  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT - ABSENT

**STAFF:**      JAIME LIMÓN, Design Review Supervisor - ABSENT  
                  MICHELLE BEDARD, Planning Technician - PRESENT  
                  KATHLEEN GOO, Commission Secretary - PRESENT

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

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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 folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<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 Thursday, February 19, 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](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 3:02 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry, Mosel, Zink, Gross, Blakely, Aurell, Rivera, and Gilliland.  
Members absent: None.  
Staff present: Michelle Bedard and Goo.

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

Mr. Joe Rution spoke on the demolition of original buildings in Santa Barbara; primarily of single-family homes in older traditional neighborhoods, and sought support from the Board regarding preservation of these structures and "valuable resources" around the City.

**B. Approval of Minutes:**

Mr. Tony Fischer spoke regarding the February 9, 2009, draft minutes for Item #4, 1298 Coast Village Road.

Mr. John Wallace submitted correspondence and spoke regarding the February 9, 2009, draft minutes for Item #4, 1298 Coast Village Road.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 9, 2009, as amended.

Action: Aurell/Sherry, 6/1/2. Motion carried. (Blakeley/Sherry abstained, Rivera opposed).

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of February 17, 2009. The Consent Calendar was reviewed by **Clay Aurell**.

Action: Aurell/Zink, 8/0/1. Motion carried. (Blakeley abstained).

Motion: Ratify the Consent Calendar of February 23, 2009. The Consent Calendar of the landscaping for reviewed by **Carol Gross**.

Action: Aurell/Zink, 8/0/1. Motion carried. (Blakeley abstained).

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

- 1) Board member Sherry announced that she would be stepping down from Item #3, 1298 Coast Village Road.
- 2) Board members Aurell and Mosel announced that they will be stepping down from Item #4, 617 Bradbury Avenue.

- 3) Board members Rivera and Gross announced that they will be stepping down from Item #6, 1032 Olive Street.

E. Subcommittee Reports.

1) Chair Manson-Hing reported on the combined City Council and Planning Commission joint meeting regarding the Building Heights Charter Amendment. He expressed concern that previous ABR input was not included in the "Save El Pueblo Viejo" ballot initiative. Staff requested a three-person subcommittee, which will be comprised of Members Manson-Hing, Sherry and Mosel, to express any future input by the Board on this ballot initiative.

2) Chair Manson-Hing reported that the subcommittee for the Cottage Workforce Housing Project, comprised of Members Manson-Hing, Aurell, and Blakeley, met with the applicant to review the plans and make Final Approval recommendations, which will be reviewed by the Full Board on an upcoming agenda. Manson-Hing reported that the applicant has made progress regarding the items in the last Full Board motion and that the project is nearly ready for Final Approval. Items discussed include: 1) the applicant was directed to remove the proposed trellis as it was found to be inappropriate at the proposed location (at a site-line); 2) the axial walkway as an acceptable concept which would terminate just beyond the last row of units and just before the park, with a short wall 18 to 20 inches in height. 3) The pedestrian steps and BBQ area is an acceptable concept.

In discussion, Aurell added, in regards to Gross's comment that the applicant was advised that landscaping comments are subject to further review by the landscape architects at the Full Board meeting.

Member Gross suggested to the Board that in future when subcommittees are formed for projects that have equal architectural and landscaping related issues that perhaps a landscape architect should be involved in the subcommittee.

F. Possible Ordinance Violations.

None.

**FINAL REVIEW**

**1. 100 W ANAPAMU ST**

**C-2 Zone**

Assessor's Parcel Number: 037-052-0RW

Application Number: MST2005-00619

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Engineer

Architect: Conceptual Motion

Landscape Architect: Earthform Design

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

**(Preliminary Approval of Architecture granted 11/17/08. Preliminary Approval of Landscaping and Final Approval of Architecture is requested.)**

(3:40)

Present: Lisa Arroyo, Project Engineer for the City of Santa Barbara; and Edward de Vicente, Architect, Conceptual Motion.

Public comment opened at 3:52 p.m. As no one wished to speak, public comment was closed.

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

Straw vote: How many of the Board would prefer to request the presence of the Transportation Division representative during Board review? 9/0 (unanimously passed).

**Motion: Final Approval on Architecture and continued two weeks on Landscaping with comments:**

- 1) The Board requests Transportation Division staff representative to be present during Board review to satisfactorily discuss the Board's concerns and offer input regarding City Transportation Policies on tree proximity to intersections.
- 2) The Board is satisfied regarding street tree removals as proposed on the plan.
- 3) The Board appreciates the applicant's tree preservation efforts on the proposed project.

Action: Gross/Sherry, 8/0/1. Motion carried. (Zink abstained).

**CONCEPT REVIEW - CONTINUED ITEM**

**2. 3714 STATE ST**

**C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-023  
 Application Number: MST2007-00591  
 Owner: Kellogg Associates  
 Agent: L&P Consultants  
 Architect: Blackbird Architects

(This is a revised project (MST2003-00286). This is an alternate site proposal which eliminates the proposed hotel and instead proposes commercial office space. Proposal to demolish the existing, 52,815 square foot, 113-room hotel (Sandman Inn) and to redevelop the site with a 14,254 square foot, two-story, office building and 73 residential condominium units (ranging from two to three stories) over two parcels (APNs 053-300-023 & 053-300-031), totaling 4.6 acres. Of the 73 proposed residential condominiums, there are 41 three-bedroom units, 14 two-bedroom units, and 18 one-bedroom units. 11 of the 73 units are proposed affordable units. The proposal includes 228 parking spaces, 162 for the residential units, 66 for the commercial space. 167 of the 228 parking spaces are proposed underground. This project requires Planning Commission Review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for inclusionary housing units.)

**(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, Planning Commission Review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for inclusionary housing units.)**

(4:28)

Present: Ken Radkey, Blackbird Associates; Jonathon Watt, Susan Van Atta; and Alison De Busk, Project Planner, City of Santa Barbara.

Public comment opened at 4:51 p.m. As no one wished to speak, public comment was closed.

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

Chair Manson-Hing requested that staff differentiate between the different building concepts for clarification purposes and to keep track of each review. Therefore from this point forward the Hotel Concept will be referred to as "Concept A", and the Office Building Concept will be referred to as "Concept B."

**Motion: First Concept Review of “Concept B” the Office Proposal. Continued indefinitely to Planning Commission and return to Full Board with comments:**

OFFICE BUILDING CONCEPT:

- 1) The Board appreciates the alternative application presented as a superior solution compared to the hotel solution.
- 2) The office building on the corner of Hitchcock should relate better to corner in its architecture.
- 3) The open yard space at State Street could be relocated into the center of the housing project.
- 4) Carry forward all the previous hotel proposal (“Concept A”) comments (incl. light wells in the parking garage, similar to the approach at the Ralphs Store at Chapala and Carrillo Streets).
- 5) Study reducing the 40-foot paved width area at the entrance to the complex between the park and the office building.
- 6) Study the relationship of the affordable units to the adjacent office parking and common open space, and consider mixing the affordable units into the residential project component.

Action: Zink/Rivera, 9/0/0. Motion carried.

**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.)**

(5:28)

Chair Manson-Hing explained that at the beginning of the meeting a comment on the February 9<sup>th</sup> draft minutes regarding the interior elevations will be reviewed during an in-progress review after preliminary approval and before final approval is granted.

Present: Jeff Gorrell, Lenvik & Minor Architects; Sam Maphis, Landscape Architect; and Peter Lawson, Associate Planner for the City of Santa Barbara.

Public comment opened at 5:43 p.m.

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

The following members of the public expressed concerns and opposition to the proposed project: John Wallace, Tony Fischer for Protect Our Village (submitted a letter), Tom Bollay, Peter Van Duinwyk (Montecito Association).

The following members of the public expressed support for the proposed project: Linda Wellner and Jeff Overeen.

Public comment closed at 6:00 p.m.

Mr. Lawson clarified that the parking design and location of the underground parking were points of concern at City Council's appeal hearing in July 2008. As discussed before and at the hearing, both Transportation Division and Engineering staff determined that the proposed project design and layout were adequate in terms of both the surface, as well as, the below ground parking. Also, regarding the third modification request for a covered balcony facing Coast Village Road, the Ordinance allows *uncovered* balconies to encroach into a setback up to approximately 3 feet, but the Ordinance does not address *covered* balconies such as the requested 3-foot covered balcony encroachment into the setback; however, this modification request was reviewed and approved by both the Planning Commission and by City Council.

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

- 1) The Board appreciates the applicant's effort on the amount of requested detailing of the proposed project, which is moving in a very positive direction.
- 2) Applicant to return to the Full Board for an In-Progress Review regarding the internal/courtyard elevations.
- 3) Study the northwest elevation (at the third story, unit 8) for further details and architectural embellishments.

Action: Mosel/Rivera, 8/0/0. Motion carried. (Sherry stepped down).

Staff informed the Board that Tony Fischer submitted a letter from Orosz Engineering to be distributed to the Board, after the public comment period had closed. The letter is available to distribute to each Board member and a copy will be available in the ABR File.

Staff clarified that Mr. Fischer's request for public disclosure made during public comment was in regards to the request made by Mrs. Sandy Wallace to meet with the Board in a separate meeting outside of a regular scheduled ABR meeting to discuss the project at 1298 Coast Village Rd. Staff responded to Mrs. Wallace's request for a separate meeting and stated that at her request the Board was informed of her request for such a meeting, however, she was also advised that city staff would not participate in nor facilitate any such meetings outside of the regular city scheduled ABR meetings. The Board members acknowledged that they received the email from staff. The Board acknowledged that no Board member had participated in any such meeting, with Mrs. Wallace or any other individuals regarding this project, and therefore there was no need for public disclosure.

**\*\* THE BOARD RECESSED AT 6:22 P.M. AND RECONVENED AT 6:50 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.)

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

(6:50)

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

Chair Manson-Hing disclosed that he met with the applicant to review the progress of the project.

Chair Manson-Hing would like it to be noted for the record that while this is the fourth review of the project it is the second review by the new architects.

Public comment opened at 7:03 p.m.

Opposition letters from Jim Smock, Kathy Smock, Mark Maslan, and Paula Westbury were acknowledged by the Board.

The following members of the public expressed opposition to the proposed project:  
 Wanda Livernois, Robert Livernois, and Tony Vassalo.

Public comment closed at 7:22 p.m.

**Motion: Continued four weeks to Full Board with comments:****ARCHITECTURE:**

- 1) A majority of the Board agreed that the materiality and style of the proposed project are compatible, and that the compatibility criteria could be made on the project.
- 2) Applicant to confirm with Transportation Staff and return with maneuverability issues and Building Code issues resolved.
- 3) The majority of the Board is not comfortable with the mass and scale of the proximity and height of the north and south two-story green walls at the adjacent property lines.

**LANDSCAPING:**

- 1) The Board would prefer the palm tree to remain as a nice skyline tree enjoyed from many locations in the surrounding neighborhood; however, it was noted that the palm tree is not an essential component to the project. One Board member was opposed to the removal of the palm tree.

Action: Sherry/Gross, 3/1/1. Motion carried. (Zink opposed, Manson-Hing abstained, Mosel/Aurell stepped down, Blakeley/Rivera absent).



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 130 S ALISOS ST****R-3 Zone**

Assessor's Parcel Number: 017-212-014  
Application Number: MST2008-00587  
Owner: St. George Edward Revocable Trust  
Applicant: Steve Walton  
Architect: Eric Swenemson

(Proposal to construct a new 1,002 square foot residential unit and five new two-car garages (2,192 square feet) on a 16,686 square foot parcel. The proposal includes additions to each of the four existing residential units totaling 1,304 square feet. The application will result in a total of five residential units (one three-bedroom and four two-bedroom units) ranging between 1,002 and 1,232 square feet. The proposal includes the demolition of the existing 772 square foot carport and a 116 square foot laundry structure, a total of 20 cubic yards of grading, the removal and/or relocation of 16 trees (ranging 5 to 12 inches in diameter), and a new 3 ½ foot high split rail fence along Alisos Street)

**(Comments only; project requires Environmental Assessment.)**

(8:12)

Present: Steve Walton, SEPPS/Agent; and Eric Swenemson, Designer.

Public comment opened at 8:29 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 Full Board with comments:**

ARCHITECTURE:

- 1) Return with a larger vicinity map, including northward oriented documentation like the vicinity map.
- 2) Provide a cohesive streetscape of the neighborhood, including surrounding views to adjacent properties.
- 3) The Board finds the project to be overall acceptable. The applicant is encouraged to further study the following design elements:
  - a) Provide a more cohesive combination of materials and design elements, including but limited to door and window styles, roof pitches, and roof detailing, such as corbels, clips, etc, and exterior detailing, including siding, vertical board and bat, etc.
  - b) Study the cupolas above the garage for scale and proportion.
  - c) Provide a more street friendly elevation for Building #1.

LANDSCAPING:

- 1) Provide landscaping and design to turn the corner between Alisos Street and Cacique Street.
- 2) Study the Cacique Street elevation of the garages for compatibility with the main thoroughfare.
- 3) The Board understands that the landscape architect was not present at this review to present the landscaping, which shall be reviewed at a later time.

Action: Manson-Hing/Mosel, 6/0/1. Motion carried. (Aurell abstained, Blakeley/Rivera absent).

**CONCEPT REVIEW - CONTINUED ITEM****6. 1032 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 029-230-018  
 Application Number: MST2008-00239  
 Owner: Mark Mansfield and Monique Hartley  
 Architect: B3 Architects

(Proposal to demolish an existing one-story, 1,310 square foot, single-family residence and 253 square foot, detached one-car garage and construct three new, three-story, LEED Certified, residential condominiums totaling 5,217 square feet on a 7,500 square foot lot in the R-3 Zone. The units include two two-bedroom units and one three-bedroom unit and range in size from 1,450 square feet to 2,122 square feet. The proposal includes a total of six on-site parking spaces on a partial subterranean level, 560 cubic yards of grading, roof decks, the integration of solar panels and other LEED Certified components. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and zoning modifications.)

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

(8:43)

Present: Doug Singletary, B3 Architects; and Phil Suding, Suding Design Landscape Architects.

Public comment opened at 8:59 p.m.

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

A support letter from Monique Mansfield explaining compliance with addressed neighborhood concerns was acknowledged by the Board.

Brad Money: stated concerns regarding the grade level and retaining wall height. Requested retaining wall markers and story poles to better judge project height, and an overheight wall is requested.

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

**ARCHITECTURE:**

- 1) The Board likes the overall style and appreciates the reductions made thus far by the applicant; however, (Carrying forward previous comment #7) the Board (still) finds that the project has an aggressive design, and would like the applicant to return with a reduction in the mass, bulk, and scale of the project.
- 2) Investigate the possible garage encroachment into the side yard setback and verify it complies with zoning or whether a modification would be required.

**LANDSCAPING:**

- 1) At this time, the Board finds that the landscaping is acceptable, but reserves the right to comment further on the landscaping as the building design evolves.

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

**ADJOURNMENT:**

**The Full Board meeting adjourned at 9:43 p.m.**

**CONSENT CALENDAR****REFERRED BY FULL BOARD****A. 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 Landscaping is requested.)**

An opposition letter from Paula Westbury was submitted.

**Final Approval of Landscaping as noted on plan sheet #7.** The pavement adjacent to the sidewalk shall include: 1) Flag stone pieces to be a minimum of 30-inches set on base with grout joints not greater than 5-inches. 2) Grout colors shall match flagstone colors.

**FINAL REVIEW****B. 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.)**

An opposition letter from Paula Westbury was submitted.

**Final Approval as submitted.**

**NEW ITEM****C. 3232 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-028  
 Application Number: MST2009-00089  
 Owner: Thomas Blatt, Trustee  
 Applicant: Rena Smith

(Proposal to revise the site landscaping at the Kyoto Restaurant. The proposal includes elimination of three trees which were never planted from the original site landscape plan and inclusion of water wise plants. The project will abate violations from ENF2008-00324.)

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

**Final Approval as noted: Applicant to provide a revised landscape plan with the following comments detailed on the plans:**

- 1) Planter #4: **a)** remove the existing pear tree, and add two new Prunus thundercloud trees (15 gallon) on each end of the planter; to be staked for protection of new trees. **b)** add six 5 gallon Rhapsiolepis indica "clara."
- 2) Planter #3: **a)** add a 15 gallon Prunus thundercloud tree to be centered in the middle of the white brick wall at the front of the building. **b)** add two 5 gallon Rhapsiolepis indica "clara."
- 3) Planter #7: add four 5 gallon Rhapsiolepis indica "clara."
- 4) Planter #6: is acceptable with existing vegetation.

**NEW ITEM**

**D. 501 NINOS DR**

**P-R/SD-3 Zone**

Assessor's Parcel Number: 017-362-005

Application Number: MST2009-00048

Owner: City of Santa Barbara

Applicant: City of Santa Barbara/Public Works

(Proposal to install four chain link fencing along UPRR rail corridor at various locations. The proposed fence material is black polyester-coated and ranges in height from 4'-0" (at Mason/Gray Streets area) to 6'-0" (at Ninos Drive area).)

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

An opposition letter from Paula Westbury was submitted.

**Postponed one week at the applicant's request.**

Items of landscaping on the Consent Calendar were reviewed by **Carol Gross**.