



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 05, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair
 CHRISTOPHER MANSON-HING, Vice-Chair
 CLAY AURELL
 JIM BLAKELEY
 GARY MOSEL
 RANDY MUDGE
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, 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	<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>

GENERAL BUSINESS:

- A. Call to order. Chair Wienke called the meeting to order at 3:08 p.m.
- B. Roll call.
Present: Aurell (left at 4:25), Blakeley (left at 7:24), Manson-Hing (arrived at 4:58); Mosel, Mudge, Sherry (out 7:24 until 7:54, left at 8:27), Zink (arrived at 3:20), Wienke.
Absent: None.
Staff: Bedard, Limon (left at 4:03), Shafer.
- C. Public Comment: No public comment.
- D. Approval of the minutes.
Motion: Approval of the minutes of the Architectural Board of Review meeting of October 22, 2007, with corrections.
Action: Mudge/Mosel, 4/2/0. (Aurell/Blakeley abstained; Manson-Hing/Zink absent.)
- E. Consent Calendar.
Motion: Ratify the Consent Calendar of October 29, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing.
Action: Blakeley/Sherry, 6/0/0. Motion carried. (Manson-Hing/Zink absent.)
- Board member Mudge stated that he would prefer Item G, 25 David Love Place be reviewed by the Full Board. Mr. Mudge was concerned that the proposed landscaping plan does not meet the City's standards of one tree for every eight parking spaces.
- Straw Vote: How many Board members prefer that the Item G, 25 David Love Place, return to the Full Board in two weeks for review of solutions to the car parking area (tandem car storage area), 6/1/0.
- Motion: Ratify the Consent Calendar of November 1, 2007. The Consent Calendar was reviewed by Dawn Sherry, with the exception of the landscaping for Items F, G, H and I, reviewed by Randy Mudge.
Action: Sherry/Aurell, 6/0/0. Motion carried.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Bedard made the following announcements:
 - a) 1405 Harbor View was noticed for hearing today, however the item was postponed by staff and will be reviewed at a later date.
 - b) Board member Aurell will leave early.
 - c) Board member Manson-Hing will arrive late.
 2. Chair Wienke made the following announcements:
 - a) Will step down from Item #1, 601 Micheletorena St.
 - b) Requested an alternate to attend the City Advisory Luncheon in the event that Board member Manson-Hing is unable to attend. Board member Sherry stated she might be able to attend.
 - c) Reported on a recent visit to La Cumbre Plaza.

G. Subcommittee Reports.

No reports.

H. Possible Ordinance Violations.

No reported violations.

MISCELLANEOUS ACTION ITEM:

(3:25)

Review and comment on Revised Draft Findings for ABR Project Approvals. Recommendation to forward findings to City Council for adoption.

Staff: Jaime Limon, Senior Planner.

Mr. Limon presented the Revised Draft Findings:

~~In order to approve new and remodeled structures that will result in heights that will be greater than ? feet from natural grade, the following findings must be made by the HLC. All development projects subject to approval review by the Planning Commission and Staff Hearing Officer will require project compatibility findings to be made by the Architectural Board of Review or Historic Landmarks Commission. The Architectural Board of Review or Historic Landmarks Commission shall provide specific comments at Concept Review indicating if the compatibility findings as listed below can be made for the project:~~

1. The development will be compatible with the site, surrounding structures, and its size, mass, height, and scale will be appropriate for its location within the City;
2. The development will be compatible with the distinctive architectural character of Santa Barbara and the surrounding neighborhood;
3. The height of the development will be compatible with adjacent *City Landmarks and historic resources*;
4. The development will have sufficient open space and landscaping; and,
5. The development will be consistent with the City Charter, City Ordinances, Urban Design Guidelines, and other applicable Design Guidelines.
- ~~6. The development will be consistent with the ABR's Design Guidelines~~

Public comment opened at 3:46 p.m.

Judy Orias, former PC Chair: "sufficient" is too vague.

Tony Fisher, Attorney: Item 3, needs further drafting, too vague; warning is needed indicating review is concept level and not a binding approval.

Brian Cearnal, Architect: Item 1 states everything needed to make the finding; Item 2 is the same as Item 1 with additional language; Item 3 not needed; Item 4 is appropriate; Item 5 needs clearly indicate that the project is a conceptual design.

Public comment closed at 3:52 p.m.

Boards individual and collective comments:

All items: renumber Item 5 becomes Item 1; Item 1 becomes Item 2, etc.

Item #3: suggested change: define the specific types of resources, including art work.

Item #4 and #5: suggested change: due to potential conflict, consider reordering.

Item #4: concern: "sufficient" is too subjective.

Item #4: suggested change: development will have sufficient landscaping or other outdoor features.

Motion: Refer to the Ordinance Committee for adoption with the following comments:

The Board has some trepidation concerning the actual wording and ramification thereof, and wishes to review a revision based on its concerns, such as: 1) Duplicity of the item numbering and other frictional relationships between items; renumber item 5 as new item 1, renumber current items 1 through in sequence; 2) There is concern with the subjectivity of item 4 and how it relates to the use of "sufficient" 3) Identify specific resources in item 4.

Action: Zink/Mosel, 6/0/0. Manson-Hing/Aurell absent.

PRELIMINARY REVIEW

1. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of architecture for units A, B, D, F, O, and P and review of proposed site landscaping.)

(4:03) Board member Mudge served as Chair for the review of Item 1.

Presenters: Joe Andrulaitis, Architect; Brian Cearnal, Architect; Katie O'Riley-Rodgers, Landscape Architect.

Public comment opened at 4:15 p.m.

Tony Fisher, St. Francis Friends and Neighbors: Buildings appear larger/taller than envisioned; need to know the building composition; shuttles and solar are not displayed on drawings; density is not compatible with Santa Barbara.

Public comment closed at 4:22 p.m.

The presentation resumed with a review of the architecture.

Public comment reopened at 4:56 p.m.

Kay Hoffman, resident: requested that view blocking trees not be planted.

Judy Orias, resident: ABR should specify size of trees planted, and what is surrounding the trees; look for porous material around the trees.

A letter from Paula Westbury, in opposition, was acknowledged.

Public comment closed at 5:00 p.m.

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

- 1) **Unit A:** restudy the detailing and fenestration on the south elevation corners and ensure adequate landscaping.
- 2) **Site design:** a) reduce parapet walls, railing heights, and retaining walls where ever possible. Reduce the visual mass and height where ever possible, and look for general design throughout the site in that regard and application can elaborate where this will not occur for specific reasons; b) ensure walkways align appropriately with buildings architecture; c) consider signage to announce the park; d) restudy reducing stairway widths; e) restudy the project core between F units to vary heights of planters and enhance the pedestrian experience; f) include vines near stairwells to soften wall heights; g) include cascading in the planters.
- 3) **Unit B:** a) there is concern with the absolute symmetry of Building B, look for elements to avoid that condition; landscaping (such as trees) is an option to break the symmetry.
- 4) **Unit D1:** study the front elevation entry doorways to unit D1 to provide shelter from the weather.
- 5) **Unit D2:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide covered protection for pedestrian; c) provide a color scheme.
- 6) **Unit D3:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide covered protection for pedestrian; c) provide a color scheme; d) study the gable end architectural element of the upper portion for compatibility with the roof finish.
- 7) **Unit F1:** a) study the covered entry; b) show the elevations without the fencing; c) restudy the height of the planter walls.
- 8) **Unit F2:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide protection for pedestrian; c) provide color scheme. d) study the gable end architectural element of the upper portion for compatibility with the roof finish; e) restudy the window proportions of the side elevation.
- 9) **Lower H3 Unit:** a) study the roof fascia details for bungalow authenticity; b) provide accurate siding dimensions; c) refine the base elevation.
- 10) **Unit O1:** a) spread out the balcony windows; b) provide privacy walls at the porch; c) study the rear elevation dormer vents; d) study the shingles between the first and second floors on all side elevations for banding or other similar architecture element; e) match the door trim to the window trim.

- 11) **Unit O2:** a) spread out balcony windows b) provide privacy walls at the porch; c) study dormer vents of rear elevation; d) two-story shingles on side elevation, e) study for banding or similar architecture elements; f) door trim to match the window trim; g) depict siding in the same dimension; h) study using a different window trim on some units.
- 12) **All O Units:** create a base at the porch of all O units.
- 13) **Unit O3:** a) study the dormer as wood element; b) study breaking up the front patio; c) study the door trim for compatibility with window trim.
- 14) **Unit P:** a) restudy the front elevation of second floor; b) the Board prefers high-quality garage doors; c) update front elevations for door entries; d) study banding or similar architectural element; e) resolve the porch roof element for integration with the main house roof; f) show entry doors to side yard at south elevation of unit P.
- 15) **Unit R:** a) study the front elevation for a covered entry element; b) study the kitchen window for a porch element.
- 16) **Unit S1:** a) study the front elevation for a covered entry element; b) remove fences from elevation;
- 17) **Unit RS1:** a) study the front elevation for a covered entry element; b) remove fences from elevation; c) verify accuracy of elevations.
- 18) **Unit RS2:** a) study the southeastern corner on the upper two floors for articulation and for architectural interest as a gateway element; b) at the railing at east elevation where pedestrian walkway ascends the site; c) study the eastern railing detailing; d) reduce the amount of blank wall; e) study adding clinging vines.
- 19) **Unit RSS:** a) study the trash enclosure; b) study the kitchen/balcony element; c) limit walls to six feet high wherever possible; d) study the front elevation for covered entry element at front door; e) study the pedestrian entry detailing to be more inviting, one solution is a landscape vine element.
- 20) The Board appreciates the complete drawings, and the presentation of each unit.

Action: Manson-Hing/Blakeley, 6/0/0. (Aurell absent; Wienke stepped down.)

*** THE BOARD RECESSED FROM 7:06 UNTIL 7:24 P.M. ***

CONCEPT REVIEW - NEW ITEM

2. 400 BLK SHORELINE DR

P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2006-00357
 Owner: City of Santa Barbara
 Designer: Penefield and Smith
 Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

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

(7:24)

Present: Lisa Arroyo, Public Works Engineering.

Public comment opened at 7:30 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project as a basis for working drawings and continued two weeks to Full Board with the following conditions:

- 1) Request removal of traffic signal arm extensions, especially if not required by Federal code.
- 2) Verify that the cabinet as noted is the existing cabinet at the corner of Cabrillo and Castillo (page 5, #7).
- 3) Coordinate the design with the West Beach Improvement Project for consistency in architectural and detailing style.
- 4) Verify the location, need, and number of video cameras; show locations on elevations.
- 5) Verify and coordinate removal of the adjacent cobra light standard on the south side of Shoreline, as it is redundant.
- 6) Verify whether the 25 foot setback stop line is required to be that distance from the cross walk.
- 7) Relocate the middle traffic light to either side of the center crosswalk area, location to be determined by traffic engineer.

Action: Zink/Mosel, 5/0/0. (Aurell/Blakeley/Sherry absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1298 LAS POSITAS RD

A-1 Zone

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

(Proposal to construct a new 1,392 square foot landscaping and maintenance building, a new 390 square foot covered carport, and to allow a 456 square foot optional equipment bay for future expansion at Elings Park. The site includes 1,198 square feet of existing floor area and the proposal for 2,238 square feet of new floor area for a total of 3,436 square feet. The project also proposes 75 cubic yards of grading, the undergrounding of existing overhead utilities and the extension of sewer, water, and gas lines to the new buildings. The project requires Planning Commission review of Development Plan Approval and Community Priority for over 3,000 square feet of commercial square footage.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF DEVELOPMENT PLAN APPROVAL AND COMMUNITY PRIORITY FOR OVER 3,000 SQUARE FEET OF NON-RESIDENTIAL FLOOR AREA.)

(7:50)

Present: Dave Burke, Architect, Burke Design; Steve Hudson, Executive Director, Elings Park Foundation.

Motion: **Continued indefinitely to Planning Commission and return to the Full board with the following comments:**

- 1) The project is well conceived. The size, bulk, and scale are appropriate to the location.
- 2) Remove the existing light poles and high pressure fixtures in the building area and replace with light fixtures installed on the building.
- 3) Provide material colors and/or photographs to aid in decision making process for color approval.
- 4) Ground utilities from both power poles.
- 5) Show a door swing on the carport as required.

Action: Manson-Hing/Sherry, 5/0/0. Motion carried. (Aurell/Blakeley absent. Mudge stepped down.)

Items 4 and 5 were heard in reverse order.

PRELIMINARY REVIEW

4. 434 W GUTIERREZ ST

R-4 Zone

Assessor's Parcel Number: 037-191-002

Application Number: MST2006-00541

Owner: Lorenz F. Weidl

Architect: Bildsten and Sherwin Design Studio

(Proposal for a three-unit, three-story apartment building to be attached to an existing 1,707 square foot single-family dwelling. The three units total 5,458 square feet, with four two-car garages totaling 1,750 square feet on the lower level. The project includes converting three existing 281 square foot garages to storage space, and a total of 50 cubic yards of grading. Modifications are requested to allow encroachments into the front yard setbacks along West Gutierrez Street and Rancheria Street.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 064-07.)

(8:28)

Present: Ellen Bildsten, Architect; Lorenz Weidl, Owner.

Motion: **Preliminary Approval as a basis of working drawings and continued indefinitely to Full Board with the following comments:**

- 1) Show existing and proposed wood fences.
- 2) Move the driveway to provide a one foot minimum landscape planting at the fence at the north side of the driveway.
- 3) Provide a canopy tree in lieu of the palm on the northeast elevation, at the east side of Unit 1.
- 4) Balcony 2a and 3a, on the second story, shall have a fenestration to the railing different from the adjacent building fenestration. Make an effort to slightly differentiate planes of the two materials.
- 5) The Board prefers the window and trim to be in the "Fire weed" (reddish) color.

- 6) Restudy the columns and pilaster columns to provide more detail. Study using a simplified design that is not classical in nature and is more appropriate to the Ranch style design.
- 7) Study the column locations at the west elevation.
- 8) Show light fixtures on the elevations, including light fixtures on standards. Return with a style of light fixture indicative of the Ranchera style.
- 9) Restudy the use of light fixtures on posts at the sidewalk.

Action: Zink/Mudge, 5/0/0. Motion carried. (Aurell/Blakeley/Sherry absent.) (Items 4 and 5 were heard in reverse order.)

CONCEPT REVIEW - CONTINUED ITEM

5. 517 W JUNIPERO ST

C-O Zone

Assessor's Parcel Number: 025-090-009
 Application Number: MST2007-00465
 Applicant: Karen Engberg
 Architect: Lenvik and Minor Architects
 Owner: Jackson Engberg Family Trust

(Proposal to convert an existing six-unit apartment building to a mixed-use building. The three existing residential units on the ground floor are proposed to be converted to a 1,800 square foot medical office. The existing three upstairs residential are proposed to be remodeled but will remain as two 1-bedroom units and one 2-bedroom unit. Also proposed is to demo the existing carport and create seven uncovered parking spaces. Development Plan Approval is required for new commercial square footage over 1,000 square feet in size.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FOR NEW COMMERCIAL SQUARE FOOTAGE.)

(8:06)

Present: Edwin Lenvik, Architect; Philip Suding, Landscape Designer; Karen Engbertg, Applicant.

Motion: Preliminary Approval as a basis for working drawings and continued to the Consent Calendar with the finding that the Development Plan Approval have been met as stated in Subsection 28.87.300 of the City of the SBMC:

- 1) Provide further detailing of the entry roof feature, including the canopy.
- 2) Revise the landscaping plan to match the site plan.
- 3) Provide a low ground cover at the front of building and parkway in lieu of lawn.

Action: Sherry/Mudge, 6/0/0. Motion carried. (Aurell/Blakeley absent.) (Items 4 and 5 were heard in reverse order.)

CONCEPT REVIEW - CONTINUED ITEM**6. 3835 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2007-00464
Owner: Riviera Dairy Products
Applicant: Conceptual Motion Company

(Proposal for a retail tenant improvement and expansion of the existing Williams Sonoma store in La Cumbre Plaza. The proposal includes combining tenant spaces C-150 and C-152 and an exterior facade remodel.)

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

(La Cumbre Tenant Design Guidelines.)

(9:02)

Present: Angela Westfall, Conceptual Motion; Thomas Thuman, Williams Sonoma Inc.

Public comment opened at 9:06 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval as a basis for working drawings and continued indefinitely to Full Board with the following comments:

- 1) Revise the roofscape massing to remove the box parapet roof over the emergency exit doors (parking lot elevation). Simplify to have a gable end roof condition that meets the adjacent roof.
- 2) Restudy use of the wire mesh in lieu of a decorative iron window element which is more traditional in nature (side elevation).
- 3) Return the parapet wing walls significantly.
- 4) The Board is not fond of the recessed windows in plaster, and would like to see either a real display window or using a translucent glass back lit approach for the upper clerestory and the new wrought iron on the side elevation.
- 5) The proposed colors and reuse of the limestone base wainscoting are acceptable.
- 6) Provide light fixtures that complement the building style and comply with the City Outdoor Lighting Ordinance.
- 7) Provide a larger scale detail of the cornice corbel area.
- 8) There is concern with the recessed plaster opening with the awing above as it appears unresolved. Study for solutions.
- 9) Provide a reflected ceiling plan of the exterior cornice and eaves, with details.
- 10) Provide a cut sheet of the vine planter.
- 11) Signage to be reviewed by the Sign Committee.

Action: Manson-Hing/Mosel, 5/0/0. Motion carried. (Aurell/Blakeley/Sherry absent.)

***** THE FULL BOARD MEETING ADJOURNED AT 9:25 P.M. *****

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 221 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-041-004
 Application Number: MST2006-00015
 Owner: Archdiocese of Los Angeles
 Designer: Joseph Amestoy
 Agent: Gil Garcia
 Applicant: Our Lady of Guadalupe Church

(Proposal to construct a 2,423 square foot addition to an existing 4,152 square foot church, and to permit the "as-built" 1,058 square foot fiesta booth and "as-built" 510 square foot storage building. The proposal includes the demolition of 765 square feet of a classroom/meeting building, 38 square feet of the church, 189 square feet of an "as-built" storage building, conversion of a 1,449 square foot pavilion to a new carport and demolition of a 328 square foot stage structure. Existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 2,999.97 square feet, and therefore requires Development Plan Approval.)

(Review After Final for a new ramp, 3 additional windows, and relocate an exterior door at the east elevation. Proposal also includes replacing ramp with elevator lift on the west elevation.)

Final Approval of the Review After Final with the condition that the door at lift is a wood-plank door.

REVIEW AFTER FINAL**B. 602 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017
 Application Number: MST2006-00740
 Owner: Anacota Plaza
 Applicant: Suzanne Elledge Planning and Permitting
 Contractor: Campanelli and Associates
 Architect: Christian Robert

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building, two new exterior doors, and sound control mitigation measures.)

(Review After Final for a proposed vent shaft on the exterior of the existing building.)

(Project requires compliance with Noise Study.)

Continued one week at the applicant's request.

REVIEW AFTER FINAL**C. 428 E HALEY ST****C-M/M-1 Zone**

Assessor's Parcel Number: 031-283-015
Application Number: MST2005-00677
Owner: Philip C. Petre, Trustee
Architect: Jose Esparza

(This is an enforcement case. Proposal to demolish existing 1,159 square foot storage building, demolish existing canopy, and to replace with a 1,578 square foot storage building. One uncovered parking space will be provided for the increase in storage space.)

(Review After Final to rebuild exterior stairs on Unit F.)

Final Approval of the Review After Final.

CONTINUED ITEM**D. 25 S CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-027
Application Number: MST2006-00341
Owner: D. M. Ortega Hill Partnership
Applicant: Vulcan Materials Company
Contractor: B. K. Nelson
Agent: Jerry Bohannan

(Proposal to downsize the existing ready mix concrete plant to minimize the lease area from 2.5 acres to 0.7 acres for the downsized plant capacity. The project includes removal of the existing material storage system and wash-out system and modification of the on-site traffic pattern and conveyors. The project would require approval of a Coastal Development Permit.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 012-07.)

Continued one week with the following comments: 1) provide details of the proposed trellis; 2) provide specifications on the drawing of the proposed ramp skirt; 3) provide specification for the proposed trellis vine; 4) indicate that eave supports shall be wood.

CONTINUED ITEM**E. 418 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 031-022-002
Application Number: MST2007-00505
Owner: Jack G. Duncan, Revocable Trust
Architect: Alex Pujo

(Proposal for an exterior façade renovation and the addition of a 46 square foot area to accommodate an enclosed chair lift for ADA compliance. The addition of a handicap accessible bathroom is also proposed. Six existing parking spaces will be maintained.)

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

Tabled for further review later this evening.

(9:30)

Preliminary Approval with condition for applicant to provide details of metal tracery of note #23 on plans.

REVIEW AFTER FINAL**F. 1906 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Incorporated
Architect: Cearnal, Andrulaitis LLP
Landscape Architect: Bob Cunningham

(Proposal for exterior renovations to the Mesa Shopping Center)

(Landscaping Review.)

Final Approval as noted on the plans (page PL-1, PL-2, and PL-3.)

REFERRED BY FULL BOARD**G. 25 DAVID LOVE PLACE**

Assessor's Parcel Number: 073-080-050
Application Number: MST2006-00656
Owner: City of Santa Barbara
Applicant: Leif Reynolds, Project Engineer
Architect: Lenvik and Minor
Landscape Architect: Bob Cunningham

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

(Landscaping Review.)

Continued two weeks to the Full Board.

REVIEW AFTER FINAL**H. 308 PALM AVE****M-1 Zone**

Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Owner: Jaya and Erin Lozano
Applicant: HFP Architects
Architect: Joe Ewing

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. The proposal includes minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. Development Plan Approval is requested.)

(Review After Final for minor exterior changes and landscaping.)

Final Approval as noted.

REFERRED BY FULL BOARD**I. 49 VIA ALICIA****E-1 Zone**

Assessor's Parcel Number: 013-230-012
 Application Number: MST2002-00712
 Owner: Paul and Karen Kurth
 Architect: Neumann, Mendro, Andrulaitis, Architects
 Agent: Isaac Romero

(Proposal to demolish a 3,410 square foot residential unit and construct a new 5,358 square foot one-story residential unit with an attached 934 square foot garage and laundry/storage room on a 1.1 acre lot located in the Hillside Design District. The proposal includes 570 cubic yards of grading under the main building, and 2,650 cubic yards elsewhere on site. Project received Staff Hearing officer approval on August 15, 2007 for a lot line adjustment. Access to this lot will be through 51 Via Alicia.)

(Project received Preliminary Approval on 8/27/07. Final Approval is requested for Landscaping Plans.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04 AND STAFF HEARING OFFICER RESOLUTION NO. 068-07.)

Final Approval of the landscaping plans as submitted.

REVIEW AFTER FINAL**J. 510 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-090-020
 Application Number: MST2007-00302
 Applicant: Michael Paveloff
 Architect: Lenvik and Minor

(Proposal to reinstate an expired ABR approval to demolish a 324 square foot one-car garage and convert a 976 square foot single-family residence to a commercial office. Proposal also includes the construction of four new uncovered parking spaces and changes to the existing driveway landscaping. Waivers for perimeter landscape planting requirements are requested. Modifications are requested to 1) change the existing building's use, and 2) encroach into the interior yard setback.)

(Review After Final to review minor architecture and landscaping details.)

(PROJECT REQUIRES COMPLIANCE WITH THE STAFF HEARING OFFICER RESOLUTION NO. 079-07.)

Final Approval with the following conditions: 1) the 5 foot landscape buffer waiver is to be reinstated per the proposed site plan dimensions; 2) if the Transportation Department will allow a reduction in the required W-1 dimension to allow an increase in landscaping on the west property line, without reducing the proposed landscaping along the east property line, that would be acceptable to the ABR. 3) project approved with the replacement of the trellis with wood shutters.

Consent Calendar meeting ended at 3:00 p.m. Items on Consent Calendar were reviewed by Dawn Sherry, with the exception of landscaping for Items F, G, H, and I reviewed by Randy Mudge.