



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 3, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:10 P.M.**

BOARD MEMBERS:

- MARK WIENKE, Chair – PRESENT @ 4:26 P.M.
- CHRISTOPHER MANSON-HING, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT
- JIM BLAKELEY - PRESENT
- CAROL GROSS (NORMALLY LEAVES AT 5 P.M.) – PRESENT UNTIL 7:11 P.M.
- GARY MOSEL - PRESENT
- DAWN SHERRY - PRESENT
- PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:30 P.M.
 - MICHELLE BEDARD, Planning Technician - PRESENT
 - KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 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. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact 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 Wednesday, October 29, 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. on Channel 18. 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 3:10 p.m.

ROLL CALL:

Members present: Wienke, Manson-Hing, Aurell, Blakeley, Gross, Mosel, Sherry, and Zink.
Members absent: None.
Staff present: Limón, Bedard, and Goo.

GENERAL BUSINESS:**A. Public Comment:**

Tony Fischer commented on October 20, 2008 Draft Minutes review on Item #4, 1298 Coast Village Road regarding alleged erroneous staff comments from the July 15, 2008 City Council meeting discussion and direction to the Architectural Board of Review by City Council.

B. Approval of Minutes:

Motion: To table approval of Item #4, 1298 Coast Village Road of the October 20, 2008 Draft Minutes pending further staff review.
Action: Zink/Mosel, 8/0/0. Motion carried. (Aurell abstained, Wienke absent.)
Motion: Approval of the minutes of the Architectural Board of Review meeting of October, 20, 2008, as amended, with the exception of Item #4, 1298 Coast Village Road portion of the draft minutes were tabled pending further staff review.
Action: Zink/Blakeley, 8/0/0. Motion carried. (Aurell abstained, Wienke absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of October 27, 2008. The Consent Calendar was reviewed by Dawn Sherry.
Action: Sherry/Aurell, 7/0/0. Motion carried. (Wienke absent.)
Motion: Ratify the Consent Calendar of November 3, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing, with the exception of Items # G, H, and I, reviewed by Carol Gross.
Action: Sherry/Aurell, 7/0/0. Motion carried. (Wienke absent.)

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

Mr. Limon reported a pending public workshop on at 9:30 a.m. on November 13, 2008, in the David Gebhard Meeting Room, 630 Garden Street, for planned tree/landscaping preservation, landscape plan maintenance and City enforcement procedures.

E. Subcommittee Reports: None.

F. Possible Ordinance Violations.

Staff provided an update to the pending enforcement case at 401 W. Montecito Street.

Staff provided an update to the pending enforcement case at 1906 Cliff Drive.

Board member Zink requested staff to review whether the Mesa Shopping Center has received an approval for holiday lighting; if the holiday lighting is in compliance with the approval and in compliance with the City Ordinance for Temporary Holiday Lighting.

CONCEPT REVIEW - CONTINUED ITEM**1. 416 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-212-024

Application Number: MST2008-00097

Owner: City of Santa Barbara

Architect: Christine Pierron

Architect: Mark Wienke

Applicant: Housing Authority of Santa Barbara

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and one two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one, two, and three-story development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room are also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Staff Hearing Officer review for a requested parking modification, modifications to encroach into required setbacks, and a bonus density modification.)

(Third Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of requested modifications.)

(3:33)

Present: Christine Pierron, and Mark Wienke, Architects; and David Black, Landscape Architect.

Public comment opened at 3:56 p.m. As no one wished to speak, public comment was closed.

Board member Zink, who serves on the Sign Committee, gave Sign Ordinance direction to Ms. Pierron regarding acceptable signage on the proposed project. He also commented that he didn't think it was within the Board purview to comment on the reduction of parking spaces and that review should be deferred to the appropriate City department.

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

- 1) The Board finds the design direction very positive, particularly the massing and styling of the differentiated massing blocks.
- 2) Study the following elements: a) the possible competing tower elements visible from the main entry street way; b) top of the elevator tower toward the central part of unit; and c) community room design for compatibility with other design elements.
- 3) Applicant to provide landscaping on the second and third level, as only the ground level elevations have been provided presently.
- 4) Provide quality tile detailing.

- 5) It is understood that the parking reduction is not within the purview of the Architectural Board of Review, and that adequate review has taken place by the appropriate City Departments.
- 6) Regarding the Civil Plan: a) Relocate the 6-inch backflow preventer on the street behind the existing screening/block wall. b) Relocate the 6-inch line directly under the trees out into the driveway area so that it does not interfere with the trees. c) Relocate the fire hydrant directly under the steps into the driveway area to be more aesthetically pleasing.
- 7) Study adding third level fenestration especially at the northeast/street elevation above the second story roofs.
- 8) Applicant to remove the word "sign" from the tower element as it is an architectural projection and not referring to the signage.

Action: Gross/Aurell, 7/0/0. Motion carried. (Wienke absent from Board).

FINAL REVIEW

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 Engineer

(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.)

(Preliminary Approval granted on 6/16/08. Final Approval is requested.)

(4:26)

Present: Lisa Arroyo, Project Engineer/Applicant; John Ewasiuk, Principal Civil Engineer, and Frank Cardosa, of Tidwell Design, Southern California Edison Representative.

Public comment opened at 4:53 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Consent Calendar with the following comments:

- 1) Provide a landscape plan for additional landscaping screening to hide the necessary above ground vaults where ever possible, including embellished landscaping around the vault area especially around the Mesa Shopping Center.
- 2) Remove the asphalt in the area where the vault is to be removed at the corner of Meigs and Cliff Streets, and to study providing additional landscaping in that same area to hide the existing vaults and the new vault to be installed in that location.
- 3) Study ways to provide a vault for the large transformer in front of the parking lot in the Mesa Center or in the sidewalk area.
- 4) To paint all the above-ground vault structures the malanca green color, in lieu of the grey color, to include existing structures and the Cox boxes. Vents are galvanized steel and are not to be painted.

Action: Sherry/Zink, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 432 W ISLAY ST****R-4 Zone**

Assessor's Parcel Number: 027-011-016
 Application Number: MST2005-00512
 Owner: Perry Family 1989 Revocable Trust
 Architect: Brian Nelson

(Proposal to demolish the existing 1,771 square foot single-family residence, garage, and accessory structure, and construct a new three unit, two-story, two-bedroom, 5,007 square foot residential condominium development on a 7,250 square foot lot adjacent to Mission Creek. The 5,007 square foot development is comprised of three residential units at 1,268 square feet, 1,172 square feet, and 1,256 square feet; three 400 square foot, attached two-car garages (1,200 square foot total); three 28 square foot storage areas (84 square foot total), and three 9 square foot trash enclosure areas (27 square foot total). A total of 1,095 cubic yards of grading is proposed, primarily involving fill and recompaction. The project requires review by the Planning Commission for a Tentative Subdivision Map and three requested zoning modifications for encroachment into the front and interior setbacks, and to allow a fence to exceed the maximum 3.5 foot height in the front setback.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Tentative Subdivision Map and requested modifications.)

(5:12)

Present: Brian Nelson, Architect; and Kiesel, Sam Mafis, Landscape Architect.

Ms. Brodison stated that staff does not believe that the minimum setback of 25-feet from the top of the back is adequate for this project, and requests the Board to restrict comments to only the architecture and neighborhood compatibility and to not speak to the appropriateness of the site plan until the required information is provided by the applicant, and staff can make a determination on the appropriate creek setback.

Public comment opened at 5:30 p.m. As no one wished to speak, public comment was closed.

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

LANDSCAPING:

- 1) The Board appreciates the amount of landscaping introduced for the project.
- 2) Applicant advised to move both of the proposed maple trees on the north side of unit C further away from the building to accommodate proper canopy growth.
- 3) Simplify the proposed palette underneath the existing sycamores near the sycamore root zone.
- 4) Use of high quality detailing for fencing and gates that face the street is encouraged and anticipated.
- 5) Reconsider the nightshade plantings as they are aggressive and may out compete the other landscaping.

ARCHITECTURE:

- 1) Carry forward number 7 from previous motion: The Board still has some concerns with the entry for Unit B.
- 2) Carry forward number 4 from the previous motion: The architecture on the south elevation facing the street requires more depth to make the elevation work as an inviting porch feel, as opposed to a stoop and roof eave feel. Applicant to study the condition and return with further renderings.

- 3) Applicant to provide wood siding on the second level of the east elevation above the garages.

Action: Sherry/Gross, 4/1/2. Motion carried. (Zink opposed, Manson-Hing/Blakeley abstained, Aurell stepped down).

Comments: It was noted that one Board member could not support the project as proposed, as it is believed to be too big and aggressive for the site, and regarding the roof elements, applicant should restudy any articulation to scale of the structure to restudy ways to reduce the mass of the structure.

**** THE BOARD RECESSED AT 6:04 P.M. AND RECONVENED AT 6:26 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM

4. 416 MONTGOMERY ST

R-2 Zone

Assessor's Parcel Number: 025-393-003
 Application Number: MST2008-00131
 Owner: Dan Secord
 Agent: Dave Tabor
 Designer: Eric Swenumson

(Proposal to convert two existing, one-story, residential units to condominium units on an 8,598 square foot lot in the Mission Area Special Design District. Existing unit number one is a three-bedroom, 1,346 square foot unit. Existing unit number two is a two-bedroom, 1,063 square foot unit. An existing two-car, legal-nonconforming, detached garage will remain. The proposal includes the addition of exterior storage spaces for each unit and two uncovered parking spaces (one for each unit) along the private alley off of Montgomery Street. The project requires Staff Hearing Officer review of a Tentative Subdivision Map.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

(6:27)

Present: Dave Tabor, Agent; Dan and Mary Secord, Owners; and Sam Maphis, Landscape Architect.

Public comment opened at 6:38 p.m. As no one wished to speak, public comment was closed.

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

ARCHITECTURE:

- 1) The Board finds the proposed project design is acceptable.

LANDSCAPING:

- 1) Continue the lattice on the alley to the garage at the rear of the property line.
- 2) The parkway at Montgomery Street shall be design and planted as appropriate to the neighborhood.
- 3) Provide landscape planting at the bottom of the fence in addition to the vines in order to animate the space at the bottom of the fence.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 13 S SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-183-018
Application Number: MST2008-00474
Owner: City of Santa Barbara
Applicant: Housing Authority of Santa Barbara
Architect: Thomas Moore

(Proposal for site improvements to a 1.17 acre lot currently developed with 15 residential apartments. Site improvements include the removal of the existing covered carports and addition of a new masonry garden wall, replace wood curbs with concrete curbs, add new lighting in parking area, a new 147 square foot trash enclosure, a new 75 square foot garden shed, and the addition of three new canopy trees in the parking area. No alterations are proposed for the existing residential units. The proposal will include 31 uncovered parking spaces. 33 parking spaces are currently provided and 19 spaces are required. The project requires Staff Hearing Officer review for a modification request to allow the proposed shed to be located in the required interior setback.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for a requested modification.)

(6:44)

Present: Thomas Moore, Architect.

Public comment opened at 6:51 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board for continuance to Staff Hearing Officer and with the following comments:

- 1) The Board appreciates the development of the parking lot with the new curbs and proposed landscaping and opening up the parking lot to the residential units.
- 2) The Board cannot provide positive comments for the encroachment of a shed in the required setback and encourages the applicant to relocate the proposed shed to a more appropriate location.
- 3) Applicant to show all landscaping wherever possible to a) provide screening from the street; b) if the shed is eliminated from the proposed location then provide landscaping behind the trash enclosure; c) to provide an additional shade tree in parking area; and d) show all existing trees along Soledad Street and the driveway/parking area, so the Board can make appropriate comments on the overall site landscaping at one time.
- 4) Study the height of the trellis of the trash enclosure as it seems to be higher than necessary and could be reduced. Indicate whether the trellis is to be painted or stained and provide cut sheets for exterior lighting.

Action: Zink/Mosel, 7/0/0. Motion carried. (Wienke stepped down).

CONCEPT REVIEW - CONTINUED ITEM**6. 130 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00450
Owner: Macerich Company
Applicant: The Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal for an exterior façade remodel in two locations (Suites F120 and F127) of Building F at La Cumbre Plaza, for a total of 150 linear feet. No new square footage is proposed.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

(7:11)

Present: Ryan Mills, The Conceptual Motion Company.

Public comment opened at 7:17 p.m. As no one wished to speak, public comment was closed.

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

- 1) Board does not find that the design of the corner site appropriately addresses the storefront design criteria, especially as shown in the La Cumbre Plaza Tenant Design Guidelines, page 27, in addressing the corner elements.
- 2) Restudy the details of the exterior design to be more reminiscent of regional Santa Barbara spanish/colonial architecture; including detailing such as mansard roofs, parapet type conditions, massing, and integrity of materials.
- 3) Restudy all arches as they are deemed inappropriate, too thin, and not relative to the project and does not relate to the storefront behind it.
- 4) The large faux fountain landscape feature, including the arch and the tile work, is not appropriate in size and location, and does not address the corner element.
- 5) Restudy appropriateness of the plantings and planter area to the architecture.
- 6) Restudy the design of the utility structure on the east elevation. Applicant to refer to other motion direction to incorporate the structure into the scheme.
- 7) Restudy awning conditions for structural integrity.
- 8) Board is concerned that the interior portion, Chico's elevation, does not fall within the guidelines, and does not relate to the streetscape and buildings on either side.

Action: Aurell/Blakeley, 7/0/0. Motion carried. (Gross absent).

CONCEPT REVIEW - NEW ITEM**7. 3835 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00487
Owner: Macerich Company
Applicant: The Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal for an exterior facade remodel of 210 linear feet to existing Building C, adjacent to Sears, in the La Cumbre Plaza.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

(7:45)

Present: Brian Mills, The Conceptual Motion Company.

Public comment opened at 7:57 p.m. As no one wished to speak, public comment was closed.

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

- 1) Applicant to remove the 3-inch reveals.
- 2) The west elevation plaza against the south paseo is still lacking in required corner condition and entry corner position and looks for architectural delineation to strengthen and support it.
- 3) The awning should relate more to the window storefront rhythm and to the entry area.
- 4) The left-hand side of the south corner protruding mirador bay window piece shall be redesigned so it does not connect to the frieze pattern condition, and could be different in height and design from the right hand side of the south elevation.
- 5) The corner plaza entries should be more defined, especially the inside southeast corner which is lacking the required presence to the plaza.
- 6) The planter in front of the west and south façade is acceptable, but the monolithic cobalt blue tile should be restudied to find a solution which is more in the Spanish colonial style and design.
- 7) The east elevation existing granite tile wall between the storefront should be resolved to be either covered or removed and integrated back into the architecture.

Action: Sherry/Aurell, 6/0/0. Motion carried. (Zink stepped down, Gross absent).

PRELIMINARY REVIEW

8. 1210 E MASON ST

R-2 Zone

Assessor's Parcel Number: 017-142-002
 Application Number: MST2008-00298
 Owner: Walter Lositzki
 Applicant: Manuel Contreras
 Designer: Cesar Cruz

(Proposal to construct a new two-story 3,097 square foot duplex on a 6,000 square foot lot in the R-2 Zone. Both units are proposed to have four bedrooms and three bathrooms. Unit #1 is proposed at 1,508 square feet, and Unit #2 is proposed at 1,589 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill, to be balanced on site, is proposed.

(Preliminary Approval is requested.)

(8:11)

Present: Manuel Contreras, Applicant; and Cesar Cruz, Designer.

Public comment opened at 8:17 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the architecture with the following conditions:

- 1) Continue to resolve the corbel details at the rear unit courtyard at the corner and below deck and add additional corbels at the upper balconies on the northwest elevation.
- 2) Applicant to remove the thick wood beams adjacent to the stucco walls on all the upper story balconies and at the front entry porch.
- 3) Board finds the wood column and wood beam design detailing for both the front entry porch and second level balconies acceptable.
- 4) Applicant to return with details for exterior lights at each exterior doorway.
- 5) Provide landscape plan for preliminary review at the Consent Calendar.

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

ADJOURNMENT:

The Full Board meeting adjourned at 8:25 p.m.

CONSENT CALENDAR**CONTINUED ITEM****A. 630 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 017-030-010
 Application Number: MST2008-00464
 Owner: Southern California Gas Company
 Applicant: Jamil Hershawe

(Proposal for installation of a Healy Phase II Enhanced Vapor Recovery System, including the clean air separator tank and protective bollards on an existing commercial property.)

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

Preliminary Approval and continued one week with the following comments: 1) the metal surround enclosing the tank should be painted to match the adjacent building; 2) applicant to return with site photos to show public view from Quarantina Street and within the property looking out to Quarantina Street; 3) depending on views of unit screening vegetation may be required.

FINAL REVIEW**B. 130 S HOPE AVE D-13****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
 Application Number: MST2008-00388
 Owner: Macerich Company
 Applicant: Conceptual Motion Company
 Architect: Architectural Design Guild
 Business Name: Peek Aren't You Curious

(Proposal for a new storefront entry to an existing tenant space at the La Cumbre Plaza (Building D, Suite 108). No new additional square footage is proposed. The project received approval for an exterior façade remodel under MST2008-00281 on 7/21/08 acknowledging that the windows and entry doors would be reviewed by the individual tenant in a separate case.)

(Preliminary Approval granted 8/25/08. Final Approval is requested.)

Continued one week to the Consent Calendar with the comments: 1) Elevation drawings must reflect approved drawings. 2) Awnings design to be revised. 3) Provide a hardware cut sheet. 4) Provide grout color to be used with material sample C2-1.

FINAL REVIEW

C. 130 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
 Application Number: MST2008-00451
 Owner: Macerich Company
 Applicant: Conceptual Motion Company
 Architect: Benson & Bohl Architects

(Proposal to remodel 273 linear feet of facade alterations at La Cumbre Plaza Building D, Suites D100, D102, and D115. The proposal will not alter the existing tenant spaces.)

(Preliminary Approval granted 10/27/08. Final Approval is requested.)

Continued one week to the Consent Calendar with the comments: 1) Design intent is generally acceptable. 2) Ann Taylor corner: a) Applicant to strongly consider present design deviation of plaza entry away from Spanish Colonial design; b) Increase the integrity of the design at the parapet returns; c) Study disparate tenant and main building design; d) Revise marquee height for more proportional massing; e) Return the overhang marquee at corners; f) Study loss of overhang at central walkway entry. 3) At the south corner: a) Study arch spring from columns. b) Study straight cut columns base detailing.

REFERRED BY FULL BOARD

D. 930 MIRAMONTE DR

A-1 Zone

Assessor's Parcel Number: 035-023-003
 Application Number: MST2004-00743
 Agent: Trish Allen
 Owner: Visiting Nurse & Hospice Care of Santa Barbara
 Architect: Phillips Metsch Sweeney Moore
 Landscape Architect: Bob Cunningham

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission approval on 11/15/2007 (Resolution No. 046-07).)

(Final Approval of phase three is requested.)

Final Approval of Phase 1 details with the condition to provide staff with a photo detail of the lighting inside the retaining wall.

NEW ITEM**E. 1921 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-352-009
Application Number: MST2008-00460
Owner: Joan Chapin Robertson, Trustee
Applicant: Kenneth Kruger

(Proposal for a 273 square foot second-story addition to an existing 548 square foot one-story residential unit to result in a two-story 821 square foot unit. The 7,500 square foot parcel is currently developed with two residential units, a one-story 1,524 square foot unit and the existing one-story 548 square foot unit. An existing attached two-car garage will remain. No alterations or additions are proposed for the existing 1,524 square foot unit.)

(Concept Review.)

Continued one week to the Consent Calendar with the comments: 1) Study the south elevation to solve the disparate roof profiles on the north and south elevations. 2) Applicant to provide additional photographs of the front of the house.

NEW ITEM**F. 1906 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2008-00493
Owner: McDonald's Corporation
Architect: Cearnal Andrulaitis
Owner: Levon Investments/Investec

(Proposal to abate violations of ENF2008-01014 and permit "as-built" roof top equipment, including the replacement of duct work, exhaust ventilator, restroom exhaust fan and platforms for existing roof top mechanical equipment. Proposal includes painting the visible mechanical rooftop equipment.)

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

Continued two weeks to the Consent Calendar for Board member site review of the proposed project.

NEW ITEM**G. 3987 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2008-00498
Owner: Five Points Shopping Center, FW CA
Landscape Architect: Van Atta Associates

(Proposal to replace existing turf with drought-tolerant landscaping at two locations in front of Fresco's Cafe in the Five Points Center. The proposal will abate ENF2007-00016.)

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

Final Approval as submitted.

NEW ITEM**H. 221 HITCHCOCK WAY****R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-010
Application Number: MST2008-00482
Owner: Pacific Oaks Ltd.
Agent: Craig Minus

(Proposal to remove six (6) existing eucalyptus trees which are too close to the buildings. The proposal will abate violations in ENF2008-00241. The property is currently developed with a 111 unit apartment complex.)

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

Postponed one week.

NEW ITEM**I. 1000 BLK W CARRILLO ST 2106 SEG ID**

Assessor's Parcel Number: ROW-002-106
Application Number: MST2008-00350
Owner: City of Santa Barbara, Public Works Department
Applicant: Lisa Arroyo, Project Engineer

(Proposed project on the north side of Carrillo Street to include the installation of new sidewalk installation grading and formwork, sidewalk access ramps, curb and gutter, retaining structures (as needed) and landscaping.)

(Landscaping Review.)

Continued two weeks to the Consent Calendar with comments: 1) Use of the "myoporum" tree species is not acceptable. Applicant to find an alternative that requires low maintenance. 2) Applicant to study use of cork oak instead of holly oak trees. 3) Add groups of small evergreen plants between trees for accent. 4) Study adding bronze succulents at intersections. 5) Study use of differentiated trees at the bus stop. 6) Verify the use of "lomandra longifolia" plantings for dormancy; applicant to consider use of grasses.

Items on Consent Calendar were reviewed by Christopher Manson-Hing, with the exception of landscaping for Items G, H, and I, reviewed by Carol Gross.