



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### SPECIAL MEETING

### MINUTES

**Tuesday, March 18, 2008**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

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

**CITY COUNCIL LIAISON:  
 PLANNING COMMISSION  
 LIAISON:**

DALE FRANCISCO  
 BRUCE BARTLETT

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
 MICHELLE BEDARD, Planning Technician  
 KATHLEEN GOO, Alternate Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**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, <u>more complete &amp; thorough information</u> 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>

**NOTICE:**

1. That on March 12, 2008 at 3:00 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](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Saturday, March 22, 2008 at 10:00 p.m. on Channel 18.

**GENERAL BUSINESS:****A. Call to order.**

The meeting was called to order at 3:02 p.m. by Chair Wienke.

**B. Roll call.**

Members present: Wienke, Zink, Aurell, Sherry, Manson-Hing, Mosel, and Mudge  
Members absent: Blakeley  
Staff present: Bedard and Goo

(Mosel arrived at 3:08 p.m.; Mudge arrived at 3:20 p.m.; and Wienke left at 3:46 and returned at 4:39 p.m., Zink left at 5:29 p.m.; and Sherry left at 6:41 p.m.)

**C. Public Comment:**

No public comment.

**D. Approval of Minutes.**

No Draft Minutes to approve by the Board.

**E. Consent Calendar.**

Motion: Ratify the Consent Calendar of Consent Calendar of March 17, 2008, as reviewed by Boardmember Manson-Hing.

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

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

- 1) Ms. Bedard announced that Boardmember Blakely will be absent from today's meeting.
- 2) Chair Wienke announced that he would have to leave the meeting early to appear at City Council.

**G. Subcommittee Reports.**

No subcommittee reports.

**H. Possible Ordinance Violations.**

No violations reported.

\*\*\*\*\* **THE BOARD BRIEFLY RECESSED FROM 3:07 P.M. TO 3:15 P.M.** \*\*\*\*\*

**CONCEPT REVIEW - CONTINUED ITEM****1. 505 W LOS OLIVOS ST****R-3 Zone**

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

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

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)**

(Time: 3:15)

Present: Detlev Peikert, Architect, Bonnie Sangster, Designer for Peikert Group Architects

The Chair stated for the record that the Board was not encouraging demolition for the proposed project which was only previously mentioned as an option to alleviate the density of the project, and clarified for the public that the proposed project is located within an R-3 zone which allows for construction of a three-story structure.

The applicant was unable to clarify or confirm Member Mudge's request to clarify any special project circumstances or impairment as required by Ordinance that would justify the need for a modification request.

Mr. Peikert clarified that the parking modification was necessary for the project to proceed, whereas the solar access modification request was intended for aesthetic enhancement of the building.

Public comment opened at 3:29 p.m.

- 1) Ken Barber, opposed: addressed compatibility of the parking garage, and suggested the applicant consider off-street guest parking, and was opposed to three-story construction and setback modifications in the neighborhood.
- 2) Barry Atsatt: opposed: addressed incompatibility of the project mass and problems of neighborhood parking density and traffic congestion.
- 3) Three individual opposition letters from Paula Westbury, Nora Gallagher (Oak Park Neighborhood Association), and Celeste Barber, were read into the record.

Public comment closed at 3:41 p.m.

**Motion: Continued indefinitely to return to Full Board, with the comments:**

- 1) The Board's generally view is that the applicant has not made a significant effort to resolve the previously mentioned items from the December 3, 2007 meeting, and are therefore carrying forward comment items 1, 2, 3, 4, and 6 as follows:
  - #1 - The Board is still concerned that all project buildings are too aggressive; they share the public's concern and prefer not to have modifications in exchange for height and mass.
  - #2 - The Board is still concerned with the inadequate parking; specifically the lack of on-site parking.
  - #3 - The Board is still concerned with the lack of two-story presence to the street.
  - #4 - There is still concern from the Board of the original apartment building contributing to the aggressive site design where a lesser building might contribute to a lesser site design.
  - #6 - Although the overall site plan is well executed, the project could benefit by providing additional open space in the central core of the project for more accessibility.
- 2) Applicant to return with accurate drip lines for the existing oak trees to remain.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 825 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-041-024  
 Application Number: MST2007-00400  
 Owner: 825 De La Vina, LLC/Popp, LLC  
 Architect: Bill Wolf

(Proposal for a mixed-use project to include eight residential condominiums and two commercial spaces on an existing 14,750 square foot parking lot in the C-2 Zone. The proposal includes seven one-bedroom market-rate residential condominiums (six at 1,579 square feet and one at 1,257 square feet), one two-bedroom affordable unit proposed at 899 square feet, and two commercial office spaces totaling 557 square feet in two new three-story buildings. A total of 21 covered parking spaces will be provided on site. Planning Commission approval of a tentative subdivision map is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP.)**

(Time: 4:24)

Present: Bill Wolf, Architect; and Kent Smith from Pacific Architects, Irma Unzueta, Project Planner for the City of Santa Barbara.

Public comment opened at 4:40 p.m.

- 1) Don Sharpe, opposed: addressed public views, and suggested pulling back the structure.
- 2) Lani Collins, opposed: addressed blocked public views.
- 3) Steve Hausz, opposed: addressed appropriateness of structure size to neighborhood and architecture, traffic density and fumes, lack of landscaping.
- 4) Don Elconin, opposed: addressed inadequate parking; zoning, appropriateness of structure size to neighborhood.
- 5) Norm Polp, opposed: addressed concerns of appropriateness of structure size to neighborhood.
- 6) A letter from Paula Westbury was read into the record.

Public comment closed at 4:59 p.m.

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

- 1) Applicant to continue to work with planning and transportation staff to further develop the constraints for the zoning element as they see them before returning. The Board is concerned that the applicant is missing site opportunities for this particular site and would like to see the applicant return with another option which addresses the parameters of the neighboring properties in a better way or format.
- 2) Some trees are not shown on the site plan, and the plan does not respect the significant specimen trees and neighboring trees; include trees in the parkway.
- 3) The street elevation will accurately show both buildings on the right and left of the project site.

Action: Wienke/Mudge, 7/0/0. Motion carried. (Blakeley absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 222 W ALAMAR AVE****R-3/SD-2 Zone**

Assessor's Parcel Number: 051-213-008

Application Number: MST2006-00318

Owner: Alamar Partners, LLC

Applicant: Justin Van Mullem

Architect: On Design Architecture and Planning

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 663 square foot single-family residence and detached 220 square foot garage and construct three two-story condominium units totaling 2,409 square feet on the 6,000 square foot lot. Four parking spaces will be provided in three attached garages totaling 1,070 square feet. The project has previously been reviewed by the Historic Landmarks Commission (HLC). The project received Staff Hearing officer approval for a front yard setback modification, a parking modification, and a Tentative Subdivision Map on December 5, 2007.)

**(FIRST REVIEW AT ABR. PRELIMINARY APPROVAL IS REQUESTED. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED. PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 102-07.)**

(Time: 5:31)

Present: Justin Van Mullem, Applicant, and Suzanne Johnston, Planning Technician II for the City of Santa Barbara.

Public comment opened at 5:46 p.m.

- 1) Joel Pederson, opposed: address grade and infill issues, and landscaping, story poles, historical issues and loss of design charm in the neighborhood.
- 2) A letter from Paula Westbury was read into the record.

Public comment closed at 5:52 p.m.

**Motion: Preliminary Approval and return to Consent Calendar with the comments:**

- 1) The Board is pleased with the size, bulk, and scale of the project as presented especially the diminutive size of the street elevation as it matches the existing smaller one story elements of the neighborhood.
- 2) The west and east sides shall use three 48-inch box trees to mitigate both elevations looking across the motor court and replace the trees that were cut down.
- 3) Shift the dormers into the roof line.
- 4) Study ways to reduce the roof height; consider lowering the plate heights.
- 5) The skylight seems out of character especially where it is placed in the front.

Action: Manson-Hing/Mosel, 5/0/1. Motion carried. (Sherry abstained; Zink stepped down; Blakeley absent.)

\*\*\*\*\* THE BOARD RECESSED FROM 6:19 P.M. TO 6:51 P.M. \*\*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 1021 ALPHONSE ST**

**R-2 Zone**

Assessor's Parcel Number: 031-184-013  
Application Number: MST2008-00069  
Owner: Francisco Andrade  
Architect: Jose Esparza

(Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(Time: 6:51)

Present: Jose Esparza, Architect

Public comment opened at 6:59 p.m., a letter from Paula Westbury was read into the record, and then public comment closed at 7:00 p.m.

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

- 1) Use high quality windows and doors, and show the existing front door on the front unit on the plans.
- 2) Utilize a carriage garage door for the rear unit with lights in the top panel.
- 3) Use shutters on the south elevation second-story window that match the front house.
- 4) Use a hip-roof on the second level of the rear house including the slight projection over the front door portion.
- 5) The Board is looking for a design where the entire second level is hipped where it's accommodating the solar access and throughout for a more contiguous design.
- 6) Place a hedge on the right-hand side of the front entry at the sidewalk or replace the chain link fence with a picket fence gate in that location.
- 7) The Board is concerned with the roof designs on both the front and rear unit. More study is needed to simplify the roof, lower the roof on the front unit, consolidate and submit a more appropriate design.
- 8) The Board is concerned with the rear building south elevation right-hand side massing that is being proposed as a 1-foot extension from the building and looks for a simpler solution for that location.
- 9) Restudy the position of the trellis and vine pocket area. Add a tree in the vine pocket area on the south elevation to help mitigate the hardscape in that location.
- 11) Introduce brick or other material instead of concrete into the front porch of the rear unit.
- 12) Consider foundation planting at the side of the front unit.
- 13) The new driveway fence/gate, proposed to be relocated and moved, shall be wrought iron.

Action: Mosel/Manson-Hing, 4/0/1. Motion carried. (Aurell abstained ; Blakely, Zink and Sherry absent.)

**CONCEPT REVIEW - NEW ITEM****5. 120 S HOPE E-144****C-2/SD-2 Zone**

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

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

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

(Time: 7:30)

Present: Angela Westfall, Agent for Conceptual Motion Co.

Public comment opened at 7:50 p.m., a letter from Paula Westbury was read into the record, and then public comment closed at 7:51 p.m.

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

- 1) The Board appreciates the perspective and colored exterior elevations as presented in the package. A number of details do not match; the Board would like the elevations and the working drawings to match.
- 2) Present a project that complies with the La Cumbre Plaza Design Guidelines.
- 3) The Board had some comments on the working drawings as related in this set: **a)** the tower element roof overhang shall be extended another 8 inches to match the renderings and colored elevations. **b)** The freeze trim below the cornice detail of the tower roof, as shown in perspective, shall be a plus or minus a 3-inch extension away from the building mass. **c)** The applied stucco entry pieces on both corners of the façade, and at the tile surround at the parking elevation, shall all have a return cornice detail at the top.
- 4) The Board would prefer to see a parapet with tile detail rather than the skinny little mansard roof design on the right-hand portion of the new façade on the east elevation parking lot side.

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

**CONCEPT REVIEW - NEW ITEM****6. 231 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-152-031  
Application Number: MST2008-00068  
Owner: Alano Club of Santa Barbara  
Architect: Vadim Hsu  
Contractor: Daniel Michaelsen

(Proposal for accessibility improvements (ADA), ramp (path of travel), new exterior exit stairs. Comprehensive remodel and tenant improvements of site and building. Re-roofing of entire building. Repainting to match existing. Replacement of new windows first and second floor. Recommissioning second floor by reconfiguring parking layout. Utilities, accessibility and landscape improvements including removal of 11 trees and a new landscaping plan.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(Time: 7:52)

Present: Vadim Hsu, Architect; Chuck McClure, Landscape Architect; Mike Gones, Civil Engineer; and Daniel Michaelson, Agent for the Property Owner/Contractor.

Public comment opened at 8:26 p.m., a letter from Paula Westbury was read into the record, and then public comment closed at 8:27 p.m.

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

- 1) The Board appreciates all the exterior renovations including the windows and repainting. The Board understands some tree removal is necessitated by the structural necessity of preserving and reconstituting the building.
- 2) Keep the existing three canary trees on the southwest corner and the existing jacaranda tree at the north end of the property.
- 3) Relocate the second level door and stair as required to accommodate and save the existing palm trees.
- 4) Study introduction of a planting strip along side the ramp and stairway on the east elevation to provide more landscaping. Introduce a planter strip at the north east corner of the ramp and stairway.
- 5) Recess the ramp and grade, and add landscaping along the underside of stairway and some kind of plantings or ground cover in the parkway.
- 6) In regards to relocating the historic light post, the Board would like to see one at the existing location and one as proposed on the drawings at the north east corner of the site.
- 7) A railing on east elevation ramp and staircase shall have intermediate support pickets of a slight larger and wider proportion on the railings.
- 8) Redraw the roof as may be required as indicated by some of the red lines as indicated by staff on the east elevation.
- 9) Return with a color board and roof material. The board is interested in either red tones or gray schemes.
- 10) Show location of trash recycling bins on the site as approved by an environmental specialist.

Action: Mudge/Aurell, 5/0/0. Motion carried. (Blakely, Zink, and Sherry absent.)

**\*\*\*MEETING ADJOURNED AT 8:34 P.M.\*\*\***