



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 16, 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
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

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>Master Application & Submittal Fee - (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>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

1. That on June 11, 2008 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. 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*.

CALL TO ORDER:

The Full Board meeting was called to order at 3:28 by Chair Wienke.

ROLL CALL:

Present: Aurell (left at 4:48, returned at 6:44), Mosel, Sherry (arrived at 4:59, left at 6:44), Zink, Wienke
Absent: Blakeley, Manson-Hing
Staff: Bedard, Limon (from 3:30 until 4:40), Shafer

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Postpone approval of the minutes until end of meeting.

Action: Zink/Aurell. 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

(7:39)

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 2, 2008, as amended.

Action: Aurell/Zink, 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of June 9, 2008. The Consent Calendar was reviewed by Dawn Sherry.

Action: Mosel/Aurell, Motion carried. 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

Motion: Ratify the Consent Calendar of June 16, 2008. The Consent Calendar was reviewed by Mark Wienke.

Action: Zink/Mosel, 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

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

Ms. Bedard announced a reminder that Board members are to comply with the required AB1234 training and requested to see staff for individual deadlines.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

MISCELLANEOUS ITEM**1. CITYWIDE**

Assessor's Parcel Number: 099-MSC-0PW

Application Number: MST2008-00105

Owner: City of Santa Barbara

(Review and comment on the City's updated Outdoor Lighting and Streetlighting Design Guidelines.)

(Request for recommendation that City Council adopt the new guidelines.)

Time: 3:30

Present: Steve Hausz, Streetlighting MP Subcommittee; John Ewasiuk, Principal Engineer, City Staff, Lisa Arroyo, Project Engineer I, City Staff.

Mr. Ewasiuk provided background for the improved lighting guidelines, replacement of obsolete street lights and how they pertain to the Boards review. Mr. Hausz described the work of the Subcommittee and invited a volunteer from the Board to participate on the Streetlighting Master Plan Subcommittee. Mr. Euasiuk and Mr. Hausz responded questions from the Board.

Public comment: A letter from Paula Westbury was acknowledged.

Motion: Continued indefinitely to City Council with the recommendation that Council adopt the new Outdoor Lighting and Street Lighting Design Guidelines with the following comments:

- 1) It is suggested addressing pedestrian footpath lighting on bridge walls.
- 2) There is concern with the possibility of sky glow where lighting is installed.
- 3) The Board is in favor of the proposed owner certification checklist.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1800 - 2300 CLIFF, LIGHTHOUSE, MEIGS, ETC.**

Assessor's Parcel Number: 035-142-RW

Application Number: MST2007-00473

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Planner

(Proposal to underground existing overhead utility lines along Cliff Drive between Salida Del Sol and Mesa Lane and portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive. The project includes 20 new street lights on 27 foot, type "A" poles, and installation of 3 new electric meter pedestals for connection of the new street lights.)

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

Time 3:57

Present: John Ewasiuk, Principal Engineer, City Staff, Lisa Arroyo, Project Planner.

Public comment was opened at 4:05 p.m.

Inez Gilkeson, addressed easement access through her property.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:09 p.m.

Mr. Ewasiuk was available to answered questions from the Board. Following discussion about the lighting atmosphere at mid-block locations, the chair requested that staff investigate with neighbors the possibility of substituting with headlining wherever removal is not a possibility.

Motion: Preliminary Approval and continued to Full Board with the following comments:

- 1) The dome street light style as shown on the A and B poles are acceptable.
- 2) The Board would prefer that some mid-block poles be removed creating a less lighted atmosphere with an emphasis on pedestrian safety.
- 3) The Board would appreciate introduction of the new light fixtures when the poles are turned over to the City. Some Board members prefer that fixtures used are similar to those currently used on Castillo Street, and would prefer upgrading of the Caltrans poles in the future.
- 4) The Board appreciates the use of the smaller B type poles as indicated on the plan. Consider using as few light poles as possible and include more pedestrian oriented height poles. Consider possible removal of at least two poles as mentioned.
- 5) The upgrade from 6.6 is acceptable; however, the Board would prefer that the above-ground pedestals to be placed in a sidewalk location surrounded by sufficient open space so that pedestrians can maneuver around them, or integrated into a landscaped area to prevent them from becoming eyesores.
- 6) The Board prefers smaller poles and pedestrian scale for mid-block lighting.

Action: Zink/Aurell, 4/0/0. Motion carried. Blakeley, Manson-Hing, Sherry absent.)

CONCEPT REVIEW - CONTINUED ITEM**3. 505 W LOS OLIVOS ST****R-3 Zone**

Assessor's Parcel Number: 025-210-012
 Application Number: MST2007-00470
 Owner: Saunders Family Trust
 Owner: Westmont College
 Architect: Peikert Group Architects

(This 13 unit condominium project consists of a three lot merger; demolition of an existing 2,250 square foot duplex; demolition of an existing 2,400 square foot single-family residence; construction of ten new 1,683 square foot three-story, three-bedroom condominium units (each with a 408 square foot two-car garage); addition of 481 square feet to an existing 4,928 square foot four-unit apartment building; remodel and conversion of the apartment building into three condos (one 941 square foot two-bedroom unit and two three-bedroom units at 1,652 and 1,779 square feet). The parking for the converted apartment building would be provided by one uncovered parking space and five covered parking spaces. All 13 condo units would be provided to employees of Westmont College earning up to 200% of Average Median Income. Proposed development would total 27,929 square feet on the 32,550 square foot lot. Planning Commission review is required for a Tentative Subdivision Map; Condominium Conversion Permit; and Modifications to allow bonus density units, waiver of solar access height limits, reduction of rear and interior yard setbacks, and reduction in the guest parking requirement.)

(Third Concept Review. Comments only; project requires environmental assessment and Planning Commission review of a Tentative Subdivision Map and modifications.)

Time: 4:40

Present: Detliv Piekert, Peikert Architects; Doug Jones, Westmont College.

*** THE BOARD RECESSED FROM 4:48 P.M. UNTIL 4:59 P.M. ***

Time 4:59

Public comment opened at 5:08 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Douglas Muse, address concerns: three guest parking spaces is inadequate; freeway traffic noise; potential loss of archeological artifacts.
3. Barry Atsatt, thanked the Architect for functional group meetings. Satisfied that Zoning requirements have been met.

Public comment closed at 5:16 p.m.

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

- 1) The Board finds that the modification setback at the front unit on Los Olivos Street does not pose a negative aesthetic impact.
- 2) The 13 foot setback for the two-story portion of the building, and two, four-unit buildings separated at mid-block are appreciated.
- 3) The Board recommends that the center area between the two, four-unit buildings have enclosed trash and recycling containers located adjacent to unit 7, allowing a

perceived courtyard in front of the guest parking area and allowing a larger open space between the two buildings.

- 4) The board finds no aesthetic impact to having a roof over the trash enclosure. Although it triggers a modification request for separation distance between buildings; the roof is preferable and is not a negative aesthetic impact.
- 5) The massing of the project with the two-story portions on the streets blending into the neighborhood is appreciated.
- 6) Study lowering the first and second-floor plate heights.
- 7) The Board would prefer to see the Los Olivos Street entry to unit #10 redesigned to include more substantial architectural elements for a more pedestrian friendly entrance.
- 8) There is concern with the number of third-story dormers. The Board appreciates the dormers nestling into the roof, but would prefer more variety of styles, such as gables, hips and shed roof styles.
- 9) Some Board members would like to see the building articulated in a more townhouse-like style to delineate the courtyard feeling between the units and for added variety.
- 10) The use of sustainable concepts is appreciated. The use of permeable pavers in the guest parking is preferred. The 19 percent outdoor landscape area, retention of all existing oak trees, and the introduction of additional planting on site are appreciated.
- 11) The Board appreciates the applicant working with the neighbors to resolve issues.

Action: Mosel/Zink, 4/0/0. Motion carried. (Aurell, Blakeley, Manson-Hing absent.)

*****THE BOARD RECESSED FROM 5:45 P.M. TO 6:07 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 130 S ALISOS ST

R-3 Zone

) Assessor's Parcel Number: 017-212-014
 Application Number: MST2005-00447
 Owner: Edward St. George, Revocable Trust
 Agent: Dave Tabor
 Designer: Eric Swenumson

(Proposal for one new two-bedroom 1,005 square foot residential condominium to be built above two new two-car garages and attached to an existing three-plex on a 16,686 square foot lot in the R-3 Zone. The site is currently developed with four, two-bedroom, residential apartments, three in an existing two-story triplex and the fourth unit as a one-story, single-family unit. The proposal includes alterations and small additions to the four existing units and condominium conversion. The proposal will result in a total of five residential condominiums and will involve a two-story four-plex (each unit with two-bedrooms ranging in size from 1,005 to 1,129 square feet) and a one-story three bedroom unit at 1,244 square feet. The project will include 10 covered parking spaces in five new two-car garages. This includes the to two new two-car garages to be attached to the four-plex and three new detached two-car garages. The project requires review by the Planning Commission for a Condominium Conversion and a Tentative Subdivision Map.)

(Comments Only; Project requires environmental assessment and Planning Commission Review of a Tentative Subdivision Map and Condominium Conversions.)

Time: 6:08

Present: Eric Swenumson, Designer.

Public comment opened at 6:16 p.m. As no one wished to speak, public comment was closed.

Public comment reopened at 6:36 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:37 p.m.

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

- 1) Building 3: The Board finds the garage style interesting and appreciates the folly, the varied design style, and attention to detail, but suggests the following studies: **a.** the plate height may be too low to accommodate the rafter details. Study for automobile head height; the Board could entertain the addition of one foot in height if necessary; **b.** the Board finds that the clipped Dutch gable roof forms at the north and south may not be required. Study for simplification into a vernacular barn shape. **c.** the cupola is nice but appears too tall and too wide. Some Board members feel the roof rafter overhang may be too large; study for placement closer to the street front to interface with the front facade as an iconic image; study the possibility of a second overhang at the rear.
- 2) Building 2: The Board finds the addition acceptable and appreciates the detail consistent with the existing house.
- 3) Building 1: the Board finds that the west elevation use of stucco is peculiar to the vernacular aesthetic of the design. Provide a solution to be more cohesive with the east elevation.
- 4) Match the style of Building 1 to Building 2.
- 5) The Board is uncomfortable with the building appearing as one building with three façade treatments. Applicant is encouraged to select one style that reads as one building, or accommodate a separation between the buildings that is articulated differently.
- 6) The Board is concerned with the north elevation of Building #1. The use of the attached stairway to the second level does not appear appropriate for the street elevation. Study for alternative solutions.
- 7) There are concerns with roof overhang dimensions for both parts of building #1 and requests that the applicant study further in conjunction with elevation articulation.
- 8) Revise the drawings to eliminate drafting errors, such as incorrectly used textures and super exaggerated lap siding conditions, etc.
- 9) Study all requirements for Condominium Conversions, including trash and recycling per city standards.

Action: Zink/Sherry, 4/0/0. Motion carried. (Aurell, Blakeley, Manson-Hing absent.)

CONCEPT REVIEW - NEW ITEM**5. 201 W MONTECITO ST****C-2/R-4/SD-3 Zone**

Assessor's Parcel Number: 033-032-006
Application Number: MST2008-00233
Owner: Ros Perry, 201 Scott, LLC
Owner: 201 W. Montecito St. LLC
Architect: Pete Ehlen

(Proposal for exterior alterations to an existing 12,700 square foot one-story commercial building to include removal & relocation of existing windows and doors, new window, new doors, exterior lighting, reconfigure the existing parking lot, add planter areas, site walls and a trash enclosure.)

(Comments only; project requires environmental assessment.)

Time: 6:38

Present: Pete Ehlen, Architect.

Public comment opened at 6:45 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the encroachment at the Montecito Street entry does not pose a negative impact, and finds the requested encroachment into the right-of-way to be a positive improvement for the façade.
- 2) The Board suggests relocating the condenser units away from the sidewalk at Montecito Street. Suggestions include relocating further back into the enclosed landscape area, or located further back on the site.
- 3) The Board would prefer a 42 inch high wall at the sidewalk as required per Transportation Department guidelines for site easement restrictions and add additional landscaping at the present proposed location of the condenser units.
- 4) Study the rear trash location area to confirm compliance with the Building Code and Transportation Guidelines.
- 5) The proposed light fixture is acceptable as part of the design style. The applicant is encouraged to study the revised design guidelines for security lighting to have downcast lighting and to avoid over lighting. Study Los Aquajes Street elevation and the possibility of removing the two lights from that façade as they are not required in the residential neighborhood.
- 6) The remaining elevations and window typology appear appropriate.
- 7) The Board looks forward to reviewing the landscape plan, particularly the corner adjacent to the railroad.
- 8) Provide a color board.

Action: Zink/Mosel, 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

CONCEPT REVIEW - CONTINUED ITEM**6. 120 S HOPE E-144****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00618
Owner: Patricia S. Nettleship Trustee
Applicant: Conceptual Motion Co.

(Proposal to convert 970 square feet of existing tenant space (F115 and F118) to a guest services and police sub-station. The proposal also consists of a façade remodel to include a new 33 foot high tower element with 3 new faux windows at La Cumbre Plaza. No new square footage is being proposed.)

(Second Concept Review. Project requires compliance with La Cumbre Plaza Design Guidelines.)

(7:00)

Present: Angela Westfall, Applicant, Conceptual Motion Company.

Motion: Final Approval with the following conditions:

- 1) There is concern with the entry door surrounds. The top trim appears too heavy in and protruding away too far from the façade with the molding detail. Provide a modified design.
- 2) Provide a smooth stucco from top of the stucco to the wall as indicated on the plans.
- 3) The capital trim at the surrounds of the windows over the entry doors shall be lowered several few inches to be the spring point of the architecture.
- 4) The parking lot east elevation tile area shall have a base of at least 12 to 14 inches of stucco where it meets the sidewalk. Provide additional details.
- 5) Applicant is encouraged to resolve the door swing direction for the police substation, and the adjacent rear corridor, options including swinging both doors opposite ways. Add a light fixture or wall mounted wall sconce above the doors and under the awning.
- 6) The light fixture is acceptable as shown. Compliance with the Santa Barbara Outdoor Lighting Ordinance is expected.

Action: Mosel/Aurell, 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

(Item #7 was heard out of order.)

REVIEW AFTER FINAL

7. 116 E YANONALI ST

OC/SD-3 Zone

Assessor's Parcel Number: 033-083-018
 Application Number: MST2006-00361
 Owner: 116 East Yanonali, LLC
 Owner: DBN Yanonali, LLC
 Architect: The Conceptual Motion Company

(Proposal to construct a three-story mixed use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Project received Planning Commission Approval on 7/19/2007 (Resolution No. 030-07).)

Review After Final for remaining items continued from the June 2, 2008 review. (1) change in material at portion of ground level from bead blasted concrete to heavy texture plaster; (3) increase parkway landscaping at building entry; (8) interior atrium bridge rails changed to be consistent with material and design of exterior loggias; (11) upper story planters on private terraces changed to premanufactured boxes, with the upper level planter on west elevation being eliminated.

Time: 3:05

Present: Edward DeVicinte and Gerhard Mayer, Conceptual Motion Company.

Motion: Approval of the Review After Final with the following conditions:

- 1) Heavy textured 50 percent mix; plaster sand finish; no steel trowel marks.
- 2) Approval of articulated sample with photos submitted for file.

Action: Aurell/Mosel, 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

***** THE BOARD RECESSED FROM 7:22 UNTIL 7:25 *****

CONCEPT REVIEW - CONTINUED ITEM

8. 4200 CALLE REAL

R-3 Zone

Assessor's Parcel Number: 059-240-020
 Application Number: MST2008-00182
 Architect: David Kesterson
 Owner: Alicia Martin

(Proposal for a new entrance sign with support pillars at the entrance of the Saint Vincent community. The support structure requires review by the Architectural Board of Review. The sign element will require approval by the Sign Committee.)

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

Time: 7:25 p.m.

Present: David Kesterson, Architect.

Public comment opened at 7:29 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the following conditions:

- 1) The Board appreciates the redesign and reuse of the existing Saint Vincent lettering.
- 2) The sign front to be white and the back to be brown to match the painted steel.
- 3) Exposed steel posts and cross beam shall be painted brown to match the brown trim of the existing building.
- 4) Lighted globes that comply with the Lighting Ordinance are preferred.
- 5) No additional lighting is proposed at this time.

Action: Aurell/Zink, 4/0/0. Motion carried. (Blakeley, Manson-Hing, Sherry absent.)

ADJOURNMENT

The Full Board meeting adjourned at 7:46 p.m.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 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 revised hip roof and exterior colors at McDonalds.)

(Review After Final for landscape plan changes including as-built removal of sixteen mature Bottle Brush trees to be replaced with Mexican Fan Palm, King Palm, Shoestring Acacia, New Zealand Christmas, and Brisbane Box trees.)

Final Approval of the Landscape as submitted of the Review After Final.

Final Approval of the Architecture as noted of the Review After Final the following comments:

1) arcade area colors are acceptable; 2) Rite-Aid body color is acceptable; 3) Albertson's building color is continued; applicant shall, annotate and key all paint colors on plans prior to returning.

REVIEW AFTER FINAL**B. 1380 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-193-018
Application Number: MST2004-00873
Owner: Mark and Jacquelyn Boyd
Architect: Dawn Sherry

(Proposal to construct approximately 992 square feet of first and second-story additions and a new attached 400 square foot garage to an existing 999 square foot single-family residence with an attached two-car garage on a 6,190 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The proposal includes removal of 97 square feet from the existing residence and garage and conversion of 341 square feet of garage to habitable space with a new window in the required front yard setback and associated improvements.)

(Review After Final for roof change from composition shingles to metal roof.)

Final Approval as noted. Roof change approved to zincalume; either buckskin or natural zinc colors are acceptable.

REVIEW AFTER FINAL**C. 1604 LOMA ST****E-1/R-2 Zone**

Assessor's Parcel Number: 027-152-014
Application Number: MST2006-00600
Owner: Kieran and Amy Maloney
Architect: Alex Ugrik

(Proposal for an interior remodel, relocation of windows and doors, and an addition of a 20 square foot front entrance for an existing 2,666 square foot single-family residence with a 490 square foot garage and a 150 square foot storage building on a 10,161 square foot lot in the Hillside Design District.)

(Review After Final for alterations to the entry porch to raise dormer roof 36 inches, add stucco arches and columns, add post and beam to expand the arbor, remove existing kitchen window. Second story alterations include a revised balcony and roof line and expansion of shed dormers.)

Final Approval as noted of the Review After Final. Stone stucco on rear terrace shall be on all sides.

FINAL REVIEW**D. 2780 STATE ST 1****R-O Zone**

Assessor's Parcel Number: 051-600-001
Application Number: MST2008-00110
Owner: Robertson 2002 Family Trust
Architect: Peter Ehlen

(Revised proposal. Trellis addition has been eliminated, asphalt shingle roofing is now proposed only over existing trellis. Area of roofing is reduced from 1,380 to 1,060 square feet. Prior proposal was to add 920 square feet of asphalt shingle roofing, to match existing, over the existing exposed roof well between the existing commercial buildings C and D.)

Final Approval as submitted with the following comment: Board accepts asphalt shingle roofing (color to be chestnut) in that it closely resembles existing condition as seen from the parking lot. The Board recognizes the existing conditions are not adequate for full reroof of clay tiles.

FINAL REVIEW**E. 1030 CACIQUE ST****R-3 Zone**

Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose L. Gutierrez

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two-car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

Final Approval as noted of the Architecture with the following conditions. Architectural comments: 1) color and exterior lighting are approved ; 2) applicant to annotate all notes on plans, including existing wood decks to remain and to be removed- assuming rear deck to remain will be less than 10 inches in height; 3) rework deck size calculations and statistics sheet C to comply with the amount of existing deck and deck to be removed. Landscaping continued with the following comments: 1) applicant shall reproduce the water wise compliance statistics statement on plans prior to resubmittal; 2) there is concern with the amount of new and existing lawn exceeding 20 percent; 3) show proposed and existing irrigation plan; 4) legend and plans are inconsistent, correct plans to accurately represent existing and proposed species; 5) some proposed plant species are invasive per city guidelines, such as Bermuda grass, or Vincaminor; verify that all plants proposed follow native landscaping guidelines.

CONTINUED ITEM**F. 909 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-312-007
Application Number: MST2008-00155
Owner: Moss E. Alan Trustee
Architect: Chris Dentzel
Applicant: Spencer Simcik

(Proposal for an exterior façade remodel to include new windows and doors, remodel paving at parking area, new planters and outdoor terrace, and the addition of an ADA accessible restroom.)

(Fourth Concept Review.)

Final Approval as submitted with comment that the board appreciates the removal of the light hood element.

NEW ITEM**G. 605 E DE LA GUERRA ST A****R-3 Zone**

Assessor's Parcel Number: 031-032-013
Application Number: MST2008-00260
Owner: Bolton David Andrew
Architect: Y. S. Kim

(Proposal for exterior window and door alterations related to the proposed interior remodel to Unit A of a 2,815 square foot, two-story triplex on a 7,545 square foot lot.)

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

Note: applicant's revised plans include changing window sizes and locations within the legal non-conforming setback and therefore modifications are requested.

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) resolve parking with the Transportation Department; 2) show the trash enclosure on the plans; 3) the proposed modifications appear acceptable as they do not pose negative impacts.

NEW ITEM**H. 604 E ORTEGA ST****P-R Zone**

Assessor's Parcel Number: 031-172-002
Application Number: MST2008-00273
Owner: City of Santa Barbara
Applicant: Kevin Strasburg

(Proposal for minor exterior improvements to include replacing 14 existing windows like-for-like and adding four new windows on the east elevation. The proposal also includes changing an existing single door to double door on the east elevation and adding screening around the existing trash location.)

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

Final Approval as submitted.

NEW ITEM

I. 3003 PARMA RD

P-R Zone

Assessor's Parcel Number: 021-120-005
Application Number: MST2007-00251
Owner: City of Santa Barbara
Applicant: Kathy Frye
Landscape Architect: Van Atta and Associates

(Proposal to construct public improvements at Parma Park located on two parcels with a total lot area of 75 acres in the P-R Zone. The improvements include the resurface and repair of an existing entry road, a relocation and new main entrance gate, a new fire road access gate, improvements to an existing parking and staging area for equestrian uses, improvements to the picnic area amenities including an ADA accessible picnic area, fountain changes, a new bulletin board sign structure, relocation of the existing trash storage area and addition of new recycling bins. The proposal also includes the removal of an existing abandoned chicken coop and a landscape plan featuring riparian plant species. A total of 466 cubic yards of cut and fill are proposed.)

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

Public comment: Barbara Joorhies: requested removal of barbed wire; Carmine: concerned with fires, requested information addressing dogs on leash and hours of use.

Final Approval as noted with the following conditions: 1) the parking diameter is acceptable; 2) demolition of the chicken coop area and planting of honey suckle are appropriate; 3) verify trash/recycling container location, and show on plans; 4) note on plans that irrigation is not proposed; 5) education and sign program: include dogs on lead, hours of operation, city regulations; 6) recommend gate post shall be made from one piece with pyramid like cap as sketched on plans.

Items on Consent Calendar were reviewed by Mark Wienke. Consent Calendar ended at 3:05 p.m.