



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, October 22, 2007 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.**

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

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 MICHELLE BEDARD, Planning Technician  
 GLORIA SHAFER, Commission Secretary

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; 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 <u>folded plans</u> are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**GENERAL BUSINESS:**

A. Chair Wienke called the meeting to order at 3:03 p.m.

Present: Aurell (left at 4:30), Mosel, Mudge (left at 4:03), Manson-Hing, Mudge, Sherry (arrived at 3:05), Wienke, Zink.

Absent: Blakeley.

Staff: Limon, Bedard, Shafer.

C. Public Comment:

No public comment.

D. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 08, 2007, with corrections.

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

E. Consent Calendar.

Motion: Ratify the Consent Calendar of October 15, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing.

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

Motion: Ratify the Consent Calendar of October 22, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing, with the exception of landscaping for Items G, H, I, J and K, reviewed by Randy Mudge.

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

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

1. Ms. Bedard made the following announcements:

a) Item #3, 3835 State Street, was postponed at the applicant's request.

b) Board member Blakeley will be absent.

c) The project at 814 Orange Street will be heard at Planning Commission on November 15, 2007, an ABR representative is requested to attend.

2. Jaime Limon, reported that no applications have been received to fill the ABR Landscape Architect vacancy; Mr. Aurell reapplied with profession qualifications and three Public-at-Large applications have been received. There are currently three vacancies: one Landscape Architect, one Professional Qualifications, and one Public-at-Large. The deadline to submit applications is 5:30 p.m., Thursday, November 1<sup>st</sup>.

3. Board member Manson-Hing announced that he will arrive late to ABR on November 5, 2007.

4. Board member Aurell announced that he will leave the meeting at 4:30 p.m.

G. Subcommittee Reports.

Street Light Subcommittee: Board member Sherry reported that the Subcommittee is in the process of finalizing a revised street light ordinance. The revision will be reviewed by City Council, HLC and ABR.

Airport Subcommittee: Chair Wienke reported that the Sub-committee will meet next month.

H. Possible Ordinance Violations.

No reported violations.

**MISCELLANEOUS ACTION ITEM:**

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

Staff: Jaime Limon, Senior Planner.

Draft Findings:

In order to approve new and remodeled structures that will result in heights that will be greater than ? feet from natural grade, the following findings must be made by the ABR and/or Planning Commission:

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

Public comment opened at 3:54 p.m.

Judy Orias, former Planning Commissioner: suggested changing the word "will" to "is"; consider sunlight and shadows in El Pueblo Viejo District; wording must be as clear; parks are needed to off-set density; given the things the Board does not have control over, it is important to recognize the middle of the road.

Public comment closed at 3:59 p.m.

Board's individual and collective comments:

1. Finding Item #1: suggested adding: "and height"
2. Finding Item #3: suggested adding "adjacent to city historic and landmark structures"
3. Finding Item #4: suggested stating "sufficient landscape" with Board taking a straw vote
4. Finding Item #4: concerned that "sufficient landscaping" is open for interpretation
5. Finding Preamble: Various suggestions were made to revise the wording on the preamble such as adding "new construction", and revising the findings trigger. The Board decided that the trigger for making the compatibility findings should be solely for projects that are being reviewed by the SHO or Planning Commission.

**Motion:** Continued indefinitely back to Full Board for review of revised Findings:

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 3916 STATE ST****R-O/SD-2 Zone**

**(3:40)** Assessor's Parcel Number: 057-233-006  
Application Number: MST2007-00503  
Owner: Aiken Living Trust 1/11/02  
Applicant: Clearwire Wireless  
Applicant: Robert McCormick

(Proposal for a broadband wireless telecommunications facility consisting of six antennas to be installed on the roof of an existing commercial building in the R-O Zone. All wireless equipment will be installed behind the proposed rooftop screening to mitigate any visual impacts.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND FINDINGS OF NO SIGNIFICANT VISUAL IMPACTS PER SBMC TITLE 28.94.030.)**

(4:05)

Present: Robert McCormick, Applicant.

Staff comment: Environment Assessment has been completed and action may be taken.

Public comment opened at 4:08 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with the following comments:**

- 1) The project will have minimal or no significant visual impacts.
- 2) It is understood that the existing screen wall is metal standing seam construction.
- 3) The new RF material that blends into the existing wall shall exactly match the profile and color.
- 4) All existing screen walls shall be reinstalled.

Action: Sherry/Aurell, 6/0/0. Motion carried. (Blakeley, Mudge absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 517 W JUNIPERO ST****C-O Zone**

**(4:30)** Assessor's Parcel Number: 025-090-009  
Application Number: MST2007-00465  
Applicant: Karen Engberg  
Architect: Lenvik & Minor Architects  
Owner: Jackson Engberg Family Trust

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

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FOR NEW COMMERCIAL SQUARE FOOTAGE.)**

(4:15)

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

Public comment opened at 4:40 p.m.

Chair Wienke acknowledged a letter from Paula Westbury: opposed.

Public comment was closed at 4:41 p.m.

Public comment reopened at 4:45 p.m.

Jeffrey Balty: in favor of the project, with enough residential and commercial parking on site.

Public comment closed at 4:46 p.m.

Straw vote: Does the Board think visitors should have their own sidewalk adjacent to the commercial?  
2/3/0. (Opposed)

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

- 1) Reuse of the building, the decorative front entry element, and the additional landscaping are appreciated.
- 2) Parking is assumed to be adequate, as staff has reviewed parking for Zoning compliance.
- 3) The minimal setback landscaping is problematic; the applicant to restudy for additional trees at the east (rear) property line. Study using an alternate vine, other than the trumpet vine, such as ficus, for more continual coverage of the proposed wood fence.
- 4) Study adding small balconies to some north elevation second-story windows.
- 5) There is concern with the lack of outdoor residential living and storage space (including bicycle storage). Restudy and provide a solution.
- 6) On the landscape plan, show all trees that are to be removed.
- 7) Indicate that the residential stairway guard rails are to be removed and replaced with a code compliant guardrail.
- 8) The Board can not make the Development Plan approval findings at this time.

Action: Manson-Hing/Zink, 4/0/1. (Wienke abstained. Aurell, Blakeley, and Mudge absent.)

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 3835 STATE ST**

**C-2/SD-2 Zone**

**(5:20)** Assessor's Parcel Number: 051-010-007  
Application Number: MST2007-00464  
Owner: Riviera Dairy Products  
Applicant: Conceptual Motion Co.

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

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

**(La Cumbre Tenant Design Guidelines.)**

Item #3, 3835 State Street, postponed indefinitely at the applicant's request.

**\*\*\*THE BOARD RECESSED FROM 5:24 P.M. TO 5:28 P.M.\*\*\***

## **PRELIMINARY REVIEW**

### **4. 825 W SOLA ST**

**R-2 Zone**

**(6:20)** Assessor's Parcel Number: 039-091-003  
Application Number: MST2007-00389  
Owner: Joe A. Aldana  
Applicant: Ed Bertline  
Architect: Ken Kruger

(Proposal to construct a new two-story 1,206 square foot 3-bedroom residence attached to an existing 899 square foot one-story residence. The project is located on a 7,500 square foot lot in the R-2 Zone. The proposal will result in a two-story 3,004 net square foot duplex unit, including two attached two-car garages. The existing garage is 391 square feet and a new 400 square foot garage is proposed to be attached to the new 1,206 square foot unit.)

**(Preliminary Approval is requested.)**

(5:28)

Present: Ken Kruger, Architect; Ed Bertline, Applicant.

Public comment opened at 5:37 p.m.

Chair Wienke acknowledged a letter from Paula Westbury: opposed.

Public comment closed at 5:38 p.m.

**Motion: Preliminary Approval of the project, return on Consent Calendar with the following conditions:**

- 1) Carriage style doors shall be noted on the plans.
- 2) The north elevation wall shall be solid for privacy, rather than balustrade.
- 3) Continue studying the perforated wall at the garage.

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

**\*\*\* THE BOARD RECESSED FROM 5:41 UNTIL 5:45 P.M. \*\*\***

**FINAL REVIEW****5. 3890 LA CUMBRE PLAZA LN****C-2/SD-2 Zone**

**(6:55)** Assessor's Parcel Number: 051-010-016  
Application Number: MST2007-00228  
Owner: Edwin E. Kayser Trustee  
Architect: Michael Holliday, AIA

(Proposal for a complete exterior renovation of an existing 11,950 square foot commercial building on a 13,320 square foot site. Parking will be slightly reconfigured to accommodate a new more functional layout, parking count to remain the same. New front and rear entries are proposed, as well as renovated exterior patio areas, and a new trash dumpster enclosure.)

**(Project received Preliminary Approval on 7/02/07; Final Approval is requested. Landscaping review.)**

(5:45)

Present: Michael Holliday, Architect; Lane Goodkind, Landscape Architect.

Public comment opened at 6:10 p.m.

Board member acknowledged a letter from Paula Westbury: opposed.

Public comment closed at 6:11 p.m.

Straw vote: How many board members can accept the gutter detail as shown on page 5, number 10?  
5/0/0.

**Motion: Final Approval of the Architecture with the following conditions:**

- 1) Gutter detail is acceptable as shown on page 5, number 10.
- 2) Applicant to verify that exterior lighting complies with the Outdoor Lighting Ordinance.
- 3) All signage shall be approved by the Sign Committee.
- 4) It is understood that the blue color tile (CT) is no longer proposed for the building.
- 5) The back-of-house concrete hardscape flatwork is to be color differentiated from the brick, or made of brick.
- 6) Maintain the bamboo at a maximum height of 42 inches, in accordance with Transportation Department requirements.
- 7) Landscape to return on Consent Calendar.

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

**\*\*\* FULL BOARD MEETING ADJOURNED AT 6:21 P.M. \*\*\***

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 817 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-231-021  
Application Number: MST2006-00194  
Owner: Frederick M. and Jane Paulson Trustees  
Architect: Peter Becker

(Proposal for 32 square feet of "as-built" first-floor additions and 165 square feet of "as-built" second-floor additions, demolition of 635 square feet at the first-floor family room which includes converting it to an open terrace, demolition of 35 square feet on the second-floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolition of the 563 square foot art studio over the carport. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. The project includes abatement of violations listed in ENF2005-01150 and ZIR2005-00926).

**(Review After Final for changes to the original proposed retaining wall.)**

Final Approval as submitted of the Review After Final.

**REVIEW AFTER FINAL****B. 3500 MCCAWE AVE****P-R/SD-2 Zone**

Assessor's Parcel Number: 051-230-005  
Application Number: MST2006-00230  
Owner: City Of Santa Barbara  
Agent: Bob Sedivy  
Applicant: Scott Jorgenson  
Architect: Robert Grant  
Business Name: Santa Barbara Golf Club

(Proposal for a 1,812 square foot one-story addition to the existing one-story Santa Barbara Golf Club maintenance building. The proposal includes remodeling the existing restroom for ADA compliance, replacing the existing skylights, and addition of new gutters and downspouts. The project requires Development Plan Approval findings at ABR.)

**(Review After Final for minor exterior changes, including a door on the west facade, security screen, a decrease in the width of the awning, and the relocation of ADA parking.)**

Final Approval as submitted of the Review After Final.

**FINAL REVIEW****C. 718 E MASON ST****M-1 Zone**

Assessor's Parcel Number: 017-121-005  
Application Number: MST2007-00056  
Owner: Avalos Dora Ontiveros  
Architect: Rex Ruskauff  
Owner: Jaime Melgoza

(Proposal to construct a new 2,414 square foot, two-story commercial building with office and warehouse space on a 5,016 square foot parcel. Five parking spaces will be provided in a parking lot at the rear of the lot. Parking is in compliance for 1 space per 500 square feet of total square footage. The project requires Development Plan Approval Findings by the Architectural Board of Review for commercial construction between 1,000 to 3,000 square feet.)

**(Final Approval is requested.)**

Final Approval as noted on pages A3.11 and A3.21.

**CONTINUED ITEM****D. 510 W PUEBLO ST****C-O Zone**

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

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

**(Reinstate expired ABR Approval.)**

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

Final Approval with the condition to add 4 additional Trachelospermum on the chain link fence on the west elevation (as noted on page L-1).

**NEW ITEM****E. 2010 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-009  
Application Number: MST2007-00501  
Owner: Levon Investments LLC  
Architect: Cearnal, Andrulaitis LLP

(Proposal for a facade remodel and change of use of a previously approved storage space to be converted to a 709 square foot retail space in the Mesa Shopping Center. The addition of a storefront, entry door, windows, restroom, and changes in the electrical system are proposed in the façade remodel.)

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

Final Approval as noted with the condition that the butt jointed wood finish is to be painted brown to match the existing trellis (sheet #A5.01, detail #7).

**NEW ITEM****F. 618 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-171-009  
Application Number: MST2007-00519  
Owner: Rose F. Cretti Delkener, 2004 Trust  
Applicant: Mountain Electric

(Proposal to relocate the existing electrical meter to the front of the building, as requested by Southern California Edison.)

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

Continued indefinitely back to Consent Calendar with the following comments: 1) relocating meters to the front of the house is denied; 2) relocate utility meters to the side (north elevation) within a hidden recessed cabinet not closer than 18 inches to the front elevation (exposed glass meter face is acceptable).

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

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

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

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

Postponed indefinitely due to the applicant's absence.

**REVIEW AFTER FINAL****H. 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 LLP

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

**(Review After Final for minor revisions to landscaping plans. The proposal involves deleting the original proposed Erythrina species and the addition of Phoenix reclinata species.)**

Continued two weeks with the following comments: 1) add more canopy trees or larger, broader trees at island planters; 2) the palms at drive entries are not acceptable, use canopy trees; 3) consider adding tall canopy trees at fingers along building façade.

**REVIEW AFTER FINAL****I. 1703 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-009  
Application Number: MST2005-00018  
Owner: King Heirs, LLC  
Owner: The Mesa at Santa Barbara, LLC  
Agent: Brent Daniels  
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 4,484 square foot single-family residence at 1703 La Vista Del Oceano [Lot 2] with a 713 square foot two-car garage on a 43,738 square foot lot in the Hillside Design District.)

**(Review After Final for proposal to remove the pool and replace with landscaping.)**

Final Approval as noted on page LP-1, with the condition that the applicant is to replace fifteen Bougainvillea with five Ceanothus near the entry steps.

**REFERRED BY FULL BOARD****J. 25 DAVID LOVE PL**

Assessor's Parcel Number: 073-080-050  
Application Number: MST2006-00656  
Owner: City Of Santa Barbara  
Applicant: Leif Reynolds, Project Engineer

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

**(Landscaping review. Project received Final Approval of architecture on 10/15/07. Final**

**approval of project pending approval of landscaping.)**

Postponed indefinitely.

**REVIEW AFTER FINAL**

**K. 601 E ANAPAMU ST**

**R-3 Zone**

Assessor's Parcel Number: 029-142-019

Application Number: MST2007-00190

Owner: FAEC Holdings 390026, LLC

Applicant: Karen Quinn, BDC Management

(Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.)

**(Landscaping Review Continued.)**

Final Approval as noted.

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Consent Calendar reviewed by Christopher Manson-Hing, with the exception of landscaping for Items G, H, I, J and K, reviewed by Randy Mudge.

Consent Calendar meeting ended at 2:30 p.m.