



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 11, 2008

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

BRUCE BARTLETT

LIAISON:

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>

NOTICE:

1. That on February 06, 2008 at 3:00 p.m., the 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.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Call to order.

The meeting was called to order at 3:10 p.m. by Chair Wienke.

B. Roll call.

Present: Clay Aurell, Jim Blakeley, Christopher Manson-Hing, Gary Mosel, Randy Mudge, Dawn Sherry, Mark Wienke, Paul Zink

Absent: None

Staff present: Michelle Bedard, Jaime Limon, Gloria Shafer

(Aurell arrived at 4:40 p.m.; Limon left at 3:38 p.m.; Blakeley left at 7:34 p.m.; Zink left at 8:00 p.m.)

C. Public Comment:

Paul Hernadi, Citizen's Planning Association Land Use Committee: spoke about compatibility analysis for February 12, 2008 Ordinance Committee.

James Kahan: concurred with Mr. Hernadi. Requested update of possible wireless antenna violations.

D. Approval of the minutes of the Architectural Board of Review meeting of January 28, 2008.

Motion: Approve the minutes of the Architectural Board of Review meeting of January 28, 2008.

Action: Christopher Manson-Hing/Gary Mosel, 5/0/3. Motion carried. (absent.)

E. Consent Calendar for February 4, 2008.

Motion: Approve the Consent Calendar for February 4, 2008, reviewed by Dawn Sherry.

Action: Gary Mosel/Christopher Manson-Hing, 7/0/0. Motion carried. (Clay Aurell absent.)

Consent Calendar for February 11, 2008.

Motion: Approve the Consent Calendar for February 11, 2008, reviewed by Dawn Sherry, with the exception landscaping for Items I, J, and K reviewed by Randy Mudge, with the motion for Item C revised as follows: Final Approval of the Review After Final with the condition that approval is contingent on no loss of landscaping. Staff will verify and applicant will address if any landscaping was removed from previous scheme of trellis to new scheme of expanded roof. The board would prefer to see landscaping remain.

Action: Paul Zink/Randy Mudge, 7/0/0. Motion carried. (Clay Aurell absent.)

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

- 1) Ms. Bedard reported that Item 5, 350 Hitchcock Way, has been postponed indefinitely at the applicant's request.
- 2) Mr. Limon reported that project compatibility criteria/findings will be discussed at noon Tuesday at the Ordinance Committee meeting in Council Chambers.
- 3) Mr. Limon reported that an appeal has been filed for 601 Micheltorena St.
- 4) Member Blakeley announced that he will leave at 8:00 p.m.
- 5) Member Zink announced that he will step down from Item 6, 814 Orange Ave.

G. Subcommittee Reports.

Member Blakeley reported that the Arts Commission heard a presentation of the proposed public art budget for the airport. The Commission would like more public art.

H. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - CONTINUED ITEM

1. 3230 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 053-332-030
Application Number: MST2006-00574
Owner: Thomas Thompson
Agent: Amy Pena
Applicant: Scott Harry
Agent: Courtney Schmidt

(Proposal for a new unmanned wireless communications facility on an existing commercial property. The proposal consists of a T-Mobile panel antenna installation, increasing the height of the faux chimney for the antennae enclosure, demolition of the existing storage area, and construction of an uncovered 8 foot high block wall equipment enclosure. Modification would be required for encroachments of the project into the 20 foot setbacks along Calle Alamo.)

(3rd Concept Review.)

(COMMENTS ONLY; STAFF HEARING OFFICER APPEAL; PLANNING COMMISSION

HEARING SCHEDULED FOR 2/21/08.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 090-07 AND FINDINGS OF NO SIGNIFICANT VISUAL IMPACT.)

Present: Paul Forrester, Applicant.

Public Comment opened at 3:49 p.m.

1) James Kahan: spoke about project zoning; school located in the same building, under and next to proposed telecommunications facilities.

2) Tony Fisher, Friends of Outer State Street: project description is inaccurate; modifications; plans do not indicate SD2; detail on drawings; trash can location.

Public comment closed at 3:55 p.m.

Straw vote: how many members feel the double cupola could be a solution? 4/3/0.

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

- 1) The application as presented does not appear to be moving in a positive direction. Applicant to study other options for a better solution.
- 2) Indicate clearly on plans edge of pavement and setback lines dashed on all sides; show all areas of fence removal agreed upon to conform with Zoning Ordinance.
- 3) Any reconstitution of the existing planter shall be brought back to the Board for further review. Applicant to consult with a licensed Landscape Architect.
- 4) Clearly indicate proposed hardscape and landscape areas for the rear trash and recycling enclosure areas.
- 5) Provide confirmation of environmental review for trash and recycling location for door access. If a redesign is needed for access, such as additional doors, applicant to return to Staff Hearing Officer for revision of Modification for that location. The Board prefers that trash cans not be visible from the roadway, and prefers that trash cans be accessible from the driveway area.
- 6) The Board is not satisfied with the chimney redesign and the gabled cupola form as shown. Study placing the antennas lower into the roof form, so as not to appear too tall above the roof.
- 7) Some Board members feel the double gabled roof is not the correct solution for this application. It is suggested that the applicant redesign the chimney cupola form to be more compatible with the architecture, and continue lowering into the roof form as much as possible.
- 8) It is suggested that RF antennas be placed closer to the corner and only four antennas used for the angle antenna array enabling it to be placed lower, thus making the chimney/cupola form substantially lower.
- 9) It is suggested that the applicant consult with a licensed Architect and a Landscape Architect to provide a solution more in keeping with the design style of the building.
- 10) Confer with Transportation Department for a solution that allows trash enclosure to face into the property.
- 11) Staff to review any proposed screening to the antenna for height limitations.
- 12) Four Board members felt that the double end cupola could possibly be a solution.

Action: Paul Zink/Christopher Manson-Hing, 6/1/0. Motion carried. (Mosel opposed, there is no solution that will sufficiently reduce height. Aurell absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 3714 STATE ST

C-P/SD-2 Zone

Assessor's Parcel Number: 053-300-023 / 053-300-031

Application Number: MST2007-00591

Owner: Kellogg Associates

Agent: L&P Consultants

Architect: Blackbird Architects

(This is a revised project [MST2003-00286]. Proposal to demolish the existing, 52,815 square foot, 113-room hotel [Sandman Inn]; and to redevelop the site with a 70,346 square foot, three-story, 106-room hotel and 73 residential condominium units [ranging from two to three stories] over two parcels [APNs 053-300-023 & 053-300-031], totaling 4.6 acres. Of the 73 proposed residential condominiums there are 37 three-bedroom units, 14 two-bedroom units, and 22 one-bedroom units. Of the 73 units, 22 are proposed to be affordable units. The proposal includes 291 parking spaces, 163 for the residential units, 111 for the hotel, and 17 shared parking spaces. Of the 291 parking spaces, 273 are proposed to be underground. This project requires Planning Commission Review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for inclusionary housing units.)

(COMMENTS ONLY PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL, LOT LINE ADJUSTMENT, AND A MODIFICATION FOR INCLUSIONARY HOUSING UNITS.)

Present: Ken Radkey, Blackbird Associates; Jonathon Watt, Susan Van Atta; Alison De Busk, Project Planner, City of Santa Barbara.

Staff Comment: Ms. DeBusk requested comments on potential view impacts, and stated findings required to be met.

Public comment opened at 5:29 p.m.

1) Paul Hernadi: read comment letter from Patricia Hiles

2) Letters from Linda Suri, James Read, Jim and Ginger Peterson, Stan and Adeal Laband expressing opposition were read into the record.

Public comment closed at 5:37 p.m.

Staff Comments: Alison Debusk, Project Planner reported that staff will review application for completeness; prepare Request For Proposals for EIR; receive public comment at Planning Commission hearing. Staff verified the applicant is requesting 11 units over density.

Motion: Continued indefinitely to Full Board with the following individual and collective comments:

- 1) The idea of pedestrian boulevards provides a nice urban environment.
- 2) The break up of the units is appreciated, consider varying the number of units per grouping.
- 3) The Board likes the overall pedestrian oriented site-plan.
- 4) Provide more street scape elevations and photos of the neighborhood.
- 5) As presented, the proportion of open space and the ability to provide landscape is insufficient for the amount of mass, bulk and scale of the project.
- 6) The Board likes the overall pedestrian site plan.
- 7) There is concern with the lack of above ground guest parking.
- 8) There is concern with the excessive amount of hardscape adjacent to the hotel.
- 9) It is preferred that basement bike racks be relocated closer to elevator.
- 10) Provide basement lighting and plant wells.
- 11) Some Board members suggest adding commercial uses along State Street.

- 12) Some Board members would prefer a more one-story roof element at the pedestrian walkway.
- 13) A majority of the Board would prefer more expressed pedestrian walkways through the site.
- 14) The board would prefer sidewalks along basement ramps.
- 15) Consider adding more at-grade bike storage, more social centers, and a pedestrian connection to San Remo Street.

Action: Paul Zink/Gary Mosel, 8/0/0. Motion carried.

***** THE BOARD RECESSED FROM 7:04 UNTIL 7:47 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 617 BRADBURY AVE

C-2 Zone

Assessor's Parcel Number: 037-122-006

Application Number: MST2007-00559

Owner: Leed Santa Barbara LLC

Architect: Design To The Nines

(Proposal to demolish an existing 458 square foot single-family residence and construct a new two-story mixed-use LEED Certified development of 1,604 square feet of commercial space on the ground floor and two, one-bedroom condominium units on the second level on a 5,000 square foot lot in the C-2 zone. Residential unit A is proposed at 1,085 square feet and residential unit B at 1,070 square feet. The proposed project would include roof gardens, solar panels, wind turbines, and permeable pavement for driveways and sidewalks. Also proposed is a shared bicycle storage area and bathroom for LEED Certification points. The project requires Staff Hearing officer review of a Tentative Subdivision Map and Development Approval Findings for new commercial square footage.)

Presenters: Ted Powel, Architect; Laura Powel, Landscape Designer; Kay Perry, Owner. Heather Baker, Project Planner, City of Santa Barbara.

Staff comment: Per recommendation of the City Arborist, the existing palm tree is a significant skyline tree and can be saved. The tree in the existing state is not hazardous; however it is suggested for maintenance to remove the dead fronds.

Public comment opened at 8:01 p.m.

- 1) Wanda Livernois: project not compatible to the neighborhood, concerned about possible loss of tree.
- 2) Robert Livernois: concerned about potential loss of a significant tree.
- 3) Letters from Paula Westbury, James Smock, and Mark Maslan were read into the record.

Public comment closed at 8:19 p.m.

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

- 1) Research the exterior character to be more compatible with the neighborhood style.
- 2) Redesign the project to be more authentic in styling.
- 3) The existing tree should remain in its current location.
- 4) Show the adjacent structures on the site plan.
- 5) The Board is happy to see a project striving for LEED certification.

Action: Paul Zink/Christopher Manson-Hing, 7/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 826 W PEDREGOSA ST

R-2 Zone

Assessor's Parcel Number: 043-121-020

Application Number: MST2008-00011

Owner: Juan and Theresa Escobar

Architect: Scott Branch

(Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Presenter: Scott Branch, Architect.

Staff Comment: Action may not be taken at Concept Review.

Motion: Continued indefinitely to Consent Calendar with comments:

- 1) The project is ready for Preliminary Approval.
- 2) The Board appreciates the proposed structure matching the existing, and its diminutive nature.
- 3) Show existing landscaping, including the oak tree trunk and canopy.
- 4) Provide a Conceptual Landscape Plan. Maximize landscape opportunities, and consider permeable paving.
- 5) Show the location and enclosure of the trash area.
- 6) Detail the chimney head.
- 7) Provide color and exterior light fixture details.

Action: Dawn Sherry/Christopher Manson-Hing, 7/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW - CONTINUED ITEM

5. 350 HITCHCOCK WAY

E-3/PD/SD-2 Zone

Assessor's Parcel Number: 051-240-003

Application Number: MST2007-00613

Owner: Clayton, Troutt & Company III, LL

Owner: Ralph Horowitz

Architect: Cearnal, Andrulaitis LLP

(Proposal to construct a 3,386 square foot one-story addition to an existing automobile dealership building. The project scope includes the demolition of 1,850 square feet of existing service bays and an enclosed area and interior and exterior remodel to the building that includes a facade remodel, reconstruction of service bays and a new 2,100 square foot canopy structure. Development Plan Approval findings are required at ABR for the new addition of 1,486 square feet.)

(Second Concept Review.)

Postponed indefinitely at the applicant's request.

PRELIMINARY REVIEW

6. 814 ORANGE AVE

R-3 Zone

Assessor's Parcel Number: 037-024-007
Application Number: MST2006-00437
Owner: Maria De Jesus Rodriguez
Owner: Francisco Espinosa
Designer: AM Design

(Proposal for a new two-story 3,766 square foot duplex including two single-car garages and two uncovered parking spaces. The proposal includes demolition of the existing 1,190 square foot single-family residence and 482 square foot detached garage on the 5,625 square foot lot. Modifications are requested for the uncovered parking spaces to be located in the interior yard setbacks.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 045-07.)

Present: Carlos Amaro, Designer.

Public comment was opened at 9:04 p.m.
A letter from Paula Westbury was read.
Public comment was closed at 9:05 p.m.

- Motion:** Continued indefinitely to the Full Board with the following comments:
- 1) The front unit lacks a front entry and porch on the Orange Avenue elevation.
 - 2) There is concern about the lack of privacy from the Orange Avenue walkway to the rear unit.
 - 3) The second-story bridge element is adding to the size, bulk, and scale of the project. Study for solutions.
 - 4) The Board appreciates the improvement to the architectural delineation, the exposed rafter tails, and upgrades to the metal roof.
 - 5) Restudy and verify that chimney heights comply with the Building Code.
 - 6) The Board is concerned with the lack of sunlight exposure to the exterior outdoor space and the unit one bedroom area.
 - 7) Show the new street tree on the site plan. Restudy the Redbud (cercis) tree for a larger species.
- Action:** Dawn Sherry/Clay Aurell, 5/0/1. Motion carried. (Jim Blakeley, and Paul Zink absent.)

FINAL REVIEW

7. 3835 STATE ST

C-2/SD-2 Zone

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

(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.)

(Final Approval is requested. Preliminary Approval received on November 5, 2007.)

(9:28)

Presenter: Angela Westfall, Conceptual Motion Co.

Motion: Final Approval with the condition that the trellis color is to match the window trim.

Action: Christopher Manson-Hing/Gary Mosel, 5/0/1. Motion carried. (Jim Blakeley, and Paul Zink absent.)

I. The Full Board meeting adjourned at 9:47 p.m.

REVIEW AFTER FINAL

A. 1221 CHINO ST

R-2 Zone

Assessor's Parcel Number: 039-141-010
Application Number: MST2003-00858
Applicant: Pat Strum
Owner: Clint Lefler
Architect: Peter Ehlen

(Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Planning Commission approval of the Tentative Subdivision Map is required.)

(Review After Final to replace a window with a door at the garage, remove French doors at bedroom, remove cased opening below deck; relocate door and cover, and add a dormer to the south elevation.)

Continued one week. Push the vertical back 3 feet from the face of the lower level wall and raise the window sill so that the element appears more like a dormer window rather than a third story-element.

REVIEW AFTER FINAL

B. 822 N VOLUNTARIO ST

R-2 Zone

Assessor's Parcel Number: 031-060-042
Application Number: MST2005-00140
Engineer: Penfield and Smith
Owner: Gregory R. and Deborah J. Tice, Revocable Trust
Agent: Jessica Grant
Architect: Thomas Hashbarger

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

(Review After Final for a change to the roof from single-ply modified bitumen to single-ply PVC roof.)

Final Approval of the Review After Final

REVIEW AFTER FINAL

C. 1906 CLIFF DR

C-P/R-2 Zone

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

(Proposal for exterior renovations to the Mesa Shopping Center.)

(Review After Final for proposed changes to roof design, eave detail, and fixtures on building five [Mesa Café], and expand roof over trellis at building one [Montecito Pet Shop].)

Final Approval of the Review After Final with the condition that staff will verify, and applicant to address if any landscaping was removed from previous scheme of trellis to new scheme of roof. The Board would prefer to see landscaping remain. Approval is contingent on no loss of landscaping.

FINAL REVIEW

D. 1298 COAST VILLAGE RD

C-1/R-2/SD3 Zone

Assessor's Parcel Number: 009-230-043
Application Number: MST2008-00027
Owner: Olive Oil & Gas LP
Applicant: Fuel Depot

(Proposal for the addition of new efficient lighting for the canopy at the existing 76 Gas Station. The proposal involves eight new single arrangement lighting fixtures to total 288 watts.)

(PROJECT REQUIRES COMPLIANCE WITH THE CITY OUTDOOR LIGHTING DESIGN GUIDELINES.)

Final approval with the condition that applicant provide a 3.5 inch deep metal shroud on plans on all sides to shield the light trespass.

NEW ITEM

E. 4200 CALLE REAL

R-3 Zone

Assessor's Parcel Number: 059-240-022
Application Number: MST2008-00050
Owner: St. Vincent's
Agent: David Owens

(Proposal to add four new street light in between parking spaces along Piro Lane (a private lane) on the north side of the lot for St. Vincent's multi-family residential complex.)

(PROJECT REQUIRES COMPLIANCE WITH THE CITY OUTDOOR LIGHTING DESIGN GUIDELINES.)

Final Approval with the condition that applicant to confirm that the proposed fixture matches the previously approved light fixtures.

FINAL REVIEW

F. 70 LA CUMBRE CIR

R-2 Zone

Assessor's Parcel Number: 049-350-022
Application Number: MST2006-00440
Owner: Annette S. Hughes Trustee
Architect: Victor Schumacher
Applicant: Robert Hughes

(Proposal for a new 264 square foot patio cover to be attached to the south elevation of the existing 1,260 square foot residential unit. A modification is requested for an encroachment into the required interior setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 007-08.)

Final Approval with the following conditions: 1) Applicant to revise plans prior to submitting for Building permit. 2) Provide accurate drawings reflecting proposed patio cover with accurate details, dimensions, and removal of exposed trellis joist extensions at typical trellis edge.

REFERRED BY FULL BOARD

G. 1123 SAN PASCUAL ST B

R-3 Zone

Assessor's Parcel Number: 039-201-006
Application Number: MST2006-00093
Owner: Jorge and Lorena Escamilla

(Proposal for a new 400 square foot two-car carport and a 480 square foot storage building with half bathroom. The project is to be constructed at the rear of an 11,250 square foot lot currently developed with 2 two-bedroom units and a one-bedroom unit with a total of 2,392 square feet of habitable space. The property has three uncovered existing legal non-conforming parking spaces.)

(Preliminary and Final Approval is requested.)

Preliminary Approval and Final Approval as submitted.

NEW ITEM

H. 1436 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 039-071-001
Application Number: MST2008-00058
Owner: John J. Holehouse
Applicant: James and Darlene

(Proposal to permit an as-built exterior painting (body and trim) of an existing commercial building.)

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

Final Approval of colors with the condition for north elevation to remain white and trim to match west elevation per finish schedule. Subject to resolution of expired roof and equipment permit.

NEW ITEM

I. 18 BATH ST

R-4/SD-3 Zone

Assessor's Parcel Number: 033-092-014
Application Number: MST2007-00572
Owner: Kazali Trust
Landscape Architect: Robert Adams

(Proposal to upgrade and relocate the existing spa and construct a new 10 foot timber arbor over the spa; replace the existing as-built 37 square foot spa equipment/storage shed with a new 37.5 square foot spa equipment/storage shed in the same location; proposal to demolish the existing fencing gate and steps with new stucco wall and safety fencing and gate around the courtyard; proposal to replace existing raised paving and decking with at-grade enhanced concrete paving and curbing to match existing; and removal of three multi-stem tree/shrubs and add approximately 120 square feet of new landscaping. This project is located in the Coastal SD-3 Zone and requires review of a Coastal Exemption.)

(COMMENTS ONLY; PROJECT REQUIRES COASTAL REVIEW AND ENVIRONMENTAL ASSESSMENT.)

(PROJECT REQUIRES COMPLIANCE WITH THE ABR LANDSCAPE DESIGN GUIDELINES.)

Preliminary Approval and continued two weeks to Consent Calendar with the following comments: 1) provide detail of fascia at spa equipment enclosure; 2) refine the stucco wall transition at the rear of equipment enclosure; 3) provide detail of trellis beam ends to match existing; 4) consider adding a small flowering/canopy tree; consider a flowering vine instead of ficus on the left building wing as seen from the street.

NEW ITEM

J. 3869 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-037
Application Number: MST2008-00034
Owner: Grace Lutheran Church of Santa Barbara
Architect: Arcadia Studio

(Proposal to permit the "as-built" replacement of seven Tipuana trees with seven 15 gallon Agonis Flexuosa [Willow Myrtle] trees at the Grace Lutheran Church of Santa Barbara. This proposal is to abate enforcement case ENF2006-00812.)

(PROJECT REQUIRES COMPLIANCE WITH ABR LANDSCAPE DESIGN GUIDELINES.)

Continued two weeks with the comment that the applicant to review/consider ABR Landscape Guidelines for parking lot trees.

NEW ITEM

K. 407 BATH ST

C-2 Zone

Assessor's Parcel Number: 037-192-011

Application Number: MST2008-00045

Owner: Leonard Himelsein, Revocable Trust

(Proposal to permit as-built removal of existing canary island pines and replace with six 24 inch box weeping bottlebrush trees and thirty 5 gallon Japanese Privets along northwest property line. Application is being submitted to abate ENF2007-00080.)

(PROJECT REQUIRES COMPLIANCE WITH ABR LANDSCAPE DESIGN GUIDELINES.)

Public comment: Kathiann Brown: would like more canopy trees where trees were removed.

Continued two weeks with the following comments: 1) Remove bollards and payphone pedestal and light poles on north elevation; 2) Confirm existing planting at south elevation (three trees as shown on existing landscaping plan; 3) Add two small canopy trees in front parkway planter; 4) Consider substituting canary island pines for some of the proposed bottlebrush.

Consent Calendar was reviewed by Dawn Sherry, with the exception of landscaping for Items I, J, and K, which were reviewed by Randy Mudge. Consent Calendar ended at 2:50 p.m.