



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 25, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - ABSENT
- CLAY AURELL - ABSENT
- CAROL GROSS - PRESENT @ 5:40 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – ABSENT
- KEITH RIVERA – PRESENT UNTIL 5:10 P.M.

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	<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 Wednesday, January 20, 2010 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 3:05 p.m.

ROLL CALL:

Members present: Manson-Hing, Mosel, Zink (present at 3:05), Gross (present @ 5:40 p.m.), and Rivera (present until 5:10 p.m.).
Members absent: Sherry, Aurell, and Gilliland.

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 **January 11, 2010**, with corrections.
Action: Rivera/Zink, 3/0/1. Motion carried. (Rivera abstained, Sherry/Gross/Aurell/Gilliland absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **January 19, 2010**. The Consent Calendar was reviewed by **Clay Aurell**.

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

Motion: Ratify the Consent Calendar of **January 25, 2010**. The Consent Calendar was reviewed by **Clay Aurell** for Items A, B, and C, and with additional landscaping review for Items D, E, and F by **Carol Gross**.

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

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

- 1) Ms. Bedard made the following announcements:
 - a) Item #3, 4151 Foothill Road, and Item #4, 312 Rancheria Street will be reviewed later on the agenda due to quorum issues; therefore, Item #5, 130 S. Hope Avenue D-12A, and Item #6 949 Veronica Springs Road were moved up in agenda review order.
 - b) Board members Sherry and Aurell will be absent from the meeting.
 - c) Board member Rivera will be stepping down from Item #3, 4151 Foothill Road, and Item #4, 312 Rancheria Street, and leaving the meeting early.
 - d) Board member Gross will be present at the meeting after 5:00 p.m.

E. Subcommittee Reports.

Board Members Zink and Mosel reported on a recent NextG Micro-cell Wireless Telecommunication Subcommittee meeting with Jaime Limón, Senior Planner regarding submittal determinations on proposed pole-mounted, cabinet, and underground cell site locations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-010
Application Number: MST2009-00500
Owner: William H. Pritchett, Sr.
Architect: Gilbert Garcia

(Proposal to abate violations of ENF2008-01303 and permit an "as-built" conversion of an existing 1,058 square foot commercial unit into a new three-bedroom residential unit. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including one 434 square foot single family residential unit, and a 1,975 square foot duplex. A total of six uncovered parking spaces are proposed. The project requires Staff Hearing Officer review for four requested zoning modifications, including encroachments into the rear and interior required setbacks, building separation, and uncovered parking spaces.)

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

(3:15)

Present: Gil Garcia and Everett Woody, Architects; David Fayner, Attorney and Agent for Owner; and Renee Brooke, Senior Planner/Zoning Supervisor.

Public comment opened at 3:26 p.m. As no one wished to speak, public comment was closed.

An email of concern from Silvio Guadagnini, and an opposition letter from Paula Westbury were acknowledged by the Board.

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

- 1) The Board is not supportive of the "as-built" third residential unit and the number of requested modifications, and therefore cannot support the project as proposed.
- 2) The Board cannot make the compatibility analysis of the project as proposed due to the aesthetic issues, site plan configuration, and inadequate light and air conditions for the "as-built" third unit.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 1008 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-242-015
 Application Number: MST2007-00646
 Owner: DB Partners, LLC
 Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing 1,878 square foot building footprint, and construct three new two-story, single-family residential condominiums with three attached two-car garages, on an 11,250 square foot lot in the R-2 Zone. Unit A and B are proposed to be 1,232 square feet and Unit C is proposed to be 1,132 square feet. Each unit will include a 440 square foot attached two-car garage. A total of 258 cubic yards of grading is proposed. The project requires Staff Hearing Officer review of a Tentative Subdivision Map.)

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

(3:49)

Present: Ken Kruger, Architect; Robert Bartlein, Contractor; and Chuck McClure, Landscape Architect; and Dan Gullett, Project Planner.

Public comment opened at 4:05 p.m.

Alexandria and Sharon Morelli, in opposition regarding solar access issues.

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

Public comment closed at 4:09 p.m.

Motion: Continued indefinitely to Staff Hearing Officer and back to Full Board with comments:

- 1) The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - 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. 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.
- 2) Return with larger scale architectural drawings, to clearly illustrate architectural details, including dimensions, plate heights, and sections.
- 3) Study the fenestrations for consistency.
- 4) Study the deck cantilevers for visual resolution to add architectural and charm-giving details such as corbels, roof pitches, entries, etc.
- 5) Study opportunities to increase landscaping (such as in the vehicular back-up area and the side yard setback of Unit A).

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

**ITEM #3, 4151 FOOTHILL ROAD AND ITEM #4, 312 RANCHERIA STREET
WERE MOVED BACK IN THE AGENDA ORDER DUE TO QUORUM ISSUES.**

CONCEPT REVIEW - CONTINUED ITEM

3. 4151 FOOTHILL RD

COUNTY Zone

Assessor's Parcel Number: 059-160-017
 Application Number: MST2008-00496
 Owner: Webster Properties, LP
 Applicant: Michael Towbes
 Architect: Lenvik & Minor Architects
 Agent: Steve Fort
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal to construct three, two-story, commercial office buildings, for a total of 67,550 square feet, on a proposed four acre site in the C-1/SD-2 Zone. Building A is proposed to be 41,056 square feet. Buildings B and C are proposed to be 13,247 square feet each. The proposal includes the demolition of the existing gas station and on-site remediation. The project proposes 63,817 square feet of landscaping, bio-swales, 191 parking spaces and 30 bike spaces, and public improvements including sidewalks, and parkways. 16,447 cubic yards of grading is proposed. The project requires Planning Commission review for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.)

(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for an Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.)

(5:56)

Present: Ed Lenvik and Richard Six, Lenvik & Minor Architects; Michael Towbes, Towbes Group; and Dan Gullett, Associate Planner.

Public comment opened at 6:15 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) The Board appreciates the generous setbacks and significant amount of open space along Foothill Road. The Board finds the project provides minimal visual impact to the Scenic Highway 154 due to significant plantings along the property line that will in time provide visual screening, the buildings will be broken into several elements and not perceived as one large building, and the building floor elevations are five feet apart and will vary in height.
- 2) The Board appreciates the continuous parking lot circulation plan as designed.
- 3) The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - 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. The Board appreciates the level of details and how it relates to the neighborhood as the proposed buildings do not have a sterile appearance.
 - 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 significant amount of open space and landscaping.
- 4) Request for staff to inform the Board of the story pole installations.
 - 5) Save the existing oak tree along Cieneguitas Road and modify the sidewalk, as necessary, to accommodate the oak tree.
 - 6) Study the flat parapet area at Building A and study removing the second higher parapet, if achievable.
 - 7) Study the roof design for opportunities to add additional character.
 - 8) Return with additional architectural details of art deco/craftsman styles and spires and how they intersect with the roof facia.
 - 9) Provide additional window details for setting back the second story windows.

LANDSCAPING:

- 1) Provide additional details regarding plantings along the bioswale and provide drainage details to prevent excessive soil erosion.

Action: Zink/Mosel, 4/0/0. Motion carried. (Rivera stepped down, Sherry/Aurell/Gilliland absent).

CONCEPT REVIEW - CONTINUED ITEM**4. 312 RANCHERIA ST****R-4 Zone**

Assessor's Parcel Number: 037-231-010

Application Number: MST2005-00634

Architect: Jose Luis Esparza

Owner: Rancheria Cottages, LLC

(A revised architectural style for the proposal to construct five, two-story, attached residential condominiums on an 11,375 square foot lot in the R-4 Zone. The proposal will consist of four two-bedroom units and one one-bedroom unit and vary in size from 991 to 1,104 square feet for a combined total of 5,407 square feet of living area. Each unit will have an attached two-car garage for a combined garage total of 2,230 square feet. The proposal includes 243 cubic yards of cut and fill and demolition of the two existing residential units and three storage sheds. The project requires Staff Hearing Officer review for a requested modification to allow the front entry porch to extend into the required 10 foot front setback. The project received Planning Commission approval for a Tentative Subdivision Map on 7/13/06 (Resolution No. 029-06) and a time extension by the Staff Hearing Officer on 7/16/08 (Resolution No. 058-08).)

(Third Concept Review. Comments only; Project requires a Substantial Conformance Determination, Staff Hearing Officer review for a requested modification, and compliance with Planning Commission Resolution No. 029-06 and Staff Hearing Officer Resolution No. 058-08.)

(6:54)

Present: Jose Luis Esparza, Architect; and David Black, Landscape Architect.

Public comment opened at 7:04 p.m. As no one wished to speak, public comment was closed.

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

Motion: **Continued indefinitely to the Staff Hearing Officer for the Substantial Conformance Determination and then return to Full Board with comments:**

- 1) Address the site drainage.
- 2) Study the color scheme for the building.
- 3) Provide details for the glass sound wall at Unit A on the west elevation.
- 4) Provide architectural details, including window details, cantilevers, and roof and chimney details illustrating the level of quality for the project.
- 5) Study the color and texture of the driveway material to match the cottage theme of the adjacent flagstone look.

Action: Zink/Gross, 4/0/0. Motion carried. (Rivera stepped down, Sherry/Aurell/Gilliland absent).

ITEM #5, 130 S. HOPE AVENUE D-12A AND ITEM #6, 949 VERONICA SPRINGS ROAD WERE MOVED UP IN THE AGENDA ORDER DUE TO QUORUM ISSUES.

CONCEPT REVIEW - CONTINUED ITEM

5. 130 S HOPE AVE D-12A

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
 Application Number: MST2009-00523
 Owner: Riviera Dairy Products
 Architect: Sidley Jones, Inc.
 Business Name: Love Culture

(Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the La Cumbre Plaza. the project will result in a Measure "E" credit of 422 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

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

(4:27)

Present: Michael Jones, Sidley Jones, Inc.; and Tim Ball, Macerich La Cumbre, LLC.

Public comment opened at 4:47 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) The Board appreciates the direction of the proposed project.
- 2) Return with a true representational color rendering.
- 3) Address the parking lot elevation per the La Cumbre Tenant Design Criteria.
- 4) Provide additional information regarding the tower, as some Board members prefer no lighting.
- 5) Return with a roof plan indicating the location of roof-top mechanical equipment.
- 6) The score lines for the stone material shall be shown on the plan elevations.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 949 VERONICA SPRINGS RD****E-1 Zone**

Assessor's Parcel Number: 049-040-022
Application Number: MST2009-00561
Owner: First Baptist Church of Santa Barbara
Agent: Nick Gonzalez
Applicant: Sprint/Clearwire

(Proposal for the installation of a new radio telecommunications facility provided by Sprint/Clearwire Wireless, to consist of 3 panel antennas, 3 parabolic antennas, and a small radio equipment cabinet located at an existing church. The proposal also includes an exterior alteration to the existing building to replace the existing wood siding with stucco. The proposed antennas will be located behind a transparent screening element attached to the existing rooftop cupola. The proposed radio equipment cabinet will be located on the ground and screened by a new 27 linear foot, 5 foot tall cmu wall. This proposal is aesthetically the same as the MST2007-00150 case and which subsequently expired on 9/4/09. The project requires Findings of No Visual Impacts.)

(Second Concept Review. Project requires Findings of No Visual Impacts.)

(5:00)

Present: Nick Gonzalez, Agent for Sprint/Clearwire.

Public comment opened at 5:09 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 Consent Review with conditions:

- 1) The Board made the Findings of No Visual Impacts.
- 2) Applicant to show the exposed conduit to be located on the interior of the building.

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

*** THE BOARD BRIEFLY RECESSED AT 5:09 P.M. DUE TO QUORUM ISSUES AND CONTINUED ON TO THE SCHEDULED BREAK ***

*** THE BOARD RECESSED AT 5:25 P.M. AND RECOVERED AT 5:55 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1224 COAST VILLAGE CIR****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-013
Application Number: MST2009-00569
Owner: Frank and Katharine Miller
Applicant: Clearwire
Agent: Nick Gonzalez

(Proposed installation of broadband wireless telecommunications facility consisting of three panel antennas, three parabolic antennas, and a small radio equipment cabinet. All antennas will be behind existing rooftop screening, and facility was previously permitted under MST2007-00256. Previous permit expired before site was constructed. Project requires Findings of No Visual Impacts.)

(Project requires Findings of No Visual Impacts.)

(7:23)

Present: Nick Gonzales, Agent for Clearwire.

Public comment opened at 7:29 p.m. As no one wished to speak, public comment was closed.

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

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

- 1) The applicant is to study screening the RF devices below the existing parapet.
- 2) The Board carries forward the previous comment No. 2 from the 6/25/2007 motion (MST2007-00256): "The existing antennas are to be lowered below the parapet height and out of the public view."

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 590 LAS POSITAS RD****P-R Zone**

Assessor's Parcel Number: 047-010-049
Application Number: MST2009-00568
Owner: Elings Park Foundation
Applicant: Clearwire
Agent: Nick Gonzalez

(Proposal for the replacement of three existing stub-mounted panel antennas, the addition of one 12" panel antenna on an existing stub mount, and the installation of one new radio equipment rack inside an existing equipment cabinet located at an existing Sprint/Nextel wireless facility near the westerly boundary of Elings Park South. The existing wireless equipment was permitted by the county, prior to the annexation of the land to the city, and is an allowed use at the park as stated in the Memorandum of Understanding (MOU). The project requires Findings of No Visual Impacts.)

(Project requires Findings of No Visual Impacts.)

(7:48)

Present: Nick Gonzales, Agent for Sprint/Clearwire.

Public comment opened at 7:50 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 and Final Approval with conditions:

- 1) The Board made the Findings of No Visual Impacts, and state that this project does not increase the visual impacts at the site.
- 2) Indicate on the plans that the size of the equipment will not exceed the existing equipment in height or width by plus or minus (+/-) 3 inches.

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

ADJOURNMENT:

The Full Board meeting adjourned at 7:54 p.m.

CONSENT CALENDAR**CONTINUED ITEM****A. 506 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-291-002
Application Number: MST2009-00572
Owner: WHG Haley, LLC
Designer: Alejo Barragan

(Proposal for a 591 square foot one-story "as-built" addition to an existing commercial building. The lot is currently developed with a 3,666 square foot building which includes two tenant spaces. The addition is for a proposed tire shop. No alterations are proposed to the other tenant space. The proposal will result in a 4,257 square foot building on a 5,000 square foot lot.)

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

Preliminary and Final Approval as submitted.

FINAL REVIEW**B. 30 S QUARANTINA ST****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-031
Application Number: MST2009-00513
Owner: Pegseven, LLC
Architect: Lenvik & Minor

(Proposal for a new compressed natural gas (CNG) fueling facility for MarBorg Industries. The proposal includes the construction of a new 8 foot tall concrete masonry unit (cmu) wall and two 7 foot tall chain link gates to enclose the new 2,040 square foot fueling facility. The project is located on a 29,555 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Preliminary and Final Approval are requested.)

Preliminary and Final Approval as submitted.

NEW ITEM**C. 3558 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-313-016
Application Number: MST2010-00012
Owner: Barbara Starlene Nergaard
Designer: Freedom Signs

(Proposal to permit an "as-built" awning at an existing retail business. The proposed material will be a sunbrella fabric and Persian Tweed (4647) color. Proposed signage will be reviewed by the Sign Committee under a separate application. The project will abate violations outlined in ENF2009-00527.)

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

Preliminary and Final Approval as submitted.

NEW ITEM**D. 3888 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 057-240-035
 Application Number: MST2010-00010
 Owner: Sumida Family, Limited Partnership
 Architect: Lenvik and Minor, Architects

(Proposal to relocate the existing unscreened trash and recycling bins and construct a new trash enclosure at the rear of the property. The proposal includes new landscaping at the location of the existing trash and recycling bins, resurfacing and restriping the parking lot, the elimination of two parking spaces, and compliance with ADA requirements to include the addition of accessible parking spaces and ADA compliant pathways. The site work is to be completed on two parcels. Parcel No. 057-240-035 involves the new trash enclosure, landscaping, alterations to the parking lot and ADA accessibility. Parcel No. 057-240-046 includes alterations to existing parking lot and ADA accessibility. Between the two parcels a total of 101 parking spaces are proposed; 95 parking spaces are required. Parcel No. 057-240-035 provides 36 of the 101 parking spaces.)

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

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval and Final Approval of architecture. Preliminary Approval of landscaping and continued one week to Consent Review with comments:

- 1) At trash enclosure, add pittosporum along the fence to provide additional screening.
- 2) At La Cumbre Road, increase the tree size to 24-inch box plantings.
- 3) Address Tier 3 SWMP requirements for final landscaping.

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

Assessor's Parcel Number: 031-371-021
 Application Number: MST2006-00236
 Owner: Unterman, E. R. Family Trust
 Architect: Perkowitz & Ruth Architects

(A revised 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. The project will result in a Measure "E" credit of 1,451 square feet.)

(Final Approval is requested.)

Final Approval as submitted of landscaping, and Final Approval of architecture as noted:

- 1) On Sheet 03, square off the northwest corner.
- 2) On Sheet 04, remove the hip roof at the northwest corner and replace with a shed roof returning to the tower.
- 3) Use a two-piece mission tile instead of S-tile.

REVIEW AFTER FINAL**F. 165 CANON DR****P-R Zone**

Assessor's Parcel Number: 053-241-001
Application Number: MST2008-00355
Owner: City of Santa Barbara
Applicant: Arcadia Studio

(Proposal for site improvements to the San Roque well-head facility to include a new 6 foot Sheppard's Hook security fence, two new 6 foot rail gates, new landscaping and irrigation.)

(Review After Final for proposed revisions to the landscape plan to include, install Pittosporum 'Marjorie Channon' / Variegated Kohuhu hedges for enhanced fence screening. Replace plantings with a simplified and hardy groundcover of Agapanthus 'Rancho White'. Revise irrigation plan to meet new water efficiency requirements.)

Approved as noted of Review After Final with condition on Sheet LP-1, to substitute the Agapanthus 'Rancho White' species with Agapanthus 'Peter Pan White' or a compact variety, to be no higher than 12-inches in height, and change the Agapanthus spacing to 12-inches on center.

Items on Consent Calendar were reviewed by **Clay Aurell**, for Items A, B, C, D, and E, with additional landscaping review for Items D, E, and F by **Carol Gross**.