



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 8, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT
- CAROL GROSS – PRESENT @ 3:07 P.M. UNTIL 6:08 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – ABSENT
- KEITH RIVERA – PRESENT @ 3:31 P.M.

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT – PRESENT @ 4:24 P.M. STELLA LARSON (ALT.) - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:20 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 Wednesday, March 3, 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 3:00 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry, Mosel, Zink, Gross, Aurell, 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 **February 22, 2010**, as submitted.

Action: Zink/Sherry, 4/0/1. Motion carried. (Manson-Hing abstained, Gilliland/Gross/Rivera absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **March 1, 2010**. The Consent Calendar was reviewed by **Clay Aurell**.

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

Motion: Ratify the Consent Calendar of **March 8, 2010**. The Consent Calendar was reviewed by **Clay Aurell** with additional landscaping review for Item C, by **Carol Gross**.

Action: Sherry/Aurell, 5/0/0. Motion carried. (Gilliland/Gross/Rivera 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 Zink volunteered to attend the March 18th Planning Commission meeting for review of the 825 De La Vina Street project.
- b) On Tuesday, March 9, 2010, 3714 State Street "Sandman Inn" will be reviewed on appeal at City Council regarding environmental issues.
- c) On Tuesday, March 23, 2010, 803 N. Milpas Street will be reviewed on appeal at City Council.
- d) Pending Coast Village Road Guidelines will be scheduled for a discussion item at ABR and for Council review in the near future.

2) Board member Sherry announced that she will be stepping down from Item #2, 130 Harbor Way.**E. Subcommittee Reports.**

Member Manson-Hing announced Wednesday's, March 10, 2010, Lower Mission Creek Subcommittee meeting at 12:15 p.m., with two Historic Landmarks Commission members and Public Works staff.

Mr. Limón gave an update on subcommittee determinations made for the NextG Micro-cell Wireless Telecommunication project in regards to the locations for the proposed equipment. He thanked Board members Manson-Hing, Zink, and Mosel for their participation on the subcommittee.

The following Consent Calendar Review, Item B, 140 S. Hope Avenue A-4, was referred to Full Board for a quick clarification regarding the direction of the previous motion.

CONTINUED ITEM

B. 140 S HOPE AVE A-4

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
Application Number: MST2009-00394
Owner: Riviera Dairy Products
Architect: Arc Vision Inc.
Applicant: Greg Miller

(Proposal for a facade remodel to an existing 1,215 square foot tenant space at La Cumbre Plaza. The remodel will result in a 26 square foot addition. All signage to be reviewed by the Sign Committee under a separate sign application.)

(Project requires compliance with the La Cumbre Tenant Design Criteria.)

03/08/10 - Consent Calendar Review.

A letter of concern from Paula Westbury was acknowledged.

Motion: Referred to Full Board for direction.

03/08/10 – Full Board Review:

(3:09)

Motion: Continued indefinitely to Consent Review Calendar with comments:

1. Applicant to consult with the landlord's management company and provide documentation regarding the removal or non-removal of the bulkhead.
2. Applicant to study the La Cumbre Plaza Tenant Design Criteria and renderings to provide a design that is consistent with the intent of the La Cumbre Plaza Guidelines.
3. Carrying forward the previous October 5, 2009, Comment #1, with edits: "*Study the La Cumbre Tenant Design Criteria and incorporate a design that will give the store front its own identity.*"

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

PRELIMINARY REVIEW**1. 4200 CALLE REAL**

Assessor's Parcel Number: ROW-003-382
 Application Number: MST2008-00505
 Owner: City of Santa Barbara
 Owner: Caltrans
 Applicant: Jessica Grant, Project Planner
 Applicant: Ashleigh Sizoo, Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design, construct and maintain an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight to ten foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be improved and the shoulders of the path would be graded. Landscaping proposed throughout the project area. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of Jake Boysel.)

(Preliminary Approval is requested.)

(3:26)

Present: Jessica Grant, Project Planner and Ashleigh Sizoo, Project Engineer II, City of Santa Barbara; Billy Goodnick, Landscape Architect;

Public comment opened at 3:42 p.m.

Karen Boysel spoke in support of the project.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:45 p.m.

Motion: Preliminary Approval of architecture and landscaping, and continued indefinitely to Consent with comments:

- 1) A majority of the Board expressed safety concerns regarding the terminus of the multi-use bike path at the St. Vincent's bridge, the eastbound bicycle crossing at Calle Real, and the location of the light pole.
- 2) Consider installation of ground-in striping for the rumble strips at the terminus.

LANDSCAPING:

- 1) Place the boulders in a natural outcropping pattern at the Verano Road and La Colina Road terminus.
- 2) Add additional plantings at the rock outcropping at the Verano Road and La Colina Road terminus to create more visual interest.

Action: Zink/Gross, 7/0/0. Motion carried. (Gilliland absent).

PRELIMINARY REVIEW**2. 130 HARBOR WAY****HC/SD-3 Zone**

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

(The proposal for the Santa Barbara Yacht Club consists of an enclosure of 159 square feet of an existing second story deck to allow for an expansion of the kitchen, two additions to the second story deck for a total of 145 square feet, and the relocation of the existing exterior stairs along the eastern elevation.)

(Project requires compliance with Planning Commission Resolution No. 045-09.)

(4:11)

Present: Paul Secat, Architect; Dawn Sherry, Agent for Architect; and Kathleen Kennedy, Associate Planner.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 4:22 p.m.

Motion: Preliminary Approval and continued indefinitely to Consent, with comments:

1) Applicant to provide elevations to accurately reflect the detailing.

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

PRELIMINARY REVIEW**3. 535 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-351-010
Application Number: MST2006-00530
Owner: Housing Authority of the City of Santa Barbara
Applicant: John Campanella
Architect: William Hezmalhalch Architects Inc
Applicant: Bill McReynolds

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in four, two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 1,100 and 1,700 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with 50% in a side by side configuration and 50% in a tandem configuration. Six guest parking spaces would be provided, resulting in a total of 102 on-site parking spaces. Vehicle access would be provided from East Montecito Street, with emergency access only from Calle Cesar Chavez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project received a Substantial Conformance Determination at the Planning Commission on 11/19/2009.)

(Project requires compliance with Planning Commission Resolution No. 032-08 and Specific Plan SP-10.)

(4:24)

Present: Bill McReynolds, Developer/Partner from City Ventures, Inc.; and Jeff Chelwick from William Hezmalhalch, Architects; Katy O'Reilly-Rogers, Landscape Architect; and Rob Peirson, City Housing Authority; John Campanella, Applicant/Bermant Homes; and Kathleen Kennedy, Associate Planner.

Public comment opened at 4:50 p.m. As no one wished to speak, public comment was closed.

The following public comment spoke either in support or in opposition of the proposed project:

1) Rebecca Tambering, in support.

A letter of concern from Paula Westbury was acknowledged by the Board.

Planning Commissioner Bruce Bartlett clarified to the Board the previous November 19, 2009, Planning Commission substantial conformance review and comments.

Straw vote: How many of the Board find acceptable the general site plan with the four quad concept allowing that more work is needed on the design for connectivity? 4/3 (passed, Gross/Mosel/Rivera opposed).

Motion: Continued indefinitely to Full Board with comments:

- 1) Study ways to make the tunnel connections between the court yards a more enjoyable experience.
- 2) Study varying the plate heights of the buildings to add more interest to the composition.
- 3) Study ways to incorporate and ensure the increase of natural light to passageways, driveways, and common areas.
- 4) Significantly increase walkability of the pedestrian links between the courtyards and the usability of the common spaces.

Action: Zink/Sherry, 4/3/0. Motion carried. (Gross/Mosel/Rivera opposed, Gilliland absent).

CONCEPT REVIEW - CONTINUED ITEM**4. 915 E ANAPAMU ST****E-1/R-3 Zone**

Assessor's Parcel Number: 029-201-003

Application Number: MST2007-00331

Owner: Charles Crail

Agent: Suzanne Elledge Permit and Planning Services, Inc.

Architect: Cearnal Andrulaitis

(Proposal to construct 13 two-story and three-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,759 square foot parcel in the E-1 and R-3 Zones. The proposal includes two three-bedrooms, two one-bedroom, and nine two-bedroom apartments ranging from 699 to 1,584 square feet, for a total of 14,934 square feet. A total of 3,350 cubic yards of grading is proposed and 28 parking spaces are provided (17 below grade and 11 at grade) in a combination of one and two-car garages, carports, and uncovered spaces. The project requires Environmental Assessment.)

(Third Concept Review. Comments only; project requires Environmental Assessment.)

(5:45)

Present: Brian Cearnal and Adam Cunningham, Architects; Susan Elledge, Agent for Rivera Partners; and Katie O'Riley-Rodgers, Landscape Architect.

Public comment opened at 5:51 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study ways to reduce the height of the southwest corner of the proposed sandstone wall.
- 2) Restudy the chimneys and consider the suggestion to ground the chimneys as a better solution.

LANDSCAPING:

- 1) The Board appreciates the relocation of the existing palm tree.

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

*** THE BOARD RECESSED FOR 20 MINUTES AT 6:08 P.M. AND RECOVERED AT 6:28 P.M. ***

FINAL REVIEW**5. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010
 Application Number: MST2009-00250
 Owner: Transition House
 Architect: Mark Wienke
 Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on 8/12/09 (Resolution No. 070-09).)

(Preliminary Approval was granted 10/5/2009. Final Approval is requested.)

(6:28)

Present: Mark Wienke and Christine Pierron, Architects; and Chris Gilliland, Landscape Architect.

Public comment opened at 6:37 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Final Approval of architecture and continued indefinitely to Consent for landscape review with the comment for the Applicant to revise the elevation drawings for the stone work to match the proposed color and materials, as shown on the color board.

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

PRELIMINARY REVIEW**6. 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 1220 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

(Project requires compliance with La Cumbre Plaza Tenant Design Criteria.)

(6:40)

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

Public comment opened at 6:43 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval and continued indefinitely to Consent with comments:

- 1) The interior elevation is ready for Final Approval on Consent.
- 2) Provide detailed rear elevations indicating the dimensions of the proposed façade.

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

CONCEPT REVIEW - CONTINUED ITEM

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.)

(6:52)

Present: Nick Gonzalez, Agent.

Public comment opened at 6:57 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval and continued indefinitely to Full Board with comments:

- 1) Return with construction drawings showing the increase of the existing mansard roof an additional 12-inches.
- 2) Maintain the relief shown in the conceptual drawings.
- 3) Return with several color schemes for the upper RFP panel.

Action: Zink/Rivera, 2/2/2. Motion failed. (Mosel/Manson-Hing opposed, Sherry/Aurell abstained, Gilliland/Gross absent).

Substitute Motion: Preliminary Approval and continued indefinitely to Full Board with comments:

- 1) Return with several solutions, including proposed color schemes, for the new RFP screen to raise the building an additional 12-inches in height.
- 2) Maintain the relief shown in the conceptual drawings.
- 3) The Board made the Finding of No Visual Impacts.

Action: Zink/Rivera, 3/1/2. Motion carried. (Mosel opposed, Aurell/Sherry abstained, Gilliland/Gross absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 616 W MICHELTORENA ST****R-3 Zone**

Assessor's Parcel Number: 043-251-014
Application Number: MST2010-00043
Owner: Antonio J. Gijon
Architect: Jose Luis Esparza

(Proposal to construct a new two-story 1,166 square foot single-family residence and attached 451 square foot two-car garage on a 4,450 square foot lot currently developed with an existing one-story 613 square foot single-family residence. The proposal also includes the demolition of an existing 57 square foot enclosed porch, a 100 square foot addition to the existing 613 square foot residence, a new 320 square foot one-car garage, and one new uncovered parking space. A total of four parking spaces will be provided, two for each unit, with three covered spaces and one uncovered space. A total of 14 cubic yards of grading is proposed. The project will abate the violations of enforcement case ENF2009-01334.)

(Comments only; project requires Environmental Assessment.)

(7:16)

Present: Jose Luis Esparza, Architect.

Public comment opened at 7:24 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the parking layout to resolve the distance between the exterior space and the associated unit.
- 2) Study the massing of the front unit to address concerns for the excessive cantilever on the north side and the flat plainer nature of the street façade.
- 3) Study developing a more cohesive architectural character and style to be more compatible with the surrounding neighborhood.
- 4) Preserve or enhance the character of the existing rear structure.

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

CONCEPT REVIEW - NEW ITEM**9. 3052 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-033
 Application Number: MST2010-00016
 Owner: Timothy and Claudia Garrett
 Contractor: Terra Nova Industries
 Business Name: Beverages & More, Inc.
 Architect: Hayashida Architects

(Proposal to demolish 1,758 square feet of an existing 10,757 square foot building, demolish a 1,288 square foot detached warehouse, provide 12 new parking spaces for a total of 35 on-site parking spaces, and revised parking lot and site landscaping to include the removal of four existing trees and addition of eight new trees. The proposal will result in one 8,999 square foot commercial building and a 3,046 credit of Measure E square footage. The proposal will abate the violations of ENF2009-00505.)

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

(7:40)

Present: Eric Marquart and Tom Beranek, of Terra Nova Industries; Don Inaba, Hayashida Architects; Roger Deutschman, Landscape Architect.

Public comment opened at 7:56 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Jerry Vigil, in opposition.
- 2) Katie Turner, in opposition.

A letter of concern from Paula Westbury was acknowledged by the Board.

Email correspondences received from

- 1) Natalia Bliss, in support.
- 2) Nick Koonce, in support.

Public comment closed at 8:00 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a revised landscape plan to accurately indicate existing material to remain, existing material to be removed, and proposed landscaping.
- 2) Return with any proposal for additional parking lot lighting, including fixture cut sheets, and photometrics.
- 3) Study incorporating a pedestrian presence and entry from State Street.
- 4) Study the parking configuration to be in compliance with City requirements for the number of tree wells, and study additional opportunities to introduce or retain additional landscaping materials.
- 5) Study the configuration of the molding and tile details on the rear of the building to be consistent with the architecture.
- 6) Study methods to screen the open trash enclosure from public view.
- 7) Provide a color and materials board for any proposed changes.

Action: Rivera/Mosel, 6/0/0. Motion carried. (Gilliland/Gross absent).

ADJOURNMENT:

The Full Board meeting adjourned at 8:41 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 630 BATH ST****R-4 Zone**

Assessor's Parcel Number: 037-121-020
Application Number: MST2008-00120
Owner: Housing Authority/City of Santa Barbara
Architect: Thomas Moore
Landscape Architect: David Black

(This is a revised project for a Review After Final for proposed alterations to include 595 cubic yards of grading (imported fill) to comply with the base flood elevation requirements, the addition of new retaining walls along Ortega Street, new stairs and ramps, and the relocation of the trash enclosure and accessible parking spaces. The original proposal, which received final approval by ABR on 5/4/09, includes the construction of two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet and include 6 existing uncovered parking spaces. No alterations are proposed for the existing units. This is a Housing Authority project and all units will be maintained as apartments in the affordable apartments housing stock.)

(Review After Final to relocate the trash enclosure.)

A letter of concern from Paula Westbury was acknowledged.

Approved as submitted of Review After Final.

CONTINUED ITEM**B. 140 S HOPE AVE A-4****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2009-00394
Owner: Riviera Dairy Products
Architect: Arc Vision Inc.
Applicant: Greg Miller

(Proposal for a facade remodel to an existing 1,215 square foot tenant space at La Cumbre Plaza. The remodel will result in a 26 square foot addition. All signage to be reviewed by the Sign Committee under a separate sign application.)

(Project requires compliance with the La Cumbre Tenant Design Criteria.)

A letter of concern from Paula Westbury was acknowledged.

Referred to Full Board for clarification and direction from the previous motion.

[See page 4 of these minutes.]

REVIEW AFTER FINAL**C. 308 & 310 W MICHELTORENA ST.****R-4 Zone**

Assessor's Parcel Number: 027-212-013
Application Number: MST2007-00084
Owner: Ruben Montes
Architect: Victor Schumacher
Agent: Patrick Pouler

(Proposal for a 554 square foot two-story addition to unit 2, a 455 square foot garage for an existing 2,060 square foot two-story duplex residence. The proposal also includes demolition of the existing 262 square foot detached garage.)

(Review After Final to remove 1 jacaranda tree, replace 4 jacaranda trees with 4 queen palms, and to reduce the planting strip on the west side of the property.)

A letter of concern from Paula Westbury was acknowledged.

Approved as noted on Sheet #a-1 of Review After Final as follows:

1. Relocate the newly planted palm to the rear of the property as noted.
2. Original location of front yard jacaranda is to remain and install as a 24-inch box.
3. Four newly planted palms on the west side are approved with additional saw cut planter between the first two palms adding one 1-gallon bougainvillea and four 1-gallon dietes.
4. Provide either pipe or hand irrigation.

Items on Consent Calendar were reviewed by **Clay Aurell**, with additional landscaping review for Item C by **Carol Gross**.