



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 16, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:02 P.M.**
BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair - PRESENT
 DAWN SHERRY, Vice-Chair - ABSENT
 CLAY AURELL - PRESENT
 CAROL GROSS – ABSENT
 GARY MOSEL - PRESENT
 PAUL ZINK – PRESENT UNTIL 8:01 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 - ABSENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- The approximate time the project would be reviewed was listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee would have to be paid and the applicant must have filled out and filed 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 may have received a mailed notice and were 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- The Board may have referred 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 these meetings, 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, November 12, 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 was broadcast live on TV Channel 18 and rebroadcast in its entirety on Wednesday at 8:00 a.m. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking on TV-18 Live Broadcast. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday by going to www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:02 p.m.

ROLL CALL:

Members present: Manson-Hing, Mosel, Zink (present until 8:01 p.m.), Aurell, Rivera, and Gilliland.
Members absent: Sherry and Gross.

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 **November 2, 2009**, as submitted.
Action: Rivera/Gilliland, 4/0/0. Motion carried. (Zink/Aurell/Sherry/Gross absent).
- C. Consent Calendar:

Motion: Ratify the Consent Calendar of **November 9, 2009**. The Consent Calendar was reviewed by **Gary Mosel** and **Carol Gross**.
Action: Rivera/Gilliland, 4/0/0. Motion carried. (Zink/Aurell/Sherry/Gross absent).

Motion: Ratify the Consent Calendar of **November 16, 2009**. The Consent Calendar was reviewed by **Gary Mosel**, with additional landscaping review for **Item D** by **Carol Gross**.
Action: Mosel/Rivera, 5/0/0. Motion carried. (Aurell/Sherry/Gross absent).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - 1) Ms. Bedard made the following announcements:
 - a) Board member Gross and Sherry would both be absent from the meeting.
 - b) Board member attendance was requested for review of 825 De la Vina Street (on the agenda) at the Planning Commission on Thursday, December 3rd. Board member Zink agreed to attend. Story poles will be installed by Tuesday, December 1st, prior to the Planning Commission meeting.
 - d) The Board was updated on the status of the project at 1820 De la Vina Street: The applicant requested an indefinite continuance from the Planning Commission agenda, therefore the placement of story poles has also been postponed indefinitely.

- 2) Ms. Bedard gave an update regarding future agenda dates for the upcoming holidays and the City mandatory furlough schedule:
- a) The November 23rd Consent meeting has been cancelled.
 - b) The City will be closed Wednesday, November 25th through Friday, November 27th, for the furlough and holiday schedule.
 - c) **The next regularly scheduled Consent and Full Board meeting is November 30th.**
 - d) **The December 14th Consent and Full Board meetings will be the last meetings of 2009.**
 - e) The December 21st Consent, and the December 28th Consent and Full Board meetings have been cancelled.
 - f) The City will be on a mandatory furlough closure from December 21st through December 31st and closed for the New Year Holiday on Friday, January 1, 2010.
 - g) **The first regularly scheduled Consent agenda of 2010 will take place on January 4.**
 - h) A tentative additional Full Board meeting may be scheduled for Tuesday, January 5, 2010, depending on case workload. The necessity of this extra meeting will be confirmed at a later date.
 - i) **The first regularly scheduled Consent and Full Board meetings in 2010 will take place on January 11.**

E. Subcommittee Reports.

None.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. SHORELINE PARK

P-R/SD-3 Zone

Assessor's Parcel Number: 045-240-004
 Application Number: MST2009-00495
 Owner: City of Santa Barbara
 Applicant: Keven Strasburg

(Proposed replacement of the landslide-affected sidewalk segment with 2,000 square feet of sidewalk landward of the previous location, removal of temporary fencing and installation of 240 linear feet of black vinyl fencing in the landslide area and 57 linear feet of black vinyl fencing at MacGillivray Point, repair of 1,000 linear feet of existing fencing, removal of 1,060 square feet of existing concrete, installation of two new park benches, replacement of eight existing light fixtures and poles, and new landscaping. The project requires Planning Commission review for a Coastal Development Permit.)

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

(3:11)

Present: Keven Strasburg, Applicant; and Billy Goodnick, Landscape Architect.

Public comment opened at 3:21/3:32 p.m.

Roger Soalueter: questioned the purpose and necessity of the proposed fencing at MacGillivray Point.

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

Kellam de Forest posed questions regarding the proposed lighting and new benches.

Public comment closed at 3:24/3:34 p.m.

Motion: Continued indefinitely Planning Commission and then return to Consent with the following comments:

- 1) The project is ready for Preliminary and Final approval.
- 2) Increase the radius at both transitions of the new sidewalk to the existing sidewalk for a smooth transition.
- 3) Provide signage on the proposed temporary fencing at MacGillivray Point stating the reason for the fencing.
- 4) Study shrouding the restroom wall packs or replace the fixtures with an LED lighting to match the proposed lighting for the park.
- 5) The Board appreciates the replacement of the proposed light fixtures with the down-cast light fixtures. Add the proposed light fixtures and specification details to the plans.
- 6) Study the possibility of adding a drain to resolve the standing water during rainy seasons.

Action: Zink/Mosel, 6/0/0. Motion carried. (Sherry/Gross absent).

**** THE BOARD BRIEFLY RECESSED FROM 3:34 P.M. TO 3:50 P.M. FOR THE NEXT APPLICANT'S ATTENDANCE ****

CONCEPT REVIEW - CONTINUED ITEM

2. 3714 STATE ST

C-P/SD-2 Zone

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

(This is a revised project (MST2003-00286). Proposal to demolish the existing, 52,815 square foot, 113-room hotel (Sandman Inn) and construct a 13,075 square foot, two-story, office building, two commercial condominiums totaling 1,537 square feet, and 73 new two- and three-story residential condominium units to be developed on two parcels (APNs 053-300-023 & 053-300-031) totaling 4.6 acres of the 73 proposed residential condominiums there are 19 three-bedroom units, 52 two-bedroom units, and 2 one-bedroom units. 11 of the 73 units are proposed affordable units. 242 parking spaces are proposed (220 underground and 22 at grade), including 163 spaces for the residential units and 79 spaces for the commercial units. The project requires Planning Commission review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for the Inclusionary Housing units.)

(Third Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and Bonus Density.)

(3:50)

Present: Ken Radkey and Adam Sharkey, Blackbird Architects; Susan Van Atta, Landscape Architect; Brent Daniels, Agent; and Alison De Busk, Project Planner, City of Santa Barbara.

Public comment opened at 4:23 p.m.

Kellam de Forest, stated positive overall comments regarding the project and had questions regarding the open space and the location of the proposed canopy trees and whether any canopy trees were proposed above the underground parking garage.

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

Public comment closed at 4:25 p.m.

Motion: Continued indefinitely to Planning Commission and return to Full Board with comments:

- 1) The Board finds the proposed project is moving in a very positive direction and is consistent with the Compatibility Analysis criteria. The project's site planning, design, mass, size, bulk, and scale are appropriate to the neighborhood.
- 2) Study architectural detailing and embellishments for variations of architectural style to provide a neighborhood feeling and individuality to the residential units.
- 3) Study the lighting at the stairwells and basement to maximize natural lighting and natural venting capabilities.
- 4) Study the location of the mail boxes to provide a safer and more community oriented location.
- 5) Study appropriating more southern light into the community area.
- 6) The Board appreciates the enhanced pedestrian paving element at the intersection of State and Hitchcock Streets.
- 7) Study the bottom of the ramp at the curve into the parking garage for additional embellishment.

LANDSCAPING:

- 1) The saving of the blue cedar and jacaranda trees along State Street is appreciated.
- 2) Study the size of the trees and possibly plant deciduous plants to maximize the solar access along the property line for adjacent neighboring parcels.

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

CONCEPT REVIEW - CONTINUED ITEM

3. 825 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 037-041-024

Application Number: MST2007-00400

Owner: 825 De La Vina, LLC

Architect: Keith Rivera

(Proposal for two new three-story mixed-use buildings to include a total of seven residential condominiums and three commercial condominiums on an existing 14,750 square foot lot. The proposal includes four, one-bedroom and three, two-bedroom residential units, varying in size from 777 to 1,730 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 8,507 square feet of residential area and 686 square feet of commercial area for a total of 9,193 square feet. A total of 19 parking spaces will be provided on site (14 covered and five uncovered). Planning Commission approval is requested for a Tentative Subdivision Map and a Zoning Modification to encroach into the required rear yard setback.)

(Fourth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review of a Tentative Subdivision Map and a requested zoning modification for an encroachment into the rear setback.)

(4:55)

Present: Keith Rivera, Architect; Lori Romano, Landscape Architect; and Jeff Ridenour, Co-owner.

Public comment opened at 5:08 p.m.

Kellam de Forest expressed concern regarding setbacks, street parking, density, and landscaping.

Susan Thompson, opposition: expressed concern regarding zoning requirements and setback encroachments.

Don Sharpe, opposition: expressed concerns regarding proposed three-story height for compatibility within a mostly two-story neighborhood, density, access, parking, and solar access.

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

Public comment closed at 5:20 p.m.

Motion: Continued indefinitely to Planning Commission and return to Full Board with comments:

- 1) Study the use of red tile roofing on the project and either introduce additional red tile roofing or redesign the rear roof to be a flat roof to match the other roofing design.
- 2) Study the paving pattern design and permeability at the driveway.
- 3) Study the architectural starkness of the project, and provide additional detailing of the proposed design style.
- 4) Study the north side elevation of the second and third floor for additional massing relief as it relates to the northwest elevation.
- 5) The Board finds the project is consistent with the Compatibility Analysis as follows:
 - a) The proposed project complies with the design guidelines and is consistent with the City Charter and applicable Municipal Code requirements. The Board finds no negative aesthetic impacts to the requested rear setback encroachment as the area of encroachment is for residential use only and not any commercial components.
 - b) The project's design is compatible with the City and the architectural character of the neighborhood.
 - c) The project's mass, size, bulk, height, and scale are appropriate for the neighborhood.
 - d) The project's design is appropriately sensitive to adjacent City Landmarks and adjacent historic resources.
 - e) The project's design is progressing in regards to the amount of open space and landscaping. The board encourages the applicant to study opportunities to provide an increased landscape area and additional landscaping amenities along the front of the property.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 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 and 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.)

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

(5:45)

Present: Lisa Plowman, Gordon Brewer, and Carrie Bingham, Peikert Group Architects; and David Black, Landscape Architect.

Public comment opened at 6:01 p.m.

Wanda Livernois, opposition: expressed concern regarding the loss of the ash tree.

Tony Vassallo expressed concern regarding the number of units and small unit sizes.

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

Public comment closed at 6:05 p.m.

Motion: Continued indefinitely to Planning Commission and return to Full Board with comments:

- 1) The general overall site plan and architectural direction is positive.
- 2) Study opening up the corner of the recreation room open space.
- 3) Consider a significant specimen replacement for the ash tree within the landscape plan.
- 4) Study the north and south elevations for architectural relief to break up massing.
- 5) Provide detailed information on the proposed fruit trees, including quantity and locations.
- 6) Carry forward previous November 2, 2009, comment #4: *“Study the Bath Street elevations to provide a street presence and neighborhood friendly entries to the other two buildings, similar to the middle building along Bath Street.”*
- 7) The Board finds the project to be consistent with the Compatibility Analysis as follows:
 - a) The proposed project complies with the Design Guidelines and is generally consistent with the City Charter and applicable Municipal Code requirements. The board finds no negative aesthetic impacts and understands the reasoning

behind the proposed trash enclosure location. The applicant is to provide heavy screening of the trash enclosure from the street view.

- b) The project's design is compatible with the City and the architectural character of the neighborhood, given compliance with the previous comments.
- c) The project's mass, size, bulk, height, and scale are appropriate for the neighborhood. The majority of the Board is appreciative of the two story presence along Bath Street and the three story portion within the interior of the lot.
- d) There is no impact to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
- e) The project's design provides appropriate amount of open space and landscaping.

Action: Rivera/Aurell, 4/2/0. Motion carried. (Zink/Mosel opposed, Sherry/Gross absent).

Additional Board comment:

One Board member wanted it noted for the record that he was opposed to the project as he finds the project is not compatible with the neighborhood in regards to the massing and density.

**** THE BOARD RECESSED AT 6:30 P.M. AND RECOVERED AT 7:00 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM

5. 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.)

(7:00)

Present: Joe Ewing, Architect; and James McDonald and Jim Brinkley, Co-owners.

Public comment opened at 7:16 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 Staff Hearing Officer and return to Full Board with comments:**

- 1) The Board finds the project is consistent with the Compatibility Analysis in regards to the neighborhood compatibility and overall height; however, the Board still has concerns with the overall massing and unit size of the project as it relates to the interior courtyard. The Board understands the site constraints and the applicant's desire to build out to the property line; however, the Board would like to see the units decrease in size to allow for an increase in width of the interior courtyard between the units.
- 2) Study the architectural style and detailing for further refinement.
- 3) The Board understands the use of the translucent walls for compliance with building code regulations.

LANDSCAPING:

- 1) Return with a complete landscape plan for the whole project, especially addressing the front area landscaping and street trees, including the existing palm tree if it is to be removed.

Action: Zink/Mosel, 4/2/0. Motion carried. (Aurell/Rivera opposed, Sherry/Gross absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 220 W MONTECITO ST

C-2 Zone

Assessor's Parcel Number: 037-244-004
 Application Number: MST2009-00493
 Owner: Montecito Trust
 Applicant: T-Mobile
 Agent: Synergy Development Services
 Architect: MSA Architecture & Planning

(Proposal for a new wireless facility consisting of the installation of nine rooftop panel antennas to be located within two screen enclosures and four radio equipment cabinets to be installed on grade behind a new 7'-6" tall concrete masonry unit wall with rolling gate at an existing mixed-use building on an approximately 25,000 square foot parcel.)

(Comments only; Project requires Environmental Assessment and Findings of No Visual Impact.)

(7:42)

Present: Ryan Shields, agent, Synergy Development Services.

Public comment opened at 7:49 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:**

- 1) The Board appreciates the technical difficulties and the criteria involved with the antennae design, and find that two smaller antennae enclosures is more acceptable than one large antennae enclosure.
- 2) The enclosures are to be more integral to the existing architecture, with regard to detailing and location, relative to the existing composition.

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

FINAL REVIEW**7. 336 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-371-021

Application Number: MST2006-00236

Owner: E. R. Unterman, Family Trust

Architect: Perkowitz & Ruth Architects

(Proposal for a new one-story 11,468 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet resulting in a credit of 1,451 square foot of Measure E square footage.)

(Project was granted a one-year time extension of the Preliminary Approval on 10/5/2009. Final Approval is requested.)

(8:01)

Present: Sean Unsell, Project Manager for Perkowitz & Ruth Architects.

Public comment opened at 8:12 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 two weeks to Full Board with comments:

- 1) Provide all exterior door, window, and building articulation details and finishes, floor plans, sections, and elevations.
- 2) Study the original preliminary approval design for style and details, specifically regarding the entry tower and how it relates to the entry.
- 3) Revise the copper finial on the roof.
- 4) Revise the wrought iron arched areas for planting on the street side.
- 5) Study the proportion of the brick finish archway on the street elevation.
- 6) Apply a more subtle use of the alternate tile pattern.
- 7) Study the proportion of the windows with the architectural style.
- 8) Study a color palette more indigenous to the Santa Barbara "Spanish Revival" style, and return with alternative color schemes. The brown brick veneer is not acceptable; provide another color proposal. Provide an alternate wainscot color between the three columns.
- 9) Remove all references to signage. All signage is to be reviewed by the Sign Committee under a separate application.

LANDSCAPING:

- 1) Provide a complete landscape plan, including all existing street trees.
- 2) Provide significant landscaping along the patio edge, the street elevation, and the Gutierrez Street elevation.

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

Additional Board comment:

Rather than the split face block wall around the parking lot (to be covered in planting vines), one Board member preferred that it be a blank wall instead (covered in planting vines).

ADJOURNMENT:**The Full Board meeting adjourned at 8:42 p.m.**

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1001 CHINO ST****A-1/R-2 Zone**

Assessor's Parcel Number: 039-241-011
Application Number: MST95-00294
Applicant: Louis Carnesale
Landscape Architect: Theresa Johnson

(Proposal for a four-unit, condominium project with three guest-parking spaces on a 2.05 acre lot. The units vary from 1,526 to 2,282 square feet and include attached two-car garages. The project received Planning Commission approval with a Conditional Use Permit for a PUD development, on July 6, 1995. The Planning Commission forwarded a recommendation for the rezoning of the A-1 portion of the lot to be A-1/PUD.)

(Review After Final to revise the retaining wall at the east property line to increase the height of wall to a maximum of 8 feet and additional grading and backfilling.)

An opposition letter from Paula Westbury was acknowledged.

Approval as submitted of Review After Final.

REVIEW AFTER FINAL**B. 120 N SALINAS ST****R-2 Zone**

Assessor's Parcel Number: 015-180-034
Application Number: MST2009-00165
Owner: Newby Family Exemption Trust
Applicant: Pat McDonald
Agent: Maureen Newby
Architect: Indigo Architecture Interiors

(Proposal to demolish the existing exterior stairs and balconies and replace with new stairs, landings, and balconies at an existing duplex on a 5,000 square foot lot in the Hillside Design District. The proposal includes 3 uncovered parking spaces.)

(Review After Final for the revised configuration of the stairs and required parking spaces.)

An opposition letter from Paula Westbury was acknowledged.

Approval as noted of the Review After Final:

1. Add railing at the steps (as noted on Sheet A-2).
2. The stucco shall match the existing building (as noted on Sheet A-2).
3. Add two landscape planters (as noted on Sheet A-1) to mitigate the loss of the landscape planter due to the revised stairs and parking configuration.

REFERRED BY FULL BOARD**C. 1600 CECIL COOK PL****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
 Application Number: MST2009-00323
 Owner: City of Santa Barbara
 Applicant: MAG Aviation Fuel
 Engineer: Eric Longnecker

(Proposal for a new uncovered self-serve aircraft fueling station limited to aviation use at the Santa Barbara Airport. The proposal includes removing the existing concrete slab, recompaction, and installation of a new 440 square foot concrete slab and footings to support the above ground fuel storage tank. The project requires Planning Commission review for a Coastal Development Permit.)

(Preliminary & Final Approval are requested. Project requires compliance with Planning Commission Resolution No. 041-09.)

An opposition letter from Paula Westbury was acknowledged.

Preliminary and Final Approval as noted to add the color specifications on the plans.

REFERRED BY FULL BOARD**D. 436 CORONA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-007
 Application Number: MST2008-00420
 Owner: Larry Agostino
 Architect: Pujo & Associates
 Designer: Design by Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construct a new three-story, 3,094 square foot, two-unit residential duplex and a 548 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,159 square feet and unit two at 934 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes a swimming pool, a pool equipment storage shed attached to the garage, and photovoltaic solar panels. A total of 220 cubic yards of grading is proposed to be balanced on site. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval, and Planning Commission approval on appeal, for a Coastal Development Permit and a zoning modification to allow the garage to be built within the interior setback (Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09).)

(Preliminary Approval granted June 15, 2009. Final Approval is requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval of landscaping as noted:

1. Substitute bamboo along property line for Japanese Privet plantings.
2. Substitute Carex plantings in parkway for *festuca glauca* plantings.

NEW ITEM**E. 219 SYCAMORE LN****R-2 Zone**

Assessor's Parcel Number: 017-073-046
 Application Number: MST2009-00482
 Owner: Housing Authority/City of Santa Barbara
 Architect: Design Arc

(Proposal to construct 20 new private laundry rooms, totaling 692 square feet, for 20 units at an existing multi-family duplex development. The proposal also includes exterior alterations to the existing structures including new balconies and conversion of the existing commons building to a multi-purpose room for the residents. Zoning modifications are being requested to allow minor architectural projections into the interior and front yard setbacks and for distance between buildings at three locations for the additional laundry facilities.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications for encroachments into the required front and interior setbacks and distance between buildings at three locations.)

An opposition letter from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer with comments:

1. Study adding fenestration on the blank walls.
2. Provide additional details on the balcony.
3. The modification request for the façade remodel is supportable as only minor elements of the existing building encroach into the required front and interior setbacks.
4. The modification request for the distance between buildings is supportable between buildings 9 and 10, and buildings 2 and 3.
5. The modification request for the distance between buildings 8 and 9 is not supportable as this would result in a separation distance of less than 5 feet. The applicant is encouraged to study opportunities, if feasible, to provide an increased distance between buildings 8 and 9.

NEW ITEM**F. 1110 CALLE DE LOS AMIGOS****E-3 Zone**

Assessor's Parcel Number: 049-040-054
 Application Number: MST2009-00502
 Owner: American Baptist Homes of the West
 Architect: Craig Burdick

(Proposal for a 50 square foot addition to an existing 1,375 square foot one-bedroom residential unit located within the Valle Verde Retirement Community. The proposal also includes an interior remodel of 750 square feet. The project requires a Substantial Conformance Determination for the proposed addition.)

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

An opposition letter from Paula Westbury was acknowledged.

Preliminary and Final Approval as noted:

1. Remove the $\frac{3}{8}$ -inch translucent thermal clear panel detail from the trellis detail (as noted on Sheet A-3). The trellis is to remain open.
2. The fenestration changes and entry addition are acceptable.

Items on Consent Calendar were reviewed by **Gary Mosel**, with the exception of item D, which was reviewed by **Carol Gross**.