

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 4151 FOOTHILL RD**

COUNTY Zone

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

(Proposal to construct three, two-story, commercial office buildings, for a total of 71,025 square feet, on a proposed four acre site in the C-1/SD-2 Zone. Building A is proposed to be 41,801 square feet. Buildings B and C are proposed to be 14,612 square feet each. The proposal includes the demolition of the existing gas station and on-site remediation. The project proposes 61,425 square feet of landscaping, bio-swales, 199 parking spaces and 28 bike spaces, and public improvements including sidewalks, parkways, and a proposed bike path. 16,447 cubic yards of grading is proposed. The project requires Planning Commission review for Annexation, General Plan Amendment, Zone Change, Development Plan and a Conditional Use Permit.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Annexation, General Plan Amendment, Zone Change, Development Plan and a Conditional Use Permit.)

(4:55)

Present: Ed Lenvik, Architect; Bob Cunningham, Landscape Architect; and Michael Towbes, Owner/Applicant.

Public comment opened at 5:24 p.m.

Mike McCormick, support: concerns with the design, neighborhood compatibility, and setbacks.

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

An email expressing specific concerns from Roberta Kramer was acknowledged by the Board.

An email expressing specific concerns from Courtney Andelman was acknowledged by the Board.

Staff summarized supportive public comments from Kellam de Forest which were read into the record.

Public comment closed at 5:29 p.m.

Motion: Continued indefinitely to Full Board with comments:

ARCHITECTURE:

- 1) The Board appreciates the campus style. The Board has mixed opinions on the art deco style of architecture.
- 2) Increase the setback between Building A and Foothill Road.
- 3) Add more residential character, possibly roof overhangs, or one-story elements for more variation of the massing and articulation to more appropriately fit the style and scale of the neighborhood.
- 4) Restudy the open space to add additional open space and landscaping closer to the building, and study the center open space of the parking lot.

LANDSCAPING:

- 1) Resolve the conflict between the bioswale and the planting areas.

Action: Zink/Sherry, 8/0/0. Motion carried. (Blakeley absent).

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

CONCEPT REVIEW - CONTINUED ITEM

3. 4151 FOOTHILL RD

COUNTY Zone

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

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

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

(5:56)

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

Public comment opened at 6:15 p.m. As no one wished to speak, public comment was closed.

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

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

- 1) The Board appreciates the generous setbacks and significant amount of open space along Foothill Road. The Board finds the project provides minimal visual impact to the Scenic Highway 154 due to significant plantings along the property line that will in time provide visual screening, the buildings will be broken into several elements and not perceived as one large building, and the building floor elevations are five feet apart and will vary in height.
- 2) The Board appreciates the continuous parking lot circulation plan as designed.
- 3) The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - b. The project's design is compatible with the City and the architectural character of the neighborhood.

- c. The project's mass, size, bulk, height, and scale are appropriate for the neighborhood. The Board appreciates the level of details and how it relates to the neighborhood as the proposed buildings do not have a sterile appearance.
 - d. There is no impact to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
 - e. The project's design provides significant amount of open space and landscaping.
- 4) Request for staff to inform the Board of the story pole installations.
 - 5) Save the existing oak tree along Cieneguitas Road and modify the sidewalk, as necessary, to accommodate the oak tree.
 - 6) Study the flat parapet area at Building A and study removing the second higher parapet, if achievable.
 - 7) Study the roof design for opportunities to add additional character.
 - 8) Return with additional architectural details of art deco/craftsman styles and spires and how they intersect with the roof facia.
 - 9) Provide additional window details for setting back the second story windows.

LANDSCAPING:

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

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

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

Assessor's Parcel Number: 037-231-010
 Application Number: MST2005-00634
 Architect: Jose Luis Esparza
 Owner: Rancheria Cottages, LLC

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

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

(6:54)

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

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

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

E. Subcommittee Reports.

Mr. Gilliland reported on a recent Highway 101 Subcommittee meeting. Caltrans would like to add a bike lane at the Hot Springs underpass and is also considering adding a third vehicle lane at Salinas Street and hopes to add these items to the current application. Mr. Gilliland stated that if the items were approved, the median and the planting along the wall would be eliminated. The subcommittee will meet Wednesday, December 15, with DRT.

ABR – FINAL REVIEW

Referred from today’s Consent Calendar

B. 330 W. CANON PERDIDIO ST

R-4 Zone

Assessor’s Parcel Number: 039-302-024
 Application Number: MST2010-00278
 Owner: Stephen and Celeste Harrel
 Architect: Stephen Harrel

Proposal to demolish an existing one-story single-family residence and construct a new two-story duplex consisting of a 1,080 square foot unit, a 1,197 square foot unit, an attached 429 square foot two-car garage, an attached 495 square foot two-car garage with a new driveway from Castillo Street, and fences, walkways, and landscaping. The proposed total development of 3,201 square feet is located on a 5,000 square foot lot.

(Final approval of architecture and landscaping is requested.)

Actual time: 3:12

Present: Stephen Harrell, Architect/Owner.

Motion: Final Approval of the architecture as submitted with Final Approval of the landscape with conditions:

- 1) Plantings in the parkway strip and north of driveway are to be Verbena or Dimondia.
- 2) If the bioswale excavation around the roots of the two avocado trees results in their loss, the trees must be replaced.

Action: Zink/Gilliland, 5/0/0. Motion carried. (Aurell and Manson-Hing absent.)

PRELIMINARY REVIEW

1. 4151 FOOTHILL RD

County Zone

(3:10) Assessor’s Parcel Number: 059-160-017
 Application Number: MST2008-00496
 Owner: Webster Properties LP
 Applicant: Michael Towbes
 Architect: Lenvik & Minor Architects

Proposal to construct two, two-story, commercial office buildings, for a total of 56,887 square feet to be used by Sansum, on a proposed four acre site in the proposed C-1 and SD-2 Zones. Building A is proposed to be 45,105 square feet. Building B is proposed to be 13,532 square feet each. The proposal includes the demolition of the existing 1,750 square foot gas station and on-site remediation. The project proposes 57,173 square feet of landscaping, bio-swales, 226 parking spaces and 24 bike spaces, and public improvements including sidewalks, and parkways. 17,747 cubic yards of grading is proposed. The project requires Planning Commission review for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.

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

Actual time: 3:19

Present: Richard Six, Architect; Michael Towbes, Applicant; Martha Degasis, Landscape Architect.

Dan Gullett, Associate Planner, reported on the project's current status. A development application resubmittal that includes the proposed changes, parking demand information, and traffic impact information is expected.

Public comment was opened at 3:35 p.m.

Kellam DeForest: commended the applicant on the proposed development and landscaping; however, he would prefer a Spanish Revival style more in keeping with the vision of Pearl Chase for Santa Barbara.

Public comment was closed at 3:39 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

- 1) The Board likes the direction and the art deco style.
- 2) Provide color studies.
- 3) Provide details for the soffit at the upper-story roof.
- 4) Study the replacing the parking lot tree with a larger canopy tree.
- 5) Study opportunities to add a pedestrian sidewalk to lawn within the triangular island in the parking lot. Study opportunities to meander the sidewalk along Cieneguitas and Foothill Roads.
- 6) Carried forward comments 1, 2, and 3 from the minutes of January 25, 2010:
 1. The Board appreciates the generous setbacks and significant amount of open space along Foothill Road. The Board finds the project provides minimal visual impact to the Scenic Highway 154 due to significant plantings along the property line that will in time provide visual screening, the buildings will be broken into several elements and not perceived as one large building, and the building floor elevations are five feet apart and will vary in height.
 2. The Board appreciates the continuous parking lot circulation plan as designed.
 3. The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - b. The project's design is compatible with the City and the architectural character of the neighborhood.
 - c. The project's mass, size, bulk, height, and scale are appropriate for the neighborhood. The Board appreciates the level of details and how it relates to the neighborhood as the proposed buildings do not have a sterile appearance.
 - d. There is no impact to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
 - e. The project's design provides significant amount of open space and landscaping.

Action: Zink/Mosel, 4/0/1. Motion carried. (Rivera stepped down. Manson-Hing abstained. Aurell absent.)

