



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, May 2, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:
 CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CLAY AURELL
 CHRISTOPHER GILLILAND
 GARY MOSEL
 KEITH RIVERA
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- The approximate time the project 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- 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, extension 4577. 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 Tony Boughman, at 805-564-5470, extension 4539, or by email at tboughman@santabarbaraca.gov. office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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. On Wednesday, April 27, 2011, 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 Noon and the following Monday at 9:00 a.m. 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*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:01 p.m. by Chair Manson-Hing.

Members present: Aurell (in at 3:06), Gilliland, Manson-Hing, Mosel (in at 3:04), Rivera, Sherry (left at 7:50), Zink (in at 3:04).

Members absent: None

Staff present: Boughman, Shafer.

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of April 18, 2011.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 18, 2011, as submitted.

Action: Rivera/Gilliland, 3/0/1. Motion carried. (Aurell, Mosel and Zink absent. Rivera abstained.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of April 25, 2011. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

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

Motion: Ratify the Consent Calendar of May 2, 2011. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

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

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

1. Mr. Boughman reported that the agenda for item #9, 903 W. Mission Street, should state that Preliminary and Final Approvals are being requested.

2. Ms. Sherry stated that she will step down from item #4, 602 Anacapa Street.

3. Mr. Gilliland stated that he will step down from item #9, 903 W. Mission Street.

E. Subcommittee Reports.

Mr. Manson-Hing reported on the Lower Mission Creek Subcommittee meeting of April 22.

FINAL REVIEW**1. 512 BATH ST**

(3:10) Assessor's Parcel Number: 037-161-035
Application Number: MST2009-00469
Owner: Housing Authority of the City of Santa Barbara
Architect: Peikert Group Architects

(The project consists of the demolition of an existing two-story, ten-unit apartment building and carport, and the construction of a two and three-story apartment complex on a 1.10-acre lot. The proposal includes 53 efficiency studio apartments ranging in sizes between 320 and 445 square feet. Affordable to very low- and low-income households to be occupied by tenants with special needs and downtown workers, one two-bedroom 921 square foot managers apartment, two 138 square foot laundry rooms, a 610 square foot recreation room, and a 1,432 square foot community center, 13 covered and 17 uncovered automobile parking spaces, and 29 covered and 6 uncovered bicycle parking spaces. The project also includes a transfer of funds from the Housing Authority to the City of Santa Barbara for construction of a portion of the Lower Mission Creek Flood Control Project. The project received Staff Hearing Officer approval for requested zoning modifications for lot area, parking, distance between buildings, and an interior setback encroachment on June 16, 2010 [Resolution No. 029-10]).

(Project requires compliance with Planning Commission Resolution 008-10. Project was last reviewed on July 26, 2010.)

Actual time: 3:08

Present: Bonnie Sangster and Detlev Peikert, Peikert Group Architects; David Black, Landscape Architect.

Dan Gullett, Project Planner, was available to respond to questions from the Board.

Public comment was opened at 3:30 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) Study and confirm with Creeks Division the feasibility of outdoor seating outside of the recreation room area.
- 2) Study additional opportunities to reduce the hardscape and increase the landscape, including vine pockets, wherever possible.
- 3) Some Board members are concerned with the requested modification for stairs in the required front yard.
- 4) Resolve the railing extensions on the stairways to be more compatible with the architecture.

Action: Sherry/Aurell, 6/1/0. Motion carried. (Mosel opposed.)

PROJECT DESIGN REVIEW**2. 312 RANCHERIA ST****R-4 Zone**

(3:40) 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 received Planning Commission approval for a Tentative Subdivision Map on July 13, 2006 [Resolution No. 029-06] and a time extension by the Staff Hearing Officer on July 16, 2008 [Resolution No. 058-08]. The project requires a Substantial Conformance Determination for the revised project.)

(Project requires compliance with Planning Commission Resolution 029-06 and Staff Hearing Officer Resolution 058-08. Project was last reviewed on January 25, 2010.)

Actual time: 3:55

Present: Jose Luis Esparza, Architect.

Dan Gullett, Project Planner, explained the Planning Commission's 2006 comments regarding photovoltaic panels.

Public comment was opened at 4:02 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and return to Consent Calendar with the following comments:

- 1) Study a lighter material for the chimneys.
- 2) Provide detailing and framing for the glass partitions to be more compatible with the architecture.
- 3) Refine the color scheme to eliminate the peach tones.
- 4) Show locations for proposed photovoltaic panels on roof plan.
- 5) Provide details to capture runoff from the driveway.
- 6) Study relocating further from the sidewalk, or provide an alternative tree for the front yard Geijera tree.

Action: Sherry/Rivera, 7/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**3. 27 E. COTA ST****C-M Zone**

(4:10) Assessor's Parcel Number: 037-132-033
Application Number: MST2011-00146
Owner: The Lyon Building
Applicant: Tricia Knight
Architect: Omni Design Group

(Proposal for the installation of an additional wireless communications facility which consists of 12 new roof mounted antennas for AT&T Mobility. The existing rooftop HVAC screening enclosure will be extended to screen the new antennas.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires a finding of No Visual Impact. Project was last reviewed on April 18, 2011.)

Actual time: 4:14

Present: Trisha Knight, Applicant; Jonathan McAlpin, Omni Design Group; Trey Penner, Agent.

Public comment was opened at 4:17p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the following comments:
1) Study moving the enclosure toward the northwest.
2) Provide larger scale drawings.
3) Provide engineering data showing required clearances at the next ABR hearing.
4) Provide photographs of the roof enclosure area.

Action: Rivera/Gilliland, 6/0/0. Motion carried. (Aurell stepped down.)

PROJECT DESIGN REVIEW**4. 602 ANACAPA ST****C-M Zone**

(4:40) Assessor's Parcel Number: 031-151-017
Application Number: MST2011-00105
Owner: Hutton Parker Foundation
Agent: Trish Allen, Suzanne Elledge, Inc.
Architect: Robert Kupiec

(Proposal for a new 2,646 square foot interior mezzanine floor between the existing first and second floors within the existing three-story building. The proposal includes demolition of a 1,691 square foot mezzanine floor in the existing parking garage, and 354 square feet of previously approved square footage will remain. Exterior alterations are proposed on the Cota Street side of the building for a new interior elevator. Development Plan Approval is requested for 3,000 square feet of new non-residential floor area.)

(Project requires Development Plan Approval findings. Project was last reviewed on March 21, 2011.)

Actual time: 4:31

Present: Trish Allen, Agent; Robert Kupiec, Architect.

Suzanne Riegler, Associate Planner, explained the project's phasing schedule.

Public comment was opened at 4:42 p.m. As no one wished to speak, public comment was closed.

Two motions were made and carried:

1st Motion: Approve the second floor sliding door changes as proposed.

Action: Aurell/Rivera, 6/0/0. Motion carried. (Sherry stepped down.)

2nd Motion: Continued indefinitely to Consent Calendar with the following comments:

- 1) The Moorish tower presented in Version 2 is preferred.
- 2) Provide details of the transition for the second floor elevator vestibule.
- 3) Study increasing the landscaping by removing concrete beneath the arcades.
- 4) Provide an alternate solution for parkway landscaping; removal of the pavers is acceptable.
- 5) Provide a planting plan and plant list for the landscape improvements.
- 6) Research existing curb parking red zone locations where taller plants may be used.

Action: Aurell/Mosel, 6/0/0. Motion carried. (Sherry stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 215 PESETAS LN

C-2/SD-2 Zone

(5:10)

Assessor's Parcel Number: 057-203-003

Application Number: MST2011-00166

Owner: Sansum-Santa Barbara Medical Foundation

Architect: Darci Hernandez

Agent: Trish Allen

(Proposal to demolish and remodel the first floor entry canopy, vestibule, lobby, and lab. The project includes a 250 square foot addition to the lobby and 6,444 square feet of remodel on the first floor of the existing building at the entry, lobby, reception, and lab. A temporary office lab trailer would be located on site to maintain operations during construction. This project also includes permitting the existing 376 square foot MRI trailer to permanently remain on site.)

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

Actual time: 5:01

Present: Darcy Hernandez, Architect; Trish Allen, Agent; Paul Jaconette, Sansum Foundation.

Public comment was opened at 5:10 p.m. As no one wished to speak, public comment was closed.

Public comment was reopened at 5:18 p.m.

Kellam DeForest: stated concerns with the project.

Public comment was closed.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) Resolve both first floor canopies regarding design and materiality.
- 2) Provide more details for the east elevation windows.

- 3) Study the removal of the landscape area between the parking lot and the structure on south elevation to reduce the amount of hardscape to the greatest extent possible.
- 4) The Board is having difficulty with an approval for a permanent trailer in the location proposed. Provide an alternate solution.
- 5) Accurately show locations of the existing fins in both locations on the south elevation.
- 6) The temporary lab trailer location is acceptable with the condition that the trailer is to be removed prior to final building permit sign-off.
- 7) Provide a preliminary landscape plan with accurate description of existing and proposed site conditions.

Action: Sherry/Rivera, 7/0/0. Motion carried.

**** The Board recessed from 5:36 to 5:57 p.m. ****

CONCEPT REVIEW - NEW ITEM

6. VISTA DEL CAMPO

E-1/PUD Zone

(6:00) Assessor's Parcel Number: 049-400-014
 Application Number: MST2011-00170
 Owner: Vista Del Campo Properties Ltd.
 Landscape Architect: Charles McClure
 Applicant: Elaine Jewell

(Proposal for a new landscaping plan for the eastern portion of Vista del Campo from Portsuello Road to the first driveway up the hill in the area of units 2219 and 2209.)

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

Actual time: 5:57

Present: Chuck McClure, Landscape Architect.

Public comment was opened at 6:09 p.m.

Michael Marans, owner of 2209 Vista Del Campo: concerned that the oak tree behind his unit be trimmed appropriately and maintain its character.

Public comment was closed at 6:11 p.m.

Motion: Project Design Approval and return to Consent Calendar with the following conditions:

- 1) Prune oak tree #14 per the Urban Supervisor guidance and in the presence of owners of 2209 and 2219 Vista Del Campo.
- 2) Consider eliminating the matilija poppy from the planting plan due to its invasiveness.
- 3) Reexamine the proposed new planting around unit 2209 to avoid being too close to the structure and to retain views.
- 4) Extend the planting pallet for the proposed hillside further into the site.
- 5) Substantially increase the number of proposed 5-gallon oak trees to the maximum extent possible without over planting.
- 6) Provide a final landscape plan.

- 7) All new planting should be on a drip system to minimize hand watering.
- 8) It was agreed that the applicant may begin planting immediately.

Action: Gilliland/Sherry, 6/1/0. Motion carried. (Mosel opposed to removal of trees.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1122 INDIO MUERTO ST

R-3 Zone

(6:30) Assessor's Parcel Number: 017-291-027
 Application Number: MST2011-00081
 Owner: Edward St. George Trust
 Architect: Robin Donaldson

(Proposal to construct a 20-unit apartment complex located on three lots with a voluntary lot merger to create one project site. The project consists of a 14,861 square foot three-story 11-unit building, a 12,858 square foot three-story 9-unit building, two new garages of 640 square feet each, and a 200 square foot detached laundry room. There will be 12 three-bedroom units and 8 four-bedroom units and 37 parking spaces. The project is requesting 4 density bonus units (16 unit base density + 4 density bonus units = 20 units total) pursuant to State Density Bonus Law. The project is requesting a parking reduction (50 spaces required and 37 proposed) as a development incentive required by State Bonus Density Law. Staff Hearing Officer review of a Zoning Modification for reduced separation between buildings is requested. All existing structures on the site are proposed to be demolished.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a modification.)

Actual time: 6:28

Present: Robin Donaldson, Architect; Tim Gorder, Associate; John Baron, Landscape Architect.

Public comment was opened at 6:46 p.m.

Kellam DeForest: commended St. George Trust for proposing rental housing, and expressed concerns.

A public comment letter expressing concerns from Ken Bortolazzo was acknowledged.

Public comment was closed at 6:51 p.m.

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

Architectural comments:

- 1) The site planning, and overall mass, bulk and scale are appropriate for the isolated lot.
- 2) Overall, the direction of the architecture is appropriate pending further development.
- 3) The Board withholds comment on the requested modification for reduced separation of buildings pending three-dimensional illustration of the project.
- 4) Overall, the three story massing is appropriate to the site, but study refining the third-story massing to maximize light infiltration into the courtyard.
- 5) Provide drawings of all elevations.
- 6) Provide photo documentation for all adjacent properties.
- 7) Provide further design of fenestration detailing.

Landscaping comments:

- 1) Provide a landscape plan that develops exterior spaces as uses for residents and further integration of planting.
- 2) Provide a detailed landscape plan showing existing and proposed landscaping.

- 3) Applicant is encouraged to work with Creeks Division in early stages of project.
- 4) The landscape requirement waiver for parking area perimeter planting is approvable given the amount of landscaping at the creek.
- 5) Show the top of creek bank.
- 6) Provide grading calculations.
- 7) There is insufficient information to comment on the appropriateness of the number of parking spaces proposed.

Action: Rivera/Sherry, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 602 E. SOLA ST

R-2 Zone

(7:00) Assessor's Parcel Number: 029-092-001
 Application Number: MST2011-00158
 Owner: William H. Yule III
 Architect: Kent Mixon

(Proposal is to remodel and repair an existing 1,600 square foot two-story duplex. The project involves new windows, exterior siding, roof framing and roof, and interior remodeling including new electrical and plumbing. The height, bulk and scale of proposed is unchanged from original structure. New exterior materials and details will match existing. With exception of rebuilt stair at rear of duplex, the proposed work occurs within the footprint of the existing structure. Staff Hearing Officer review of Zoning Modifications is requested for a fence and wall to exceed 42 inches in height, and window changes within the front setback along Salsipuedes Street.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of modifications.)

Actual time: 7:42

Present: Kent Mixon, Architect; William Yule, Owner.

Public comment was opened at 7:54 p.m.

Joe Rution: expressed concerns that the project should follow the Special District Guidelines and use appropriate materials.

Cheri Rae: expressed concerns that the project should conform to the Lower Rivera Special Design District Guidelines.

Kellam DeForest: Suggested that HLC review the project located within the Bungalow Haven District.

Public comment was closed at 8:00 p.m.

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

- 1) The proposed modification for fence and wall to exceed 42 inches in height poses no aesthetic impact.
- 2) The modification for window changes on the south elevation poses no aesthetic impact.
- 3) Study unifying the fenestration configurations and layouts throughout the house.
- 4) Match existing detailing character and provide documentation of existing conditions for the Board's comparison.
- 5) Provide an alternative to the first floor metal awning.

- 6) Provide a preliminary landscape plan.
- 7) Provide a preliminary color and materials board.

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

PROJECT DESIGN REVIEW

9. 903 W. MISSION ST

R-2 Zone

(7:30) Assessor's Parcel Number: 043-113-009
Application Number: MST2009-00388
Owner: Heidi Feguson
Architect: AB Design Studio
Architect: Kenneth & Harbaugh

(Revised proposal to construct a new 525 square foot second-story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.)

(Project was last reviewed on March 7, 2011.)

Actual time: 8:21

Postponed two weeks at the applicant's request.

The Full Board meeting was adjourned at 8:23 p.m.

CONSENT CALENDAR (1:00)

Representatives present: Chris Gilliland and Keith Rivera

Staff present: Tony Boughman

ABR - NEW ITEM**A. 3111 STATE ST****P-R/SD-2 Zone**

Assessor's Parcel Number: 051-112-018
 Application Number: MST2011-00181
 Owner: City of Santa Barbara
 Applicant: Cameron Benson

(Proposal to install permeable paving in portions of the MacKenzie Park parking lot to replace existing asphalt paving.)

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

Continued one week with the following comments: 1) provide two planters in parking lot with root barriers three feet deep and provide canopy trees; 2) add a tree in the existing island; 3) Urban Forest Superintendent to examine the existing London Plane tree in parking lot to determine its health and if it should be replaced; 5) color of concrete borders to match the proposed pavers.

ABR - PROJECT DESIGN AND FINAL REVIEW**B. 1226 E MONTECITO ST****R-2 Zone**

Assessor's Parcel Number: 017-062-007
 Application Number: MST2011-00034
 Owner: Edward St. George
 Architect: On Design

(Proposal for a new 1,537 square foot two-story residential dwelling unit and 500 square foot attached two-car garage to be attached to an existing 1,279 square foot one-story, single-family dwelling to construct a duplex. An existing detached two-car garage will be demolished. The existing 1,297 square foot one-story single-family dwelling and 475 square foot detached two-car carport will remain on the 11,667 square foot lot. The project will address violations in ENF2010-00756 by replacing the required parking spaces.)

Project Design and Final Approvals with the condition to add ground cover beneath the rear palm tree.