



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 06, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:04 P.M.**
BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair - PRESENT
 DAWN SHERRY, Vice-Chair – ABSENT
 CLAY AURELL - PRESENT
 JIM BLAKELEY – ABSENT
 CAROL GROSS – PRESENT UNTIL 4:55 P.M.
 GARY MOSEL - PRESENT
 PAUL ZINK – PRESENT @ 3:42 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 UNTIL 3:13 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Wednesday, April 1, 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 3:04 p.m.

ROLL CALL:

Members present: Manson-Hing, Mosel, Zink, Gross, Aurell, Rivera, and Gilliland.
Members absent: Blakeley and Sherry.
Staff present: Bedard, Limón, 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 23, 2009**, as amended.
Action: Aurell/Mosel, 5/0/1. Motion carried. (Mosel abstained from Item #6, Blakeley/Sherry/Zink absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **March 30, 2009**. The Consent Calendar was reviewed by **Clay Aurell**.
Action: Gilliland/Rivera, 6/0/0. Motion carried. (Blakeley/Sherry/Zink absent).
Motion: Ratify the Consent Calendar of **April 6, 2009**. The Consent Calendar was reviewed by **Gary Mosel** with the exception of the landscaping for Items G, H, I and J as reviewed by **Carol Gross**.
Action: Aurell/Gross, 6/0/0. Motion carried. (Blakeley/Sherry/Zink absent).

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

- 1) Ms. Bedard announced that Board members Sherry (and Blakeley) will be absent from the meeting.
- 2) Board member Gross announced that she will be stepping down from Items #3 and #4.
- 3) Mr. Limón announced that the Historic Landmarks Commission requested to re-institute the ABR/HLC Joint (Architecture Design) Awards, and nominations will be accepted. Board input and nominations would be appreciated.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

Staff announced they prefer that Board members submit possible Ordinance violations forms rather than announce them at broadcasted meetings.

**** THE FOLLOWING ITEM WAS CONTINUED FROM MARCH 23, 2009. ****

FINAL REVIEW**1. 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.)

(3:13)

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

Public comment opened at 3:28 p.m.

Kellam de Forest, opposition: submitted photos of the stigmata St. Francis statue that he proposed be returned to the site in a prominent location, and requested a suitable memorial.

Tony Fischer for St. Francis Friends and Neighbors, opposition: requested clarification on whether the proposed statue is located in the setback. The Chair clarified that the applicant had stated that the proposed statue was eliminated from the project at this time.

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

Public comment closed at 3:33 p.m.

Board members Aurell and Gross requested and staff clarified the Planning Commission's Conditions of Approval with regard to the display area and statue. The Chair clarified the Historic Landmarks Commission's previous courtesy advisory comments with regard to the display area and statue.

The applicant stated that he was not presently aware of any pre-existing or existing displays or statuary, but would be willing to comply with requests to utilize them into the project if any such displays or statuary were found during demolition.

Motion #1: Continued two weeks with the comment that the design and location of the commemorative display of the St. Francis Hospital shall be restudied for landscaping and hardscape and to comply with the Planning Commission and City Council direction that architectural artifacts be incorporated into the commemorative display design.

Action: Gross/Gilliland, 2/5/0. **Motion failed.** (Zink/Aurell/Manson-Hing/Mosel opposed, Blakeley/Sherry absent.)

Chair Manson-Hing reminded the Board that at a previous meeting, a motion was made stating the Board's preference for a small commemorative plaque in the corner location.

Motion #2: Final Approval with conditions:

- 1) If appropriate architectural elements are discovered during demolition incorporate into the commemorative display.
- 2) Add light poles (low voltage lamps) at entry areas of Salsipuedes, Micheltorena, and California Streets.
- 3) Install additional accent plantings along California Street.
- 4) The Applicant is given the discretionary option to incorporate a commemorative statue within the historic display area in the future.

Action: Rivera/Aurell, 5/2/0. Motion carried. (Gilliland/Gross opposed, Blakeley/Sherry absent).

***** THE BOARD RECESSED AT 4:08 P.M. AND RECOVERED AT 4:20 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 130 HARBOR WAY

HC/SD-3 Zone

Assessor's Parcel Number: 045-250-011
 Application Number: MST2009-00071
 Owner: City of Santa Barbara
 Architect: James Zimmerman

(Proposal for minor alterations to the Santa Barbara Yacht Club to include remodeling 154 square feet of an existing deck to be converted into a kitchen addition, a 95 square foot addition to an existing 350 square foot deck, and the relocation of existing exterior stairs. The project requires Planning Commission review for a Coastal Development Permit and Development Plan Approval for 154 square feet of new commercial square footage.)

(Comments only; Project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit and Development Plan Approval for 154 square feet of new non-residential square footage.)

(4:20)

Present: James Zimmerman, Architect.

Public comment opened at 4:25 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 Planning Commission and return to Full Board with comments:

- 1) Address the deck railing detail to clarify how the new deck railing will interact with the existing deck railing.
- 2) Restudy the articulation on the west elevation to break up the massing.
- 3) Consider removing the cat walks on the west elevation that are no longer utilized.

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

***** THE BOARD RECESSED AT 4:40.M. AND RECOVERED AT 5:02 P.M. *****

Motion: To table Item #3, 120 S. Hope Avenue, and review Item #4, 3230 State Street out of agenda order.

Action: Manson-Hing/Aurell, 4/0/0. Motion carried.

Motion: To un-table Item #3, 120 S. Hope Avenue.

Action: Manson-Hing/Aurell, 4/0/0. Motion carried.

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 Co.

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.)

(5:30)

Present: Ryan Mills and Edward DeVicente, The Conceptual Motion Company.

Public comment opened at 5:40 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 for return to Full Board with comments:ARCHITECTURE:

- 1) The color palette is acceptable as submitted.
- 2) Study the entry store front door for more centered and complementary resolution.
- 3) Study the architectural detailing of the window grill and faux window details.
- 4) Study options to resolve the adjacent space to the east and how to resolve the existing parapet.
- 5) Return with a light fixture for the ceiling space of the new portico.
- 6) Study "hipping" the Mansard roof parapet over the portico.
- 7) Study the terminus of the parapet, and the tile roof behind, so that it doesn't appear to end abruptly.

LANDSCAPING:

- 1) Vine pockets are appreciated, but one continuous planter is preferred.

Action: Aurell/Rivera, 6/0/0. Motion carried. (Gross stepped down, Blakeley/Sherry absent).

CONCEPT REVIEW - CONTINUED ITEM**4. 3230 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-030
 Application Number: MST2008-00395
 Owner: Thomas Thompson
 Applicant: Omni Point (T-Mobile)
 Agent: Courtney Schmidt

(This is a new application for a proposal to install a new unmanned wireless communications facility to consist of a T-Mobile panel antenna to be located in a faux chimney on an existing commercial building. Additional equipment will be located within a lease area of the existing commercial building. The project includes replacement of the existing faux chimney with a new faux chimney, with a two foot increase in total height, proposed to match the existing style. The proposal also includes the demolition of the existing "as-built" storage area at the rear, repaint and texture the existing trash enclosure to match the existing building, add a new tree on the rear elevation, and replace the "as-built" pavers with landscaping planters along the State St. elevation.)

(Project requires Findings of No Visual Impacts.)

(5:03)

Present: Scott Dunaway, Applicant.

Public comment opened at 5:24 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 continued indefinitely to the Consent Calendar with conditions:ARCHITECTURE:

- 1) The Board made the Findings of No Visual Impacts, as the tower will be enclosed within an architectural chimney element and the proposed material is to match the existing.
- 2) The Board appreciates the improvements to the storage shed and over all site improvements.

- 3) Radius the curb-cut as shown on the drawings.
- 4) Study the gate design and provide a high quality construction material.
- 5) Provide a more detailed construction section through the chimney to show the installation and all details.
- 6) Provide a color board.

LANDSCAPING:

- 1) All plantings are to be a 5 gallon minimum size.
- 2) Add a variety of creeping vine to the rear of the trash enclosure to provide screening.

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

ADJOURNMENT:

The Full Board meeting adjourned at 6:00 p.m.

CONSENT CALENDAR

**** THE FOLLOWING ITEM WAS CONTINUED FROM MARCH 30, 2009. ****

REVIEW AFTER FINAL**A. 500 FOWLER RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
 Application Number: MST2007-00002
 Owner: Santa Barbara Airport
 Architect: Fred Sweeney
 Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. Project received Planning Commission Approval on 9/20/2007 (Resolution No. 037-07). The project received Final Approval by the ABR on 5/19/08.)

(Review After Final to replace the airport light fixtures with a pole mounted roadway luminaire fixture.)

An opposition letter from Paula Westbury was acknowledged.

Approved as submitted of Review After Final.

REVIEW AFTER FINAL**B. 1502 SAN ANDRES ST****C-P Zone**

Assessor's Parcel Number: 043-251-017
Application Number: MST2008-00511
Owner: Moralez Property Enterprises, Inc.
Applicant: Joaquin Ornelas

(Proposal to remodel existing market / service station including a new Title 24 accessible bathroom and remodeling of the existing retail area (570 square feet). The existing two overhead doors are to be removed and framed in with a plaster finish. All existing windows are to be replaced with storefront windows.)

(Review After Final for revised trash enclosure location to accommodate the EVR phase II canister approved under MST2009-00124.)

An opposition letter from Paula Westbury was acknowledged.

Continued one week to return to Consent with comments:

1. Turn trash enclosure ninety degrees (90°).
2. Enclose the mechanical area with fencing.

REVIEW AFTER FINAL**C. 2222 BATH ST****C-O Zone**

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

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

(Review After Final for the addition of a gable end vent on the rear elevation, relocation of one bike rack, removal of an existing telecom cabinet, and new condensing unit, add two new lights, and the relocation of an electrical meter.)

An opposition letter from Paula Westbury was acknowledged.

Approved as submitted of Review After Final.

REFERRED BY FULL BOARD**D. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-019
Application Number: MST2007-00629
Owner: Werner Revocable Inter Vivos Trust
Architect: Rick Starnes

(Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental unit B into a manager's office, storage area, laundry area, and common area and relocating unit B as a second floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval for a Modification into the required front yard setback and a Coastal Development Permit (Resolution No. 076-08).)

(Preliminary Approval granted 12/1/08. Final Approval is requested.)

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

Continued one week. Provide final details on the plans. The note "to match existing" is not sufficient.

NEW ITEM**E. 100 ADAMS RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2009-00146
Owner: City of Santa Barbara
Contractor: Campbell Geo, Inc.

(Proposal for site remediation at the Goleta West Sanitary District Facility, on airport property, to extract and treat contaminated soil and ground water as required by the Santa Barbara County Fire Department. The proposal includes the installation of mechanical equipment to include two air compressors, a skid-mounted vacuum blower, two polyethylene fluid storage tanks, four activated carbon vessels, and associated conduit to be located at the rear of an existing cinder block masonry building. The proposal also includes a corrugated metal panel structure to shelter and protect the equipment. The project will require Planning Commission review for a Coastal Development Permit.)

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

An opposition letter from Paula Westbury was acknowledged.

Continued indefinitely with comments:

1. All mechanical equipment shall not be visible to the public.
2. The metal shed roof shall not be of reflective material and is to be painted to match the corrugated metal panel siding.

NEW ITEM**F. 3957 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2009-00159
Business Name: Starbucks Coffee Company
Applicant: David Glassman

(Proposed minor alterations to the existing Starbucks at the Five Points shopping center. The alterations include replacing the existing wood frame door with a new aluminum door similar to the adjacent stores, painting the exterior columns and store front white to match adjacent stores and repainting the existing exterior yellow walls to a silvermist, rearrangement and addition of existing exterior furniture with the addition of an ADA accessible patio table and coffee tables, alterations to the outdoor lighting to include removing track lights, adjusting and relocating track heads, the addition of decorative concrete chair rails, and a concrete cap on the existing wall at the front entrance.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

REFERRED BY FULL BOARD**G. 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 Approval granted 3/23/09. Final Approval is requested of Architecture and Landscaping.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as noted of Architecture (to change detail of #A6.02 to open rail to match elevation #1.B, #1.A, and #1.C); and Final Approval as submitted of Landscaping.

REFERRED BY FULL BOARD**H. 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, to 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 Approval granted 3/23/09. Final Approval is requested.)

An opposition letter from Paula Westbury was acknowledged.

Architecture continued one week with comments:

1. Both the Oslo and the Warwick are acceptable light fixtures; however, please provide:
 - a) Cut off specifications for the Oslo light fixture, or
 - b) Provide a side mounted pole rather than a top mounted on the Warwick fixture.

Final Approval as noted of Landscaping.

REFERRED BY FULL BOARD**I. 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.)

An opposition letter from Paula Westbury was acknowledged.

Continued two weeks with comments:

1. Graphically make clearer the variety of trees proposed.
2. Discuss with City Arborist an alternative tree at the node.

NEW ITEM**J. 228 W ALAMAR AVE****R-3/SD-2 Zone**

Assessor's Parcel Number: 051-213-010

Application Number: MST2009-00147

Owner: Julia M. Hoyt, Trustee

(Proposal to backfill an existing swimming pool to be replaced with proposed water-wise landscaping and irrigation at an existing 11 unit apartment complex on a 12,581 square foot lot in the R-3 Zone. The proposal will include the demolition of 420 square feet of concrete around the pool, removal of the existing fencing around the pool, removal of the pool house and adjacent equipment, and the dismantling of all associated pool equipment. The project involves 68 cubic yards of grading. No other changes are proposed to the existing apartments or the site.)

(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 **Gary Mosel**, with the exception for the landscaping on Items G, H, I, and J, also reviewed by **Carol Gross**.