



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 9, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:01 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - ABSENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL – ABSENT
- JIM BLAKELEY – PRESENT AT 3:02 P.M.
- CAROL GROSS – PRESENT AT 3:18 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT AT 3:02 P.M.
- 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 FROM 3:22 TO 3:42 P.M.
 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, March 5, 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 3:01 p.m.

ROLL CALL:

Members present: Sherry, Mosel, Zink, Gross, Blakely, Rivera, and Gilliland.
Members absent: Manson-Hing and Aurell.

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 February 23, 2009, as amended.
Action: Mosel/Rivera, 6/0/0. Motion carried. (Manson-Hing/Gross/Aurell absent).

C. Consent Calendar:

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

Straw vote regarding March 2, 2009, Consent Item G. 501 Ninos Drive:

How many Board members feel that a 6'-0" black vinyl-coated chain-link fence in the Dwight Murphy location, in lieu of the proposed galvanized fencing, is sufficient and approvable; with the additional condition that the Board reserves the right to review within five years any future landscaping along the fence in the Dwight Murphy location? 6/0 (unanimous).

The board added the condition b) to Item G. 501 Ninos Dr. To add screening landscaping along the fence at the Dwight Murphy location, within the next five years.

Action: Gilliland/Rivera, 6/0/0. Motion carried. (Manson-Hing/Aurell/Gross absent).

The following Consent Calendar of March 9, 2009, was ratified at the end of the meeting:

Motion: Ratify the Consent Calendar of March 9, 2009. The Consent Calendar was reviewed by **Gary Mosel**, with the exception of the landscaping for Items A, D, E and F, as reviewed by **Carol Gross**.

Action: Gross/Blakeley, 7/0/0. Motion carried. (Manson-Hing/Aurell absent).

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

Ms. Bedard reported that Board members Manson-Hing and Aurell will be absent from the meeting.

- E. Subcommittee Reports.

Member Sherry reported on the Joint Advisory Boards Luncheon, and that the liaison representatives from the Parks and Recreation Committee, Historic Landmarks Committees, Transportation Circulation Committee, and the Airport Committee were also in attendance where inter-liaison communication issues were discussed.

Board member Sherry suggested a future ABR agendized discussion items: 1) establishing a liaison policy with the other advisory boards, and 2) the need to further define the building compatibility criteria.

- F. Possible Ordinance Violations.

Member Rivera reported that two weeks ago on San Remo Street, the block east of Hope Avenue, several mature City street trees were cut down and removed without public notice by the City's Parks and Recreation Department. Tim Downey, Urban Forest Superintendent for the City of Santa Barbara reported that it is the Park and Recreation Committee policy to post a notice on all trees, subject for removal, 10 days prior to each review hearing of consideration for removal; however on occasions the notices on such trees may be removed unbeknown to staff, in such case if identified staff will replace the notices. Mr. Limon also reported that the Ordinance Committee will be carefully reviewing governing Ordinances to consider additional fines for tree removals, and possibly expand the public noticing requirement.

Member Mosel requested staff clarification if the Arts Committee may be reviewing whether a Statue of Liberty is under consideration to be established at the end of the City's harbor area, and if the placement of such a statue comes under the purview of the Board's review. Mr. Limon stated that such a public statue would be first be reviewed by the Visual Arts in Public Places (VAPP) Subcommittee, and if proposed outside the El Pueblo Viejo Landmark District, it would then come before the Board for consideration.

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.)

(Final Approval of architecture granted 2/23/09. Final Approval of landscaping is requested.)

(3:42)

Present: Lisa Arroyo, Project Engineer for the City of Santa Barbara; Sam Maphis, Landscape Architect; and Peter Doctors, Traffic Engineer for the Transportation Operations Division/City of Santa Barbara.

Public comment opened at 3:58. As no one wished to speak, public comment was closed.

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

Motion: Continued indefinitely for landscaping to return to Consent Review with the following comments:

LANDSCAPING:

- 1) The Board appreciates a 40-foot site clearance as opposed to a 75-foot site clearance.
- 2) The Board looks forward to seeing tree varieties with slender trunks that may be incorporated into the intersection areas.
- 3) The Board looks forward to a revised bulb-out planting scheme to incorporate plants to be taller than 8-inches, with a waiver.
- 4) On plan sheet #L3, show missing tree at intersection.

Action: Gross/Rivera, 6/0/0. Motion carried. (Manson-Hing/Aurell/Zink absent).

FINAL 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).)

(Final Approval is requested.)

(4:17)

Present: Joe Andrulaitis, Architect; Katie O'Reilly-Rogers, Landscape Architect; and Irma Unzueta, Project Planner.

Public comment opened at 4:58 p.m.

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

Tony Fischer, on behalf of St. Francis Friends and Neighbors, opposition; requested: larger plans, Historic Landmarks Commission (HLC) review, confirmation of American Disabilities Act (ADA) review, revised Tentative Subdivision Map Grading Plan, recent changes to landscape plan and layout for impact to neighborhood and ingress/egress.

Public comment closed at 5:01 p.m.

Chair Sherry confirmed that the HLC will review the monument before Final Approval is given to the project by the Board. The applicant clarified that the public has ADA access to the park, that the submitted grading plan would be the same grading plan submitted for the Tentative Parcel Map, and that per the project's Conditions of Approval, HLC did a courtesy review of the entire project. The Chair also clarified that the ADA requirement details on the site are reviewed and checked by the Building and Safety Division during Plan Check Review of the project.

Straw vote: How many of the Board feel it is more appropriate design solution to relocate the gazebo structure with the right proportion and detailing to the corner of Micheltorena and Salsipuedes Streets? 5/2 (passed).

Motion: Continued indefinitely to the Historic Landmarks Committee and to return to Full Board, with the following comments:

ARCHITECTURE:

1) The chimneys in Building O are to be stone to match the stone detailing.

LANDSCAPING:

- 1) Add the street trees to the landscape plans.
- 2) Add conversational seating areas for public use.
- 3) The Board preferred the authentic circular curved stone stair option for the stairs that lead to the lawn at the base of the main walkway.
- 4) The plans are to reflect that the existing stone wall is to be cut architecturally according to the construction of the stairs, if feasible.
- 5) Restudy the palm trees at the corner of Micheltorena and Salsipuedes Streets.
- 6) Restudy the height of the plantings to deter pedestrians from trampling the vegetation.
- 7) Restudy and revise the park lighting.
- 8) Add the benches in the center lawn area between Buildings C2 and C3 to the plans.
- 9) The wrought iron gazebo should be restudied for proportion and authentic detailing.
- 10) The Board defers to the Historic Landmark Commission for comments on the location and design of the commemorative display design; the design will be approved by ABR and the specific text is to be approved by HLC.
- 11) A majority of the Board prefers the commemorative plaque stand be placed at the corner of Micheltorena and Salsipuedes Streets and not on the upper lawn area.
- 12) One Board member preferred that the applicant restudy the commemorative display design to be incorporated into the stone wall rather than a separate monument stand.

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

***** THE BOARD RECESSED AT 5:33 P.M. AND RECOVERED AT 5:56 P.M. *****

PRELIMINARY REVIEW

3. 120 S HOPE AVE H-123

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2008-00550
 Owner: Patricia S. Nettleship, Trustee
 Owner: The Macerich Company
 Applicant: The Conceptual Motion Company
 Business Name: Yves Delorme

(Proposal for a facade remodel to an existing tenant space (H123) at the La Cumbre Plaza. The proposal includes a new entry element, new paint, shutter detailing, and awnings.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

(5:56)

Present: Ryan Mills, Architect/The Conceptual Motion Company.

Public comment opened at 6:04 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 Full Board with the following comments:**

ARCHITECTURE:

- 1) The design is going in right direction.
- 2) Center the arched opening with the store entry.
- 3) Study the parking lot entry door to be recessed similar to the main entry.
- 4) Correct plans to reflect the proposed design as presented in the prospective drawing.
- 5) The plan should reflect the adjacent storefront to the interior with regard to the canopy and plan view.

LANDSCAPING:

- 1) Incorporate in-ground planting wherever possible, especially on either side of the main entry way.

Action: Gross/Zink, 7/0/0. Motion carried. (Manson-Hing/Aurell absent).

CONCEPT REVIEW - CONTINUED ITEM

4. 128 ANACAPA ST

OC/SD-3 Zone

Assessor's Parcel Number: 033-083-022
Application Number: MST2007-00515
Owner: James B. McDonald
Architect: Joe Ewing

(Proposal to construct two new four-story residential condominiums on a 5,000 square foot lot. Unit A is three-bedroom 2,798 square feet with an attached 445 square foot two-car garage. Unit B is three-bedroom 2,948 square feet with an attached 456 square foot two-car garage. The project requires Staff Hearing Officer Review for a Tentative Subdivision Map and Coastal Development Permit.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Staff Hearing Officer Review for a Tentative Subdivision Map and Coastal Development Permit.)

(6:18)

Present: Joe Ewing, Architect; Leo Brinkley, and James B. McDonald, Owner.

Public comment opened at 6:38 p.m.

Joseph Garred, adjacent property owner, encouraged neighborhood development, but expressed concern regarding the proposed four story massing and privacy issues for his property.

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

Public comment closed at 6:41 p.m.

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

ARCHITECTURE:

- 1) The mass, bulk, and scale of the project is still aggressive. The applicant is to study ways to substantially reduce the project, including reducing the plate heights.
- 2) The roof decks, the elevator, and stair tower are exacerbating the overall height of the building. Applicant to restudy ways to reduce the overall height.
- 3) Show on the plans the 45-foot maximum height limits on the sections and elevations.
- 4) Verify with the Building and Safety Division the zero lot line requirements of Building Code which may significantly impact how the windows are addressed.
- 5) The Board will continue to look forward to further refinement of the architectural style and detailing.

LANDSCAPING:

- 1) Reduce the width of the curb cut to minimize hardscape along Anacapa Street and maximize the landscaping opportunities.

Action: Gross/Blakeley, 7/0/0. Motion carried. (Manson-Hing/Aurell absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 5 S NOPAL ST

M-1 Zone

Assessor's Parcel Number: 017-163-006
 Application Number: MST2009-00075
 Owner: Martin Anguiano
 Applicant: Peter Kretzu

(A concept review for a proposed new one-story 1,920 square foot manufactured Rockford Steel commercial warehouse/storage building on an existing 4,400 square foot lot. The current use is an unimproved contractor's storage lot. The proposal includes four new on-site parking spaces and site landscaping. The project requires Development Plan Approval Findings by the Architectural Review Board for 1,920 square feet of new commercial square footage.)

(Concept Review. Comments Only; Project requires Environmental Assessment and Development Approval Findings.)

(7:09)

Present: Peter Kretzu, Applicant.

Staff commented that the landscaping plans require a professional landscape architect.

Public comment opened at 7:19 p.m.

Sally Vasquez, adjacent neighbor (also submitted photos), opposition: expressed concerns regarding the blockage of entrance and egress to/from her property driveway, the project's lack of sufficient parking area, and the parking of vehicles on neighborhood sidewalks and streets.

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

Public comment closed at 7:23 p.m.

Straw vote: How many of the Board find a metal building acceptable at this location with reduction of the plate height and adequate landscape screening? 4/3 (passed).

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

- 1) A majority of the Board feel that a metal building could be found to be appropriate on this site.
- 2) Applicant needs to return with information regarding conformance to Building Codes for adjacencies to property lines and type of construction.
- 3) Return with a color and material board.
- 4) Return with examples of existing pre-manufactured buildings in the area of the proposed development.
- 5) Two members of the Board expressed concern with visibility of the proposed project from U.S. Highway 101. Applicant to return with photographs taken from the freeway at (toward) the proposed development.

LANDSCAPING:

- 1) Provide tall slender screening landscape vegetation in the south planter along the south property line.

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

ADJOURNMENT:

The Full Board meeting adjourned at 7:51 p.m.

CONSENT CALENDAR**REFERRED BY FULL BOARD****A. 633 DE LA VINA ST R-3 Zone**

Assessor's Parcel Number: 037-121-007
Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot in the R-3 Zone. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42 inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 009-09.)

A letter in opposition from Paula Westbury was acknowledged.

Preliminary and Final Approval of architecture as submitted; and Final Approval of landscaping as noted, with additional landscaping in parkway.

CONTINUED ITEM**B. 1906 CLIFF DR C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2008-00493
Owner: McDonalds Corporation
Architect: Cearnal Andrulaitis
Owner: Levon Investments/Investec

(Proposal to abate violations of ENF2008-01014 and permit "as-built" roof top equipment, including the replacement of duct work, exhaust ventilator, restroom exhaust fan and platforms for existing roof top mechanical equipment. Proposal includes a new tile parapet to screen the rooftop equipment.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted.

NEW ITEM**C. 3735 STATE ST C-P/SD-2 Zone**

Assessor's Parcel Number: 051-590-033
 Application Number: MST2009-00064
 Owner: Wasem Family Partnership
 Applicant: Ross McLaren
 Business Name: Educated Car Wash

(Proposal for a new EVR Phase II Upgrade to include the installation of a veeder-root carbon canister. The new equipment will be attached to a new 16 foot pole at the rear of an existing car wash/gas station and will connect to 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 with the condition to lower the veeder-root carbon canister by approximately 1 foot and run the graded vent line under the existing canopy.

REFERRED BY FULL BOARD**D. 3427 SEA LEDGE LN A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-009
 Application Number: MST2006-00092
 Owner: Leon and Joyce Lunt
 Architect: Roteman, Eberhard & Associates
 Applicant: Bob Price, Roteman Architects

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. Project Received Planning Commission Approval on 9/6/07 (Resolution No. 034-07).)

(Preliminary Approval granted 3/24/08. Final Approval requested for Architecture and Landscaping.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval of Architecture as noted on plan sheet #A3.0 that the standing seam roof is acceptable, with the condition to use a matte finish; and Final Approval of Landscaping as noted on plan Sheet #A1.3, with the condition for the tree size to be 15 gallon minimum.

REFERRED BY FULL BOARD**E. 3500 MCCA W AVE****P-R/SD-2 Zone**

Assessor's Parcel Number: 051-230-005
Application Number: MST2009-00111
Owner: City of Santa Barbara
Applicant: George Thomson
Architect: WRC Consulting Services, Inc

(The proposed design for the Las Positas Storm water Management Project at the City Municipal Golf Course includes a combination of detention basins, bioswales, pocket wetlands, erosion control and runoff diversion pipes. The primary purpose of the Las Positas Storm Water Management Project is to detain and treat storm water and incidental runoff in order to improve water quality downstream. The secondary purpose is to reduce peak storm flows in order to facilitate the installation of downstream creek restoration and/or water quality treatment projects. Project received a Preliminary Approval on 10/16/06 through expired MST2006-00484. The applicant is requesting a new Preliminary Approval.)

(Preliminary and Final Approval are requested.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as noted.

NEW ITEM**F. 236 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-051-001
Application Number: MST2009-00054
Owner: Dario Pini
Applicant: Catherine Dunbar

(Proposal to permit the as-built demolition of gas pumps and for minor site improvements to include the addition of an accessible parking space and path of travel, add landscaping to the existing landscaping planters, relocate the existing outdoor vending to the interior of the building, and the removal of existing and unpermitted storage sheds. Proposed signage to be reviewed by the Sign Committee under a separate permit. The proposal will abate ENF2004-00930.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval of the landscape plan.

Items on Consent Calendar were reviewed by **Gary Mosel**, with landscaping for Items A, D, E and F also reviewed by **Carol Gross**.