



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 29, 2009

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair - PRESENT
 DAWN SHERRY, Vice-Chair - PRESENT
 CLAY AURELL – PRESENT UNTIL 5:40 P.M.
 CAROL GROSS – PRESENT
 GARY MOSEL - PRESENT
 PAUL ZINK – PRESENT @ 6:00 P.M.
 CHRISTOPHER GILLILAND – PRESENT
 KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT

PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:11 P.M.
 MICHELLE BEDARD, Planning Technician - ABSENT
 TONY BOUGHMAN, 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 <u>folded plans</u> 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 Thursday, June 25, 2009 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 3:03 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry, Mosel, Zink (pre-arranged arrival at 6:00 p.m.), Gross, Aurell (until 5:40 p.m.), Rivera, and Gilliland.

Members absent: None.

Staff present: Jaime Limón (present until 3:11 p.m.), Bedard and Goo.

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

Michael Jeffs, Representative for the Independent Living Resource Center, Systems Change Advocate to overlook fair housing standards for new condo for installation or modification for public handicap facilities.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **June 15, 2009**, as amended.

Action: Sherry/Rivera, 6/0/1. Motion carried. (Gilliland abstained, Zink absent.)

C. Consent Calendar:**The June 22, 2009 Consent Calendar was cancelled.**

Motion: Ratify the Consent Calendar of **June 29, 2009**. The Consent Calendar was reviewed by **Gary Mosel** with the exception of architecture for Item #C, 418 N. Milpas Street as reviewed by **Clay Aurell**, and architecture and landscaping for Item #C, 418 N. Milpas Street, and Item #E, 29 N. Milpas Street as reviewed by **Chris Gilliland**.

Action: Sherry/Rivera, 7/0/0. Motion carried. (Zink absent).

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

- 1) Mr. Boughman announced Paul Zink would be arriving at 6:00 p.m. after the dinner break, and that Jim Blakeley has resigned as a Board member from the Board.
- 2) Board member Mosel announced that he will be stepping down from review of agenda item #7, 617 Bradbury Avenue.

- 3) Board member Gilliland announced that he will be stepping down from review of agenda items #1, 13 S. Soledad Street, item #3, 421 E. Cota Street and item #4, 416 E. Cota Street.
- 4) Board member Sherry announced that she will be absent from the August 3rd Consent meeting and the August 10th Full Board meeting.
- 5) Board member Aurell stated he would be leaving the meeting early before 5:45 p.m.
- 6) Board member Carol announced that she will be stepping down from review of agenda item #6, 3855 State Street, and volunteered to fill the presently vacant subcommittee liaison position for Visual Arts in Public Places.

E. Subcommittee Reports.

Member Aurell reported that he and Keith Rivera attended the Upper State Street Guidelines Public Meetings held last Thursday, and announced an upcoming Subcommittee meeting scheduled for July 9th.

CONCEPT REVIEW - NEW ITEM

1. 13 S SOLEDAD ST

R-2 Zone

Assessor's Parcel Number: 017-183-018
 Application Number: MST2009-00278
 Owner: Housing Authority/City of Santa Barbara
 Architect: Tom Moore

(Proposal for a facade remodel to an existing two-story, 15-unit, residential apartment complex to include new roofing, walkways, patios, porch canopies, exterior lighting, and skylights. The project received ABR approval for other site improvements under MST2008-00474.)

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

(3:11)

Present: Tom Moore, Architect; and David Black, Landscape Architect.

Public comment opened at 3:22 p.m. As no one wished to speak, public comment was closed.

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

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with comments:

ARCHITECTURE:

- 1) Return with revisions extending the gable end of the rake eaves a minimum 10-inches.
- 2) Study increasing the height of the low privacy (interior) wall.

LANDSCAPING:

- 1) Provide undulating plantings in front of the linear walls.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 5 S NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-163-006
Application Number: MST2009-00075
Owner: Martin Anguiano
Applicant: Peter Kretzu
Designer: Richele Mailand

(A concept review for a proposed new one-story 1,920 square foot manufactured Rockford Steel commercial warehouse/storage building on an existing 4,400 square foot lot. The current use is an unimproved contractor's storage lot. The proposal includes two new on-site parking spaces and site landscaping. The project requires Development Plan Approval Findings by the Architectural Review Board for 1,920 square feet of new commercial square footage.)

(Concept Review. Comments Only; Project requires Environmental Assessment and Development Approval Findings.)

(3:43)

Present: Peter Kretzu, Applicant; and Richele Mailand, Designer.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

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

Motion: Continued indefinitely to the Consent Calendar with comments:

ARCHITECTURE:

- 1) The Board finds the metal building acceptable.
- 2) Provide a more industrial-looking entry door.
- 3) The body color of building and trim shall be colony green and the roof shall be misty grey.
- 4) Show the rain gutters on the plans and provide downspouts to provide appropriate drainage and redirect water run-off.

LANDSCAPING:

- 1) Study adding landscape wherever possible.
- 2) Substitute the three iron wood trees for two large scale canopy trees.
- 3) Provide vines on the existing chain link fence near the new parking area.
- 4) Provide a minimum 12-inch planter at the tire stop of the new car spots.
- 5) Substitute California Poppy plantings for perennial plantings.

Action: Mosel/Rivera, 7/0/0. Motion carried. (Zink absent).

Staff Notes: Staff informed the Board that the project requires Environmental Assessment. The Board stated that Development Approval Findings will be made at Consent Calendar review

***** THE BOARD BRIEFLY RECESSED AT 4:13 P.M. AND RECOVERED AT 4:16 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010
 Application Number: MST2009-00250
 Owner: Transition House
 Architect: Mark Wienke

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six, two-bedroom and two, three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project requires Staff Hearing Officer review for a requested zoning modification for a reduction of the required parking.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis and Staff Hearing Officer review for a requested modification.)

(4:16)

Present: Mark Wienke and Christine Pierron, Architects; and Kathleen Baushke, Executive Director of Transition House, Chris Gilliland, Landscape Architect, and Dan Gullett, Associate Planner.

Public comment opened at 4:35 p.m.

Pam and John Johnston, expressed their concerns regarding impacts to parking in the area.

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

Public comment closed at 4:39 p.m.

Motion: Continued indefinitely to Full Board with comments:

ARCHITECTURE:

- 1) In general, the building's mass, bulk, and scale are acceptable, but there are some opportunities in plate-to-plate heights to find reductions in the mass of the building.
- 2) The Board is in favor of the Mediterranean style of architecture, but finds the mixture of styles to be unresolved between the Mediterranean and Industrial styles.
- 3) The archway on sidewalk should be reduced in mass or articulated in another fashion to reduce the amount of mass to a pedestrian.
- 4) Enhance the paseo and entrance to the central area. Significantly restudy the western elevation and southeast corner of the building to soften those areas and modulate the landscaping.
- 5) Restudy enlarging the windows without affecting the massing or drawing away from the style.

LANDSCAPING:

- 1) The Board finds there are no aesthetic impacts regarding the request for a reduction and the parking requirements; however, the Board does feel that the landscaping, as it applies to parking, should be adhered to as much as possible.
- 2) Study the possibility of more finger plantings, as required.

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

FINAL REVIEW**4. 416 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-212-024
Application Number: MST2008-00097
Owner: City of Santa Barbara
Applicant: Housing Authority of Santa Barbara
Architect: Christine Pierron
Architect: Mark Wienke

(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) manager's 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.)

(Preliminary Approval granted 12/1/2008. Project requires compliance with Staff Hearing Officer Resolution No. 089-08.)

(5:25)

Present: Mark Wienke and Christine Pierron, Architects; David Black, Landscape Architect; and Skip Szymanski and Rob Peirson, City of Santa Barbara Housing Authority.

Public comment opened at 5:46 p.m.

Pam and John Johnston, expressed concern about easement rights regarding installment of a garage gate.

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

Public comment closed at 5:49 p.m.

Motion: Final Approval with conditions:

- 1) The x-panels unit doors are to be changed out for the exterior door slabs, as suggested.
- 2) One member of the Board suggests the applicant study an alternative color to stark white color to the building.
- 3) The Board is in favor of an auto gate and encourages the applicant to study in detail the potential of the installation of an auto gate at a future date, but does not require the installation at this time in order for the applicant to move forward with the project.

Action: Rivera/Sherry, 5/0/0. Motion carried. (Gilliland stepped down, Zink/Aurell absent.)

***** THE BOARD RECESSED AT 6:11 P.M. AND RECOVERED AT 6:36 P.M. *****

PRELIMINARY REVIEW**5. 226 W DE LA GUERRA ST****R-3/R-4 Zone**

Assessor's Parcel Number: 037-041-015
 Application Number: MST2009-00248
 Owner: Stephen Harrel and Celeste Exempti
 Architect: Steve Harrel

(Proposal for a 754 square foot two-story addition and remodel to an existing 1,066 square foot, one-story, single-family residence, resulting in a two-unit, 1,820 square foot, two-story, residential duplex on a 6,250 square foot lot. Unit A is a proposed two-story, two-bedroom, 900 square foot residential unit. Unit B is a proposed two-story, two-bedroom, 920 square foot residential unit. Four covered parking spaces will be provided by an existing legal non-conforming detached, 984 square foot, four-car garage. The proposal includes alterations to the existing garage structure to include a new roof, new garage doors, and new exterior paint to match the proposed duplex.)

(Preliminary Approval is requested.)

(6:36)

Present: Steve Harrel, Architect.

Public comment opened at 6:43 p.m. As no one wished to speak, public comment was closed. An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval and continued indefinitely to Consent Calendar with comments:

LANDSCAPING:

- 1) Parkway plantings should be a maximum height of 8-inches.
- 2) Study possible alternatives to echium shrubbery located directly adjacent to the sidewalk.
- 3) Relocate proposed mayten canopy tree away from the entry walk.
- 4) Suggest additional plantings in bed adjacent to the southside black chain link fence to offer privacy screening of the open public area.

Action: Sherry/Gilliland, 6/0/0. Motion carried. (Aurell/Gross absent.)

PRELIMINARY REVIEW**6. 3855 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-010
 Application Number: MST2009-00210
 Owner: Grace Lutheran Church of Santa Barbara
 Owner: Macerich La Cumbre, LLC
 Applicant: The Vons Companies, Inc.
 Architect: Courtney & Le Architects
 Agent: Little Div Architectural Consulting

(Proposal for an exterior facade remodel at the Vons in the La Cumbre Plaza. The proposal includes restriping parking stalls, the addition of accessible stalls and pathways per city requirements, new roof top equipment, exterior lighting, and landscaping.)

(Preliminary Approval is requested. Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

(6:50)

Present: Winnie Bautista, Little Diversified Architectural Consulting; and Honda Cherng, The Vons Companies Inc.

Public comment opened at 6:55 p.m.

Craig Reynolds, The Vons Companies Inc.: encouraged the Board to approve the proposed project so that it can move forward.

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

Public comment closed at 6:56 p.m.

Motion: Continued two weeks to Full Board with comments:

ARCHITECTURE:

- 1) Refine the front façade by simplifying in a traditional manner the proposed shed roof entry portico.
- 2) Propose a more traditionally indigenous Santa Barbara stone pattern for the proposed walls (less of a dry stack).
- 3) Refine and propose a traditional detail for the columns.

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

Staff notes: It was suggested by the Board and staff that the applicant return with several design optional styles that might be deemed more acceptable by the Board based on their comments.

CONCEPT REVIEW - CONTINUED ITEM

7. 617 BRADBURY AVE

C-2 Zone

Assessor's Parcel Number: 037-122-006

Application Number: MST2007-00559

Owner: Leed Santa Barbara, LLC

Architect: AB Design Studio

(This is a revised project. Proposal to demolish an existing 458 square foot single-family residence and construct a new three-story 5,978 square foot mixed-use development on a 5,000 square foot lot in the C-2 Zone. The project includes 918 square feet of commercial area, comprised of two retail spaces at 425 and 493 square feet, and two residential condominiums, comprised of 1,709 and 1,679 square feet. A total of seven (three commercial and four residential) covered parking spaces are proposed. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval Findings for new commercial square footage.)

(Sixth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review of a Tentative Subdivision Map.)

(7:24)

Present: Josh Blumer of AB Design Studio; David Black, Landscape Architect; Fae Perry, Owner; and Danny Kato, Senior Planner.

Public comment opened at 7:41 p.m.

The following people spoke *in opposition* to the proposed project: Robert Livernois, Wanda Livernois, and Theony Condos.

Opposition letters from Paula Westbury, Caroline Vassallo, and Karen McFadden were acknowledged by the Board.

The following people spoke *in support* of the proposed project: Glen Griffin and Mike McCormack

A support letter from Glennon Mueller was acknowledged by the Board.

Public comment closed at 7:54 p.m.

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

ARCHITECTURE:

- 1) The Board is concerned with the proximity of the south and west walls to the property line with regards to the ability to both construct the wall and adequately maintain the plantings.
- 2) The common area within the front setback is acceptable, but it appears that the design is somewhat complicated. One Board member suggested removal of the palm tree to allow for more planting area.
- 3) The Board finds the garages within garages are an acceptable and appropriate solution to maintain privacy for the tenants of the residential units.
- 4) Increasing the depth toward the center of the proposed second level balconies would be one solution to alleviate the privacy issue by allowing the tenant to step away from the outside edge of the balconies.
- 5) The Board is disappointed of not being notified of the posted story poles; however, the Board upholds its previous motion from 03/23/09: *“Applicant has made considerable effort to reduce the overall mass, bulk, and scale of the building, and in reducing the massing away from the north and south property lines; the Board finds the mass, bulk, and scale of the project acceptable.”* The Board would still like the applicant to provide photo documentation of the story poles at the next meeting.

LANDSCAPING:

- 1) The trees proposed on the south property line and the sidewalk should be replaced with trees that do not have to be trimmed.

Action: Sherry/Rivera, 3/3/0. **Motion failed.** (Gross/Zink/Manson-Hing opposed, Mosel stepped down, Aurell absent.)

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

ARCHITECTURE:

- 1) The Board is concerned with the proximity of the south and west walls to the property line with regards to the ability to both construct the wall and adequately maintain the plantings.
- 2) The common area within the front yard is acceptable, but it appears that the design is somewhat complicated. The Board looks forward to an appropriate design to return at a future date.
- 3) The Board finds the garages within garages are an acceptable and appropriate solution to maintain privacy for the tenants of the residential units.
- 4) Increasing the depth toward the center of the proposed second level balconies would be one solution to alleviate the privacy issue by allowing the tenant to step away from the outside edge of the balconies.
- 5) The Board would support a design for the open yard area to accommodate the users need for outdoor living and in addition provide a visual benefit to the community and a more neighborhood feel.

LANDSCAPING:

- 2) The trees proposed on the south property line and the sidewalk should be replaced with tall slender trees that do not have to be trimmed.

Action: Sherry/Rivera, 4/2/0. **Motion carried.** (Zink/Manson-Hing opposed, Mosel stepped down, Aurell absent.)

Staff Notes: The Board was disappointed of not being notified of the posted story poles; however, the Board upholds its previous motion from 03/23/09: “*Applicant has made considerable effort to reduce the overall mass, bulk, and scale of the building, and in reducing the massing away from the north and south property lines; the Board finds the mass, bulk, and scale of the project acceptable.*” The Board would still like the applicant to provide photo documentation of the story poles at the next meeting in order to clarify the approval of the mass, bulk and scale for this project.

ADJOURNMENT:

The Full Board meeting adjourned at 9:26 p.m.

CONSENT CALENDAR**FINAL REVIEW****A. 740 DOLORES DR****E-1 Zone**

Assessor's Parcel Number: 035-033-013
 Application Number: MST2008-00375
 Owner: City of Santa Barbara
 Architect: Thompson Naylor Architects
 Applicant: Santa Barbara Amateur Radio Club, Inc

(This is a revised project description. Proposal to demolish two existing 50 square foot accessory structures and construct one new 200 square foot prefabricated equipment accessory structure. The proposal also includes replacing the roof of an existing 491 square foot concrete block building. The existing 220 square foot accessory structure will remain unaltered. The site is a 15 acre parcel located in the E-1 Zone and is occupied by the Vic Trace Reservoir and Santa Barbara Amateur Radio Club, Inc. The revised project requires Staff Hearing Officer review for a requested zoning modification to provide less than the minimum required distance between buildings.)

(Preliminary & Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 048-09.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval with notes per plans.

FINAL REVIEW**B. 1964 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-010-028
 Application Number: MST2009-00073
 Owner: St. Mary's Seminary
 Agent: Adriana Douglas, Representative for Owner
 Architect: Tom Moore
 Contractor: Scott Miller

(Proposal to construct a new 186 square foot enclosure at St. Mary's Seminary. The enclosure will house the existing pump system, which was originally screened by a CMU wall and damaged in the Tea Fire. The proposal includes new pumps, controls, and an emergency electrical generator. The project requires Staff Hearing Officer review for an encroachment into the required 70 foot front setback.)

(Preliminary & Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 038-09.)

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval of Architecture and return to the Consent Calendar, and Final Approval of Landscaping.

REFERRED BY FULL BOARD**C. 418 N MILPAS ST****C-2/R-2 Zone**

Assessor's Parcel Number: 031-311-033
Application Number: MST2009-00271
Owner: Riviera Vista I, LLC
Applicant: DesignArc
Agent: Trish Allen, SEPPS, Inc.

(Proposal to permit an "as-built" 790 square foot commercial addition and a change of use from a nursery to three new tenant lease spaces, to include an office, an auto sales, and retail sales. Additional site improvements include 3 new parking spaces for a total of 14 required parking spaces, a new parking planter, new landscaping in the existing planters, and the addition of a 5 foot landscape buffer along the east property line adjacent to the R-2 property. The proposal will abate violations from enforcement cases: ENF2007-01134 and ENF2009-00170.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

CONTINUED ITEM**D. 29 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-123-014
Application Number: MST2009-00259
Owner: McDonald's Corporation
Architect: George Sladek

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonald's Restaurant. The addition will result in a 4,497 square foot building (including the existing 1,305 square foot basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and all existing landscaping is to remain. Any proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval and return to the Consent Calendar.

NEW ITEM**E. 401 W DE LA GUERRA ST****R-4 Zone**

Assessor's Parcel Number: 037-071-007
Application Number: MST2009-00169
Owner: Karschner, David

(Proposal for a one lot subdivision for the purpose of converting a two-story, 2,437 square foot duplex into residential condominiums (401 W. De la Guerra Street and 781 Castillo Street). The project is currently under construction and received Final Approval on 1/22/2007 under MST2004-00537. Parking is provided in two two-car garages. No exterior changes are proposed to the existing site plan or structures. The project requires Condominium Conversion Findings made by ABR and Staff Hearing Officer review for a Tentative Subdivision Map.)

(Project requires Condominium Conversion Findings made by ABR. The project will be reviewed by the Staff Hearing Officer for a Tentative Subdivision Map.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval with minor Landscape note per plans.

NEW ITEM

F. 15 OCEAN VIEW AVE

R-2 Zone

Assessor's Parcel Number: 015-291-003
Application Number: MST2009-00296
Owner: Westmont College
Architect: East Beach Ventures

(Proposal to demolish the existing second floor wood deck and metal railing and construct a new wood deck with support columns and new guardrails and handrails at an existing two-story, 12-unit, apartment complex. The existing stairs will remain.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

NEW ITEM

G. 1031 PLACIDO AVE

R-3 Zone

Assessor's Parcel Number: 039-262-035
Application Number: MST2009-00297
Owner: Castillo Homes, Inc.
Architect: Andrew Roteman

(Proposal to repaint the exterior of an existing senior apartment complex comprising six two-story buildings with 32 units.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Gary Mosel** with the exception of architecture for Item #C, 418 N. Milpas Street as reviewed by **Clay Aurell**, and architecture and landscaping for Item #C, 418 N. Milpas Street, and Item #E, 29 N. Milpas Street as reviewed by **Chris Gilliland**.