



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 23, 2009**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT UNTIL 7:47 P.M.
- JIM BLAKELEY - ABSENT
- CAROL GROSS – PRESENT
- GARY MOSEL - PRESENT UNTIL 7:47 P.M.
- 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 UNTIL 3:18 P.M.
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

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

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

**PLEASE BE ADVISED**

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/abr](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, March 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 3:01 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry, Mosel, Zink, Gross, Aurell, Rivera, and Gilliland.  
Members absent: Blakely.  
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 **March 9, 2009**, as amended.  
Action: Gross/Rivera, 6/0/2. Motion carried. (Manson-Hing/Aurell abstained, Blakeley absent).

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of **March 16, 2009**. The Consent Calendar was reviewed by **Clay Aurell**.  
Action: Aurell/Sherry, 8/0/0. (Blakeley absent) Motion carried.  
Motion: Ratify the Consent Calendar of **March 23, 2009**. The Consent Calendar was reviewed by **Clay Aurell**, and for landscaping items B and C by **Carol Gross**.  
Action: Aurell/Sherry, 8/0/0. (Blakeley absent) Motion carried.

Mr. Limón requested the Board's opinion on sending subdivision applications which staff believed should be referred to the Single Family Design Board (SFDB) and not to be subject to the ABR, before making such suggestion to City Council. The Board agreed with staff's recommendations.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Bedard made the following announcements:
    - a) Board member Blakeley is absent from today's meeting.
    - b) The Board's previous February 23<sup>rd</sup> preliminary approval of 1298 Coast Village Road project has a pending tentative appeal to City Council scheduled for Tuesday, May 5<sup>th</sup>. Board member Manson-Hing has been assigned to represent the Board at that hearing.
    - c) Tuesday, March 24<sup>th</sup> Council hearing will be reviewing the Alternative Building Heights Charter Amendment and the Companion Implementation Ordinance, to review the draft language and declare a project for purposes of Environmental Review.
    - d) The City Clerks Office has requested that Board members Jim Blakeley and Gary Mosel turn in their Statement of Economic Interest forms.
  - 2) Board member Gross announced she will be stepping down from agenda Item #5, 13 S. Soledad Street.
  - 3) Board members Aurell and Mosel announced they will be stepping down on agenda Item #6, 617 Bradbury Avenue.
  - 4) Board member Rivera announced he will be stepping down on agenda Item #1, 705 Norman Firestone Road.
  - 5) Board member Sherry announced she will be absent from the next scheduled ABR meeting on April 6, 2009.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

Board member Gross reported that for nearly a year almost all of the previously approved landscaping (except for a few remaining trees) that was part of the Conditions of Approval for the Lazy Acres expansion improvements project for the parking lot area shared with the Longs Drug Store has been removed and looks very unpleasant and lacks the required sufficient landscaping.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**1. 705 NORMAN FIRESTONE RD**

**A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
 Application Number: MST2008-00524  
 Owner: City of Santa Barbara  
 Applicant: Goleta Sanitary District  
 Architect: Penfield & Smith Engineers, Inc.

(Proposal to construct a new 400 square foot pump house, an 8-foot tall block wall that encompasses a 57 foot by 80 foot area around the pump house, and new landscaping on the City Airport property. The pump house will provide a permanent replacement of the forced main at the Firestone Road Lift Station. Project requires Planning Commission Review for a Coastal Development Permit.)

**(Comments only; Project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)**

(3:18)

Present: Andrew Bermond, Assistant Planner; Jennifer Welch, Agent for Penfield & Smith Engineers, Inc.; Kary Poitress, Civil Engineer; and Bob Cunningham and David Jones, Landscape Architects.

Public comment opened at 3:51 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) Document the existing buildings in the vicinity.
- 2) Return with the general plan of architectural style of the airport in this vicinity.
- 3) Provide all four elevations of the structure.
- 4) Use of either recessed or flush ventilation units on the sides of the structure is preferred.
- 5) Provide details of all gates, doors, windows, etc.
- 6) Flat skylights are preferred rather than domes shaped skylights.
- 7) Applicant to provide reasoning for keeping the existing structures proposed to remain.
- 8) The Board understands that a setback is not required for an interior street however the Board would prefer to see the structure pushed back to accommodate an increased set back.
- 9) Provide documentation of the tipuana tree dripline.
- 10) Provide comments on the exposed piping at the bridge.

LANDSCAPING:

- 1) Study methods that the clinging vines may mitigate the blank walls of the new structure.
- 2) The proposed planting palette is acceptable.

Action: Gross/Zink, 7/0/0. Motion carried. (Rivera stepped down, Blakeley 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. Project requires compliance with Council Resolution No. 08-038.)**

(3:59)

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

Public comment opened at 4:16 p.m.

Kellam de Forest, proposed memorial plan is extremely minimal, should utilize the original architectural elements as directed by Council, recover the original St. Francis stigmata statue, the corner park on Salsipuedes and Micheltorena Streets should relate more to the buildings to be more formal and closer to the axial design with more relationship with the buildings.

Tony Fischer (St. Francis Friends and Neighbors), opposed: project is still too dense and doesn't comply with zoning, more effort needs to be made to recover the St. Francis stigmata statue, a review of plans should be done to confirm consistency with Council resolutions and conditions, lighting plans should be included from the parking lot to residences in the senior facility.

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

Public comment closed at 4:19 p.m.

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

ARCHITECTURE:

- 1) Carry forward previous Historic Landmarks Commission comments: #2) *Authentic paving material would be preferred*; #7) *Something related to St. Francis should be included, such as a replica of a statue or an abstract form*; and 8) *Incorporate elements of the old building*. Prior to demolition, actively search for archival pieces at the existing site to be incorporated into the project (exp. Flagstone, etc.), and if needed, indicate such on the plans.
- 2) Per the previous Historic Landmarks Commission suggestion, a small tree is to be incorporated into the visitor area.
- 3) In general, the Board prefers the commemorative display at the corner location.
- 4) Continue to refine the hardscape and landscaping at the corner location. Incorporate the grade change, elevation, and the wall at Salsipuedes Street.
- 5) Further refine the commemorative plaque area.
- 6) Update the lighting plan to reflect the changes to the project.
- 7) Consider the addition of a bench in the former gazebo area.
- 8) Staff to clarify the condition of the shuttle stop per the resolution.

LANDSCAPING:

- 1) The stenocarpus trees are to be a minimum 24-inch box size.
- 2) Introduce low plant groupings among the existing ground cover along the Micheltorena and California Streets parkway.
- 3) Study the planting in the corner visitor area to be more historic in nature.

Action: Gross/Sherry, 8/0/0. (Blakeley absent) Motion carried.

**PRELIMINARY REVIEW****3. 221 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-041-004  
 Application Number: MST2008-00538  
 Owner: Archdiocese of Los Angeles  
 Architect: Garcia Architects  
 Applicant: Our Lady of Guadalupe

(Proposal for Phase 2 of project at Our Lady of Guadalupe Church to construct a 1,487 square foot single-story addition to be used as a side-chapel, and 96 square foot partial demolition to the existing 6,576 square foot church. The proposal will result in a net addition of 1,391 square feet. The 1,487 square foot side-chapel addition will provide 136 new seats for a total of 485 seats. The project also includes new parking, paving, and landscaping. 34 new parking spaces will be provided for a total of 98 parking spaces. Phase 1 of the project was approved under MST2006-00015 on August 20, 2007. The project requires Development Plan Approval by ABR for the allocation of 1,391 square feet of Measure E square footage.)

**(Preliminary and Final Approval are requested. Project requires Development Plan Approval.)**

(5:12)

Present: Gil Garcia, Applicant.

Public comment opened at 5:29 p.m. As no one wished to speak, public comment was closed.

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

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

ARCHITECTURE:

- 1) The proposed cupola is acceptable.
- 2) Study the height of the cross above the cupola for a more prominent extension.
- 3) Change the skylight glazing to be flat glass instead of dome shaped.
- 4) Provide open metal guard rails at the south east entry to the church, at the north and central west entry to the church, and the south central entry to the church.

LANDSCAPING:

- 5) Provide landscaping for the entire parkway.
- 6) Provide a revised landscape plan showing the additional tree on the south elevation.
- 7) The landscape is appreciated by the Board.
- 8) Study incorporating breaks in the agapanthus to allow pedestrian access from the parking lot to the building.

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

**\*\*\* THE BOARD BRIEFLY RECESSED AT 5:38 P.M. AND RECOVERED AT 5:39 P.M. \*\*\***

**Motion: Motion to re-open the previous item, 221 N. Nopal Street to make Development Plan Approval findings.**

Action: Manson-Hing/Mosel, 8/0/0. (Blakeley absent) Motion carried.

**Addendum Motion: Development Plan Approval findings were made on the project.**

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

**\*\*\* THE BOARD OFFICIALLY RECESSED AT 5:39 P.M. AND RECOVERED AT 6:08 P.M. \*\*\***

**CONCEPT REVIEW - CONTINUED ITEM****4. 632 E CANON PERDIDO ST****R-3 Zone**

Assessor's Parcel Number: 031-032-017

Application Number: MST2008-00563

Owner: Boys &amp; Girls Club of Santa Barbara Inc

Architect: Lenvik &amp; Minor Architects

(Proposal to construct a new, two-story, 14,032 square foot addition for new permanent classrooms and administration offices at the El Montecito School on a 2.20 acre parcel in the R-3 Zone. The site is currently developed with 17,039 square feet of existing permanent structures and 7,200 square feet of temporary portable units for a total of 24,239 square feet of existing on site development. The proposal includes the removal of the 7,200 square feet of temporary portable classrooms and with the proposed addition of 14,032 square feet of permanent structures, the project will result in a net addition of 6,832 square feet to the site, and will result in a total of 31,071 square feet of on-site development. The site currently includes 24 parking spaces and the proposal includes the addition of 7 new spaces for a total of 32 parking spaces. The project requires Planning Commission review for Development Plan Approval for new non-residential square footage, a Conditional Use Permit for continued non-residential use in the R-3 Zone, and modifications for parking and lot coverage to exceed 25 percent of the lot for non-residential use.)

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

(6:08)

Present: Jeff Gorrell, Lenvik & Minor Architects and Carolyn Brown, Executive Director of the Boys & Girls Club of Santa Barbara

Public comment opened at 6:24 p.m.

David Bolton, opposed: project is too large for the neighborhood, proposed parking, and opposed to palm tree relocation or removal which is currently used as a noise buffer.

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

Public comment closed at 6:28 p.m.

Straw vote: How many of the Board would like the motion to include a statement to alleviate the Board's concerns about drop-off and circulation in the site plan? 8/0 (passed).



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

- 1) Regarding documentation, the Board is unable to give full guidance on the project as the Applicant needs to provide complete documentation of the existing site, including: a complete survey of landscaping to show the neighboring structures on the property, and clear photographs on surrounding neighborhood including the surrounding streets. Applicant to return with separate elevations and composite elevations of the school and structures.
- 2) Study the site plan with respect to the drop-off and circulation program to alleviate the Board's concerns. Review revised proposal with the Transportation Department to develop a more satisfactory drop-off and parking area.
- 3) Restudy the requested buffer zones for neighbors on the south side.
- 4) Applicant is encouraged to meet with the neighbors to address neighborhood concerns.
- 5) Carry forward the Board's previous December 15<sup>th</sup> comments #1) *As to the architectural styling, the Board reserves the right to further review the project in it's mass, bulk and scale, and architectural design elements; and to ask the Planning Commission to rule on the compatibility of the increase in intensity of use.* #3) *Study down-light casting and noise abatement;* and #4) *Restudy the Canon Perdido Street windows.*
- 6) Study architectural elements to be compatible with existing and proposed buildings.

LANDSCAPING:

- 1) The Board looks forward to a landscape plan for review.

Action: Gross/Sherry, 5/3/0. Motion carried. (Manson-Hing/Zink/Mosel opposed, Blakeley absent).

**PRELIMINARY REVIEW****5. 13 S SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-183-018  
 Application Number: MST2008-00474  
 Owner: City of Santa Barbara  
 Architect: Thomas Moore  
 Applicant: Housing Authority of Santa Barbara

(This is a revised project description: Proposal for site improvements to a 1.17 acre lot currently developed with 15 residential apartments. Site improvements include the removal of the existing covered carports and addition of a new masonry garden wall, replace wood curbs with concrete curbs, and add new lighting in parking area, a new 147 square foot trash enclosure, and the addition of three new canopy trees in the parking area. No alterations are proposed for the existing residential units. The proposal will include 31 uncovered parking spaces. 33 parking spaces are currently provided and 19 spaces are required.)

**(Preliminary and Final Approval are requested.)**

(7:29)

Present: Thomas Moore, Architect; and David Black, Landscape Architect.

Public comment opened at 7:38 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 Consent with the following conditions:**

- 1) Provide a cut sheet and new proposal for a typical pole light fixture.
- 2) Provide revised additional trellis detailing for the trash enclosure area (so that the steel works better with the wood trellis on top).

LANDSCAPING:

- 1) Study the use of the geyeri tree in the Soledad Street entry.
- 2) Relocate the trees east of the building and central to the parking lot, to be more centered in the planting area.

Action: Mosel/Gilliland, 6/1/0. Motion carried. (Sherry opposed, Gross stepped down, Blakeley absent).

**CONCEPT REVIEW - CONTINUED ITEM****6. 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.)

**(Fifth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review of a Tentative Subdivision Map.)**

(7:47)

Present: Josh Blumer and Denise Rocha of AB Design Studio; and Fae Perry/David Black, Owners.

Mr. Blumer clarified that the palm tree on the site is no longer proposed to be removed, which will also be indicated on the plans.

Staff clarified that the "compatibility" of the project are "Compatibility *Criteria*" and are not "*findings*" for the Board to make as referenced in comments made by the Board.

Public comment opened at 8:00 p.m.

Tony Vassalo, posed various questions and concerns, tallest height on project (29.8 feet), number of parking spaces provided by two commercial unit (2 parking spaces for the one commercial unit), the City's requirement for commercial parking (1 parking space per 500 sq. ft.), staff verified no parking exception is not requested nor required.

Wanda Livernois, opposed: size, bulk and scale is still too large and massive on a small lot, and not compatible with neighborhood, project should be redone.

Robert Livernois, opposed: architectural style of project not compatible with neighborhood, buildings

are too high and big for small lot, and project lacks adequate landscaping.

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

Public comment closed at 8:09 p.m.

**Motion:**        **Continued indefinitely to the Staff Hearing Officer and return to Full Board with comments:**

ARCHITECTURE:

- 1) Applicant has made considerable effort to reduce the overall mass, bulk, and scale of the building, and in reducing the massing away from the north and south property lines; the Board finds the mass, bulk, and scale of the project acceptable.
- 2) Study and confirm the privacy (concerns) of the balconies of the two residential units toward the north and south adjacent neighbors.

LANDSCAPING:

- Action:        1) Continue to study and confirm the detailing and sustainability of the green screen.  
Sherry/Gross, 3/2/1. Motion carried. (Zink/Rivera opposed, Manson-Hing abstained, Aurell/Mosel stepped down, Blakeley absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 8:30 p.m.**

**CONSENT CALENDAR****NEW ITEM****A. 1712 ANACAPA ST****R-2 Zone**

Assessor's Parcel Number: 027-111-014  
 Application Number: MST2008-00435  
 Owner: Richard Untermann & Gail Elnicky  
 Architect: David Van Hoy

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project requires Planning Commission Review for a Tentative Subdivision Map, a public street waiver, and a street frontage modification.)

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

Opposition letters from Monte Fligsten, Catharina and Phil Morreale, and Paula Westbury were acknowledged.

**Continued indefinitely to the Staff Hearing Officer (SHO) with comments:**

- 1) Supportive of grading as it is balanced on site.
- 2) Relocation of driveway, as proposed, is beneficial to the north neighbor.
- 3) Looks forward to seeing how the applicant treats the north property line.

**REVIEW AFTER FINAL****B. 1000 BLK W CARRILLO ST 2106 SEG ID**

Assessor's Parcel Number: ROW-002-106  
 Application Number: MST2008-00350  
 Owner: City of Santa Barbara/Public Works Department  
 Applicant: Lisa Arroyo, Project Engineer

[Proposed project on the north side of Carrillo Street to include the installation of new sidewalk installation grading and formwork, sidewalk access ramps, curb and gutter, retaining structures (as needed) and landscaping.]

**(Review After Final for proposed landscaping changes, revised street light at Chino & Carrillo Streets for the Cobra Head light with the standard domus fixture, and the addition of a bus stop, bench, trash and recycling, per city standards, at Chino & Carrillo Streets.)**

An opposition letter from Paula Westbury was acknowledged.

**Approval of Review After Final with conditions:** 1) Light Fixture is acceptable. 2) The benches are to be parallel to the curb. 3) Sheet L-2 add small planter strip between curb and sidewalk at station 5+30.

**NEW ITEM****C. 272 CALLE ESPERANZA****R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-610-029

Application Number: MST2009-00142

Owner: Bob and Alea Cunningham

(Proposal to remove and replace three existing trees located within the interior grounds of an existing 40 unit condominium complex. Two Chitalpa tashkentensis are to be replaced with two 24-inch box Maytenus boaria, and one Melaleuca leucadendra to be replaced with one 24-inch box Pittosporum phillyraeoides.)

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

An opposition letter from Paula Westbury was acknowledged.

**Final Approval as submitted.**

Items on Consent Calendar were reviewed by **Clay Aurell**, with the exception of landscaping for Items B and C, reviewed by **Carol Gross**.