



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, April 19, 2010**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:03 P.M.**

**BOARD MEMBERS:**

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL – PRESENT @ 3:08 P.M. UNTIL 8:30 P.M.
- CAROL GROSS – PRESENT UNTIL 5:13 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – ABSENT
- KEITH RIVERA – PRESENT UNTIL 8:30 P.M.

**CITY COUNCIL LIAISON:**

DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT

**PLANNING COMMISSION LIAISON:**

BRUCE BARTLETT – PRESENT STELLA LARSON (ALTERNATE) - ABSENT

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:37 P.M.
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://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](mailto:mbedard@santabarbaraca.gov). Please check our website under City Calendar to verify closure dates.

**LICENSING ADVISORY:**

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

Unlicensed persons are limited to the preparation of plans for:

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

**NOTICE:**

1. That on Wednesday, April 14, 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](http://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](http://www.santabarbaraca.gov/abr) and then clicking *Online Meetings*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:03 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry, Mosel, Zink, Gross (until 5:13 p.m.), Aurell (present @ 3:08 until 8:30 p.m.), and Rivera (present until 8:30 p.m.).  
Members absent: 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 **April 5, 2010, as submitted.**

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of **April 12, 2010**. The Consent Calendar was reviewed by **Carol Gross**.

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

Motion: Ratify the Consent Calendar of **April 19, 2010**. The Consent Calendar was reviewed by **Gary Mosel**, with additional landscaping review for Item D by **Carol Gross**.

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

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

1) Ms. Bedard requested Board member representatives for attendance at two scheduled City Council sessions:

- a) 617 Bradbury Ave. will be reviewed by City Council for the continued appeal hearing on Tuesday, May 25, 2010. Board members Keith Rivera and Paul Zink volunteered to attend and represent the Board.
- b) 825 De La Vina St. will be reviewed by City Council for a Planning Commission appeal hearing on Tuesday, May 11, 2010. Board member Paul Zink volunteered to attend and represent the Board.

2) Mr. Limon announced a pending review on Tuesday, April 20<sup>th</sup> by the Ordinance Committee of an

amendment for a phased term to allow Chris Gilliland to return to the Board to provide a second landscape architect on the Board.

E. Subcommittee Reports.

Chair Manson-Hing reported on the Lower Mission Creek Flood Control Subcommittee that the project is slowly moving forward, including planned bridge work. He also made available to the Board a distributed project informational packet.

**DISCUSSION ITEM:**

**(3:12)**

**PLAN SANTA BARBARA GENERAL PLAN UPDATE – REVIEW OF DRAFT GENERAL PLAN DOCUMENTS AND DRAFT ENVIRONMENTAL IMPACT REPORT**

(Receive a brief presentation from Staff regarding the Plan Santa Barbara General Plan Update – an overview discussion regarding review of a draft General Plan documents and Draft Environmental Impact Report)

City Staff Presenter: John Ledbetter, Principal Planner.

Time: 3:12 p.m.

Chair Manson-Hing volunteered to be the Board's contact regarding the review of the draft documents.

Discussion held.

**\* THE BOARD BRIEFLY RECESSED AT 3:33 P.M. AND RECOVERED AT 3:37 P.M. \***

**PRELIMINARY REVIEW**

**1. 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 Plan Service

Architect: Cearnal Andrulaitis

Applicant: Trish Allen

(Proposal to construct 13 two- and three-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,055 square foot parcel in the E-1 and R-3 Zones. Nine of the units are proposed above a subterranean parking structure. The proposal includes two three-bedrooms, two one-bedroom, and nine two-bedroom apartments ranging from 669 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 proposal involves the removal of 20 existing trees, 3 trees to be relocated on site, 18 trees to remain, and 35 new oak trees (7 on-site, and 28 off-site), and 36 new ornamental trees.)

**(Request for Preliminary Approval of the project with the findings for the adoption of the Final Mitigated Negative Declaration (FMND).)**

(3:37)

Present: Brian Cearnal, Architect; Dale Weber, Civil Engineer from Mac Designs and Assoc.; Susan Elledge, Agent for Rivera Partners; Trish Allen, Susan Elledge Permit and Plan Service; Katie O'Riley-Rodgers, Landscape Architect; Kelly Brodison, Assistant Planner; Michael Berman, Environmental Analyst; Steve Foley, Supervising Transportation Planner; and Gina Sunseri, Fire Inspector II.

Staff announced one change to the submitted Final Mitigated Negative Declaration (FMND) Conditions of Approval regarding payment of fish and game fees. Staff announced that the owner of the property across the street, at 836 E. Anapamu Street, called to raise his concerns regarding noise created by his business and the affect on the new residential units.

Public comment opened at 3:46 p.m.

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

- 1) Carol Ann Cole, opposed.
- 2) Peter Colzer, submitted letter of concerns.
- 3) Ken Saks, opposed.

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

Public comment closed at 3:56 p.m.

**Motion:** Continued two weeks to Full Board with comments:

- 1) Restudy the Mitigated Negative Declaration for neighborhood concerns regarding parking on Lowena Drive impacted by the development.
- 2) Applicant to return addressing the issue of a 20 foot width access on Lowena Drive, and with possible parking suggestions on Lowena Drive (on-street parking may reduce the width of the street to less than 20 feet).

Action: Sherry/Zink, **Motion withdrawn.** (Gilliland absent).

**Motion 1:** To make the findings to adopt the Final Mitigated Negative Declaration (FMND).

Action: Rivera/Mosel, 5/1/1. Motion carried. (Sherry abstained, Zink opposed, Gilliland absent).

**Motion 2:** Preliminary Approval and continued indefinitely to Full Board with conditions:

- 1) Study the incorporation of additional parking space on the lower portion of Lowena Drive, with the minimum of one space for off-street parking.
- 2) Study the design of the drainage structure grating where it abuts the public right of way.
- 3) Study reducing the ground cover plantings and incorporate additional shrubs.
- 4) Study reducing the width of pathways to increase landscaping.

Action: Rivera/Gross, 6/0/1. Motion carried. (Sherry abstained, Gilliland absent).

**PRELIMINARY REVIEW****2. 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 994 and 2,086 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 a mix of side by side configuration and tandem configuration. Four guest parking spaces would be provided, resulting in a total of 100 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 on 11/19/2009.)

**(Preliminary Approval is requested. Project requires compliance with Planning Commission Resolution No. 032-08 and Specific Plan SP-10.)**

(5:12)

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.

Public comment opened at 5:24 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: Preliminary Approval of Architecture and continued indefinitely to Full Board with conditions:**

- 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, bulk, and scale are appropriate for the neighborhood, given compliance with the comments provided.
  - d. There are no impacts to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
  - e. The project's design provides an appropriate amount of open space and landscaping.
- 2) Return with additional details for an in-progress review.
- 3) Study slight massaging of the architectural elements.
- 4) Study the massing and alignment of windows at both sides of the diagonal entries to the courtyards of Montecito and Salsipuedes Streets; mirror plan on site, specifically the massing, repetitiveness, size, and alignment.
- 5) Resolve the treatment of the cantilevers above the garage doors.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 632 E CANON PERDIDO ST****R-3 Zone**

Assessor's Parcel Number: 031-032-017  
Application Number: MST2008-00563  
Owner: Boys & Girls Club of Santa Barbara Inc.  
Architect: Lenvik & Minor Architects

(Proposal to construct a new, two-story, 13,465 square foot addition for new permanent classrooms and administration offices at the El Montecito School on a 2.20 acre parcel in the R-3 Zone. The site is currently developed with 16,789 square feet of existing permanent structures and 7,200 square feet of temporary portable units for a total of 23,989 square feet of existing on site development. The proposal includes the removal of the 7,200 square feet of temporary portable classrooms and with the proposed addition of 13,465 square feet of permanent structures the project will result in a net addition of 6,265 square feet to the site, and will result in a total of 30,254 square feet of on-site development, below the allowable 25 percent F.A.R. The site currently includes 24 parking spaces and the proposal includes the addition of 9 new spaces for a total of 33 parking spaces. The project requires Planning Commission review for Development Plan Approval for new non-residential square footage, a Conditional Use Permit for continued non-residential use in the R-3 Zone, and a parking modification.)

**(Third Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis and Planning Commission review for Development Plan Approval, a Conditional Use Permit, and modifications for parking and lot coverage.)**

(5:42)

Present: Jeff Gorrell, Lenvik & Minor Architects; Jim Turner, Boys & Girls Club of Santa Barbara Inc.; and Rob Dayton, Supervising Transportation Planner.

Public comment opened at 6:16 p.m.

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

- 1) Ryan McAllister, in support.
- 2) Art Clarke (El Montecito School), in support.
- 3) David Bolton, opposed.
- 4) Jeff Stone, in support.
- 5) Mike Eby, opposed.
- 6) Carolyn Brown, in support.

A letter of concern from Lorenzo Blanco was acknowledged by the Board.

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

Public comment closed at 6:31 p.m.

**Motion: Continued indefinitely to Planning Commission and return 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 size, bulk, and scale are appropriate for the neighborhood, given compliance with the comments provided.
  - d. There are no impacts to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
  - e. The project's design does not block established public views of mountains or ocean.
  - f. The project's design provides an appropriate amount of open space. Landscaping was not reviewed by the Board at this time.
- 2) The Board finds no negative aesthetic issues with the proposed parking in the front yard setback, with additional landscaping, and the proposed reduction in number of parking spaces given the school use.
- 3) The Board appreciates the site planning and proposed plan layout with the shared use of the Montessori School and the Boys and Girls Club.
- 4) The Board looks for comments from the Planning Commission regarding the intensity of use of the site, parking demand and circulation, and noise concerns.
- 5) Study the preschool play area on the westside of the property for noise impact to the neighbors to the west.
- 6) Study the fenestration of windows on the second floor class rooms.
- 7) Provide photometric information for the night lighting for the ball field.

LANDSCAPING:

- 1) Study the placement of the King Palm tree in the southwest corner to provide its approximate location or provide additional screening in that area.
- 2) Provide additional noise abatement and landscaping at the parkway along Quarantina Street.
- 3) Study the preschool area on the westside and incorporate additional landscaping.

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

**\* THE BOARD RECESSED AT 6:59 P.M. AND RECOVERED AT 7:24 P.M. \***



**FINAL REVIEW****4. 3052 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-033  
Application Number: MST2010-00016  
Owner: Timothy D. and Claudia K. 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 34 on-site parking spaces, and revised parking lot and site landscaping to include the removal of two existing trees and addition of nine 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.)

**(Preliminary Approval granted 4/5/2010. Final Approval is requested.)**

(7:24)

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

Public comment opened at 7:39 p.m.

Ms. Mary Chang spoke of her concerns regarding loading/unloading zones as defined, hours of operation, and land-use and traffic noise issues.

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

Public comment closed at 7:41 p.m.

Mr. Limón clarified the analysis of consistency with the Upper State Street Design Guidelines and requested the Board's comments regarding specific topic areas, including the entrance location, front façade improvements, bicycle parking, landscaping and view preservation (prevent obstruction of mountain views), luminaire and lighting fixture issues, and shopping cart and trash enclosure location issues.

**Motion: Continued two weeks to Full Board with comments:**

- 1) Provide location and heights of all mechanical equipment, and provide appropriate screening per the Upper State Street Design Guidelines.
- 2) Provide a high quality pedestrian experience for the State Street entrance per the Upper State Street Design Guidelines.
- 3) Provide locations and details of all pedestrian and other lighting locations, and remove the existing gooseneck fixture lighting on the front façade.
- 4) Study lowering the parapet height at the rear of the warehouse area.
- 5) Suggest a different material for the trash enclosure doors to match Spanish architecture.
- 6) Provide a less contrasting color for the wainscot and the awning.
- 7) Return with more traditional awning structure design with open sides and wrought iron.
- 8) Provide a more suitable location for the proposed bicycle parking.

- 9) Indicate on the plans the specific locations of opaque and clear window glass with reference to the interior display heights near the windows.
- 10) The proposed 7:00 a.m. deliver time is to be changed to a more appropriate 8:00 a.m. delivery time.

LANDSCAPING:

- 1) Create a new planting area along the front south-facing façade and indicate planting species type.
- 2) Landscaping to be reviewed by the Board's Landscape Architect to study an appropriate replacement for the queen palm tree taking into consideration the preservation of view per the Upper State Street Design Guidelines, and providing as much privacy as possible to the neighboring property to the north.

Action: Sherry/Zink, 4/1/0. Motion carried. (Rivera opposed, Aurell/Gross/Gilliland absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**5. 1812 SAN PASCUAL ST**

**R-3 Zone**

Assessor's Parcel Number: 043-163-011  
 Application Number: MST2010-00097  
 Owner: Michael Szymanski  
 Architect: Hogarth & Associates

(Proposal for alterations and additions to an existing multifamily residential parcel to result in four residential units in two duplex configurations, including two three-bedroom units and two two-bedroom units on an 11,100 square foot lot. A façade remodel is proposed for the front elevation of the existing front duplex (Units A & B). A new two-bedroom 918 square foot residential unit (Unit D) is proposed above an existing two-bedroom 1,083 square foot single-family residence (Unit C). The proposal includes a remodel to Unit C to include a 165 square foot demolition resulting in a 918 square foot unit. A total of 8 parking spaces will be provided on site with four uncovered spaces and a new four-car garage. The proposal will abate the violations listed under enforcement case ENF2005-00016.

**(Comments Only; Project requires Environmental Assessment.)**

(8:30)

Present: Donald Hogarth and Angelica Navarro Hogarth, Hogarth & Associates; and Michael Szymanski, Owner.

Public comment opened at 8:41 p.m.

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

- 1) Tim LaDouce opposed.
- 2) Rod Edwards, (had to leave) Chair read comments into the record.

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

Public comment closed at 8:43 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Return with a consolidated architectural style and appropriate detailing for the proposed duplex.
- 2) Resolve the detailing of all proposed porches, overhangs, railings, and other architectural features.
- 3) Resolve all the roof pitches.
- 4) Study an alternative finished material solution to the proposed sound wall at the upper level deck.
- 5) Return with higher quality carriage style garage doors.
- 6) Study an alternative design solution of providing charm-giving elements to the front structure that is not in conflict with required front yard setback.

Action: Sherry/Mosel, 3/1/0. Motion carried. (Zink opposed, Gilliland/Gross/Aurell/Rivera absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1501 SAN ANDRES ST****C-P/R-2 Zone**

Assessor's Parcel Number: 043-244-015  
 Application Number: MST2010-00094  
 Owner: Krieg Family Trust  
 Applicant: Scott Dunaway  
 Architect: ACO Architects

(Proposal for a new T-Mobile wireless facility to be located at an existing one-acre commercial parcel. The proposal involves six new panel antennas on three arrays, one new GPS antenna, and four new equipment cabinets located on the ground within a new wooden enclosure. The six new panel antennas will be located on the roof and screened within a new enclosure to match the existing equipment enclosure (maintained by another wireless provider). The GPS antenna is proposed to be mounted on the existing parapet wall. The project requires the Finding of No Visual Impacts.)

**(Project requires the Finding of No Visual Impacts.)**

(9:12)

Present: Scott Dunaway, Applicant.

Public comment opened at 9:19 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 the comment for the applicant to return with a more acceptable design solution.**

- 1) The Board cannot make the Finding of No Visual Impacts with the present design.

Action: Sherry/Zink, 3/1/0. (Mosel opposed, Gilliland/Gross/Aurell/Rivera absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 9:28 p.m.**

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 1298 LAS POSITAS RD****A-1 Zone**

Assessor's Parcel Number: 047-010-034  
 Application Number: MST2007-00492  
 Applicant: Burke Design  
 Owner: City of Santa Barbara  
 Owner: Elings Park Foundation  
 Designer: Burke Design

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio St.). The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

**(Review After Final to review the revised Valerio Street entrance and landscaping, and four new parking lot trees.)**

A letter of concern from Paula Westbury was acknowledged.

**Approved as submitted of Review After Final.**

**NEW ITEM****B. 813 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 031-023-007  
 Application Number: MST2010-00111  
 Owner: Housing Authority/City of Santa Barbara  
 Architect: Dwight Gregory

(Proposal for minor site alterations at an existing 6-unit affordable multi-family complex on a 9,450 square foot lot. The alterations include to demolish and rebuild the trash enclosure in a new location, increase the size of the existing planter at Vine Ave and add new landscaping, remove an existing tree, replace the existing concrete driveway and parking area with new, revise the on-site parking spaces to provide an accessible space. A total of six parking spaces are proposed with one space for each unit.)

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

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted on Sheet A-1.**

**NEW ITEM****C. 331 N ALISOS ST****R-2 Zone**

Assessor's Parcel Number: 031-371-005  
Application Number: MST2010-00063  
Owner: Richard S. and Joyce Axilrod, Trustees  
Architect: Pujo & Associates

(Proposal to abate violations in ENF2009-00377 by removing and permitting components of "as-built" construction and alterations. The proposal will restore the site to the last legal permitted conditions to include a total of three residential units, with a two-story duplex and a detached one-story residential unit, four covered parking spaces, remove the "as-built" residential unit above the garage and return to storage area, permit exterior changes to storage area, rebuild exterior stairs to access storage, return the "as-built" garages to carports, remove the "as-built" deck above the carport, permit the "as-built" exterior laundry porch, permit the "as-built" storage compartments, demolish and rebuild the trash enclosure and relocate out of the setbacks, remove "as-built" storage sheds and fences, and add new site landscaping and a play area.)

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

A letter of concern from Paula Westbury was acknowledged.

**Continued two weeks to Consent Review Calendar with the comments:**

- 1) Upgrade the existing architecture of the proposed game room with horizontal siding.
- 2) Upgrade the window fenestration.

**NEW ITEM****D. 300 W ALAMAR AVE/OAK PARK****P-R Zone**

Assessor's Parcel Number: 051-340-001  
Application Number: MST2008-00314  
Owner: City of Santa Barbara  
Applicant: George Johnson

(Proposal for a creek restoration project at the Tallant Road Bridge location. The restoration project will include the removal and relocation of the existing sewer line in the creek, removal of concrete and rock rip-rap, re-grade and stabilize the creek channel by placement of native boulders, cobble, and installation of three boulder weirs, and the removal of non-native plants to be replaced with native riparian plants and trees.)

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

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as submitted.**

Items on Consent Calendar were reviewed by **Gary Mosel**, with additional landscaping review for Item D by **Carol Gross**.