



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 2, 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 @ 4:57 P.M. UNTIL 7:11 P.M.
- CLAY AURELL – PRESENT @ 3:13 P.M. UNTIL 5:58 P.M.
- CAROL GROSS – PRESENT @ 3:09 P.M. UNTIL 6:26 P.M.)
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT @ 3:05 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 3:17 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 folded plans 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 Thursday, October 29, 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: Manson-Hing, Sherry (present @ 4:57 p.m. until 7:11 p.m.), Mosel, Zink (present @ 3:05 p.m.), Gross (present @ 3:09 p.m. until 6:26 p.m.), Aurell (present @ 3:13 p.m. until 6:00 p.m.), Rivera, and Gilliland.

Members absent: None.

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 **October 19, 2009**, as amended.

Action: Rivera/Mosel, 5/0/0. Motion carried. (Gross/Aurell/Sherry absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 26, 2009**. The Consent Calendar was reviewed by **Gary Mosel**, with additional landscaping review for Items A, B and C by **Carol Gross**.

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

Motion: Ratify the Consent Calendar of **November 2, 2009**. The Consent Calendar was reviewed by **Gary Mosel** and **Carol Gross**.

Action: Mosel/Rivera, 5/0/0. Motion carried. (Gross/Aurell/Sherry absent).

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

- 1) Ms. Bedard made the following announcements:
 - a) Item #6, 128 Anacapa Street, was postponed at the applicant's request to the November 16, 2009 Full Board meeting.
 - b) Board member Sherry will be stepping down from agenda item #2, 1298 Coast Village Road.
 - c) The Board decided to cancel the scheduled break as the last agenda item was postponed from the agenda.
 - d) Staff announced that the project located at 1820 De la Vina Street (MST2007-00590) is tentatively scheduled for Planning Commission on 11/12/09 and that story poles will be put up prior to the meeting. The case planner, Kelly Brodison, is requesting an ABR member attend the

Planning Commission meeting on 11/12/09. This item was last reviewed by the Board on June 2, 2008, and was “continued indefinitely to Planning Commission.”

- 2) Staff recommends the reconsideration of October 19, 2009 Consent Agenda Item #E, 419 W. Pueblo Street (MST2009-00460) for the proposed bamboo species:

REQUEST FOR RECONSIDERATION OF ITEM:

419 W PUEBLO ST

C-O Zone

Assessor’s Parcel Number: 025-171-004

Application Number: MST2009-00460

Owner: Cottage Hospital

Landscape Architect: Arcadia Studio

(Proposal to add 10 bambusa multiplex 'Alphonse Karr' along the property line at the existing Child Care Center.)

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

PREVIOUS OCT. 19th CONSENT AND FULL BOARD REVIEW

Consent Review results: Referred to Full Board.

Full Board Review results:

Present: Bob Cunningham, Landscape Architect.

Board member Gross presented her landscape concerns regarding the proposed bamboo species which lead to a referral to Full Board review.

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

Motion: Final Approval with conditions as noted:

- 1) The revised proposal of “Golden Goddess” plantings is acceptable with the condition for a root control barrier to be installed as noted.

Action: Zink/Gross, 7/0/1. Motion carried. (Rivera abstained).

Reconsideration Motion:

Motion: **To replace the proposed “Golden Goddess” bamboo species with a calliandra haematocephala (powder puff) shrub.**

Action: Zink/Gross, 5/0/2. Motion carried. (Rivera/Aurell abstained, Sherry absent).

E. Subcommittee Reports.

None.

PRELIMINARY REVIEW**1. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Architect: David Van Hoy
Applicant: Ty Warner Hotels & Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The project will include facade improvements to the existing clubhouse, four new tennis courts, a new tennis pro-shop, a new golf pro-shop, modified parking lots, new patios and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission (HLC). Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. One of the proposed maintenance buildings involves a new 7,771 square foot building along Summit Road. The project consists of major grading (192,000 cubic yards of cut and fill), recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (373), relocations, and (412) new trees are proposed, with a net gain of 39 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Preliminary Approval is requested. Project requires compliance with Planning Commission Resolution No. 035-09.)

(3:17)

Present: David Van Hoy, Applicant; Steve Weldon, Agent (SEPPS); and Sam Maphis, Landscape Architect.

Public comment opened at 3:49 p.m.

Kellam de Forest, opposition: was in favor of the dead tree removal, but expressed concerns regarding the sensitive corner project area near Hot Spring Road, and the color and material of the service maintenance building.

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

Public comment closed at 3:53 p.m.

Applicant requested consideration for tree additions to protect public views.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the revised overall site plan acceptable and finds the project moving in the right direction.
- 2) The revision of the maintenance building is successfully incorporated into the project. Further detailing and colors are anticipated.
- 3) Provide additional detailed drawings in larger scale, especially sensitive areas of the project and adjacent roads.
- 4) Study adding a photovoltaic system on the roof of the maintenance building as an additional benefit to the overall project.
- 5) Study providing a pedestrian walkway in the eastern portion of the parking area.

LANDSCAPING:

- 1) Provide new trees in tree communities to support natural habitats and use a variety of tree sizes.
- 2) Relocate the fence inward and provide additional landscaping.
- 3) Provide greater details of the south eastern portion of the property, the adjacent triangle property, and at the round about, to indicate the existing and proposed landscaping and fencing details.

Action: Gross/Mosel, 7/0/0. Motion carried. (Sherry absent).

IN-PROGRESS REVIEW**2. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043

Application Number: MST2004-00493

Architect: Jeff Gorrell

Applicant: John Price

Owner: Olive Oil & Gas L P

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 17,075 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,275 square feet of residential space on the second and third floors. The residential component includes 8 units, two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. The project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

(Preliminary Approval was granted on 2/23/2009. The scope of the in-progress review is for 1.5 foot reduction in height on the north side of Units 1 and 8 and architectural embellishments on the north side of the third story of Unit 8 per City Council direction.)

(4:31)

Present: Jeff Gorrell, Architect.

Public comment opened at 4:38 p.m.

Tony Fischer (Protect Our Village), opposition: expressed concern regarding the plate heights, size, bulk and scale of the project, and that the Board should comment on the aesthetic impacts of the proposed project.

Kellam de Forest, opposition: commented reducing the height of the proposed project, and expressed concern regarding the necessity of the balconies on the public east corner of the project site, and the roofing material which might factor into reducing the height.

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

Public comment closed at 4:41 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The reduction of the building height is successful and is consistent with City Council's direction.
- 2) The architectural embellishments have been successfully integrated into the building architecture.
- 3) Carry forward the previous Feb. 23rd comment #2: *"Applicant to return to the Full Board for an In-Progress Review regarding the internal/courtyard elevations."*

Action: Rivera/Aurell, 7/0/0. Motion carried. (Sherry stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 512 BATH ST

Assessor's Parcel Number: 037-161-035

Application Number: MST2009-00469

Owner: Housing Authority of City of Santa Barbara

Architect: Peikert Group Architects

(Proposed demolition of an existing two-story apartment building and the construction of a two and three-story multi-building apartment complex on a 1.10 acre lot. The proposal includes 53 affordable studio units, varying between 300 and 399 square feet, a 901 square foot two-bedroom manager's unit, 2 laundry rooms, a 623 square foot recreation room and a 1,415 square foot community center. The proposal includes 30 vehicle parking spaces, including 12 covered, 18 uncovered, and 32 covered bicycle parking spaces. The project will result in 18,751 square feet of residential area; 2,165 square feet of community facilities; 3,760 square feet of garages; and the removal of eight existing trees. The project requires Staff Hearing Officer review for requested zoning modifications for bonus density, parking, distance between buildings, and an interior setback encroachment.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for requested zoning modifications.)

(4:51)

Present: Detlev Peikert, Carrie Bingham and Lisa Plowman, Peikert Group Architects, David Black, Landscape Architect, and Skip Szymanski, Deputy Exec. Director for the City Housing Authority.

Public comment opened at 5:37 p.m.

Wanda Livernois, opposition: expressed concern over the proposed removal of the ash tree.

An opposition letter from Paula Westbury and email from Jacob Latham were acknowledged by the Board.

Public comment closed at 5:41 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The architectural style is appropriate for the neighborhood.
- 2) Study the aggressiveness of the program which is affecting the quality of the architecture.
- 3) Study the site plan for an alternate location for the trash enclosure, the amount of sunlight at the interior court yard, and the location and use of open space.
- 4) Study the Bath Street elevations to provide neighborhood friendly entries to the other two buildings, similar to the middle building along Bath Street.
- 5) Three stories are acceptable however study methods to break up the long three-story structure massing.
- 6) The Board is withholding their comments on the modifications to the next review.

LANDSCAPING:

- 1) Study providing additional trees along the driveway elevation to break-up the massing of buildings as seen from the street.
- 2) Study the proposed removal of the ash tree and the differences in a proposal where the tree may be retained.

Action: Zink/Gilliland, 6/1/0. Motion carried. (Aurell absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 920 E ORTEGA ST****R-2 Zone**

Assessor's Parcel Number: 031-182-004
 Application Number: MST2009-00480
 Owner: Brett Vernon
 Architect: Leonard Grant

(Proposal to demolish an existing 305 square foot detached one-car garage and construct a new 633 square foot detached two-car garage and a new 449 square foot second story accessory dwelling unit above on a 5,000 square foot lot. The proposal includes a minor alteration to the existing 1,165 square foot residence, to include a 40 square foot demolition and 29 square foot addition resulting in a 1,154 square foot residence. A total of three parking spaces are proposed, including two covered and one new uncovered tandem parking space. Proposal will include abatement of violations listed in ZIR2009-00224.)

(Comments only; Project requires Environmental Assessment.)

(6:26)

Present: Leonard Grant, Architect; and Brett Vernon, Owner.

Public comment opened at 6:38 p.m., and 6:43 p.m.

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

Rachel Arrellaga, neighbor, expressed some privacy concerns in regards to the proposed new second-story accessory unit and the location of the stairway.

Staff will review the proposal for possible zoning issues regarding the proposed storage and the raised decks. Transportation staff has reviewed the proposed parking configuration.

Motion: Continued indefinitely to Full Board with comments:

- 1) Return with a solution to maintain privacy between the rear unit and the adjacent property.
- 2) Provide wayfindings to the rear unit.
- 3) Return with a composite elevation.
- 4) Confirm with staff the location of the proposed storage, located in the proposed garage, and the height of the raised deck within the required setbacks.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1924 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-014

Application Number: MST2009-00475

Owner: Troy & Ken Jacobsen

Architect: Cearnal Andrulaitis Architecture

(Proposal to converting the existing 2,225 square foot two-story duplex into one residential unit, including the demolition of 44 square feet and a 528 square foot addition (90 square feet one-story addition and 438 square foot two-story addition) resulting in a 2,709 square foot two-story single family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached two-car garage and one new uncovered space. 134 cubic yards of grading is proposed. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project requires Staff Hearing Officer review for requested Zoning modifications.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for requested zoning modifications.)

(6:48)

Present: Ken Jacobsen, Owner, and Brian Cearnal, Architect.

Public comment opened at 6:55 p.m.

Staff read comments from Steve Kiss (unable to stay) that project should include story poles, and that the plans were unclear if the building heights would change.

An opposition letter from Paula Westbury, and a support email from Jonathan Leech, was acknowledged by the Board.

Motion: Continued indefinitely to Staff Hearing Officer with the following Compatibility Analysis, and continued indefinitely to Full Board with comments:

- 1) The Board appreciates the preservation of the existing house and finds no negative aesthetic impacts with the modification at the side yard setback.
- 2) The Board finds no negative aesthetic impacts for the additional uncovered parking space, located within the front yard, as it is compatible with the existing neighborhood, with the condition for the applicant to provide additional landscaping screening.
- 3) The Board finds the garage roof deck to be compatible with the neighborhood.
- 4) The Board finds no negative aesthetic impacts of the over height wall in the front yard setback, with the condition for additional landscaping and appreciate the use of natural stone.
- 5) The Board finds that the remodel and the addition is compatible with architectural character of the existing home, and is an appropriate enhancement for the neighborhood.

Action: Zink/Mosel, 5/0/0. Motion carried. (Aurell/Gross/Sherry absent).

CONCEPT REVIEW - CONTINUED ITEM

6. 128 ANACAPA ST

OC/SD-3 Zone

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

(Proposal to construct two new three-story residential condominiums, with a fourth level roof terrace on a 5,000 square foot lot. Unit A is three-bedroom 2,246 square feet with an attached 422 square foot two-car garage. Unit B is three-bedroom 2,836 square feet with an attached 446 square foot two-car garage. The project requires Staff Hearing Officer review for a Tentative Subdivision Map and Coastal Development Permit.)

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

Postponed two weeks at the applicant's request to the November 16th Full Board agenda.

ADJOURNMENT:

The Full Board meeting adjourned at 7:15 p.m.

CONSENT CALENDAR**NEW ITEM****A. 160 FREDERIC LOPEZ RD**

Assessor's Parcel Number: 073-080-071
Application Number: MST2009-00487
Owner: City of Santa Barbara
Architect: Tai Yeh

(Proposal to install three new bus shelters at the long term parking lot for the Santa Barbara Airport. The bus shelters are proposed to be temporary for a two year time period.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

FINAL REVIEW**B. 814 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-022-011
Application Number: MST2009-00136
Owner: Housing Authority/City of Santa Barbara
Designer: Tom Moore

(Proposal to enlarge an existing masonry trash enclosure by 38 square feet, for a 156 square foot total, to allow for the addition of recycling bins. The proposal includes the addition of a trellis above the trash enclosure, landscaping to screen the enclosure, and to restripe the accessible parking space to include the loading zone. The existing 21 parking spaces will remain. Staff Hearing Officer approval is requested for encroachment into the required front setback.)

(Preliminary and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 035-09.)

An opposition letter from Paula Westbury was acknowledged.

Continued indefinitely due to the applicant's absence.

REVIEW AFTER FINAL**C. 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, 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.)

(Review After Final for revised landscaping.)

An opposition letter from Paula Westbury was acknowledged.

Approved as noted of Review After Final to Sheet #L1 to add an additional stenocarpus tree.

Items on Consent Calendar were reviewed by **Gary Mosel** and **Carol Gross**.