



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, September 21, 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
- CAROL GROSS – PRESENT
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT @ 3:10 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  
 MICHELLE BEDARD, Planning Technician - ABSENT  
 KATHLEEN GOO, Commission Secretary - PRESENT

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

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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 folded plans 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>

**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](http://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](mailto: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, September 17, 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](http://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](http://www.santabarbaraca.gov/abr) and then clicking *Online Meetings*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:00 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry, Mosel, Zink (present @ 3:10 p.m.), Gross, Aurell, Rivera, and Gilliland.  
Members absent: None.  
Staff present: Limón and Goo.

**GENERAL BUSINESS:**

## A. Public Comment:

No public comment.

## B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **September 8, 2009**, as amended.  
Action: Sherry/Aurell, 6/0/1. Motion carried. (Sherry abstained from Item 2, Zink absent).

## C. Consent Calendar:

**The September 14, 2009, Consent Calendar was cancelled.**

Motion: Ratify the Consent Calendar of **September 21, 2009**. The Consent Calendar was reviewed by **Clay Aurell**, with additional landscaping review for Items A, B, F, and G by **Carol Gross**.  
Action: Aurell/Gilliland, 7/0/0. Motion carried. (Zink absent).

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

None.

## E. Subcommittee Reports.

None.

**\*\*\* THE BOARD BRIEFLY RECESSED AT 3:04 P.M. AND RECOVERED AT 3:08 P.M. \*\*\***

**PRELIMINARY REVIEW****1. 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 proposal for a new 1,920 square foot manufactured Rockford Steel commercial warehouse/storage building on an existing 4,400 square foot vacant lot. The proposal includes four new on-site parking spaces and site landscaping. The project requires Development Plan Approval Findings by the Architectural Board of Review for the allocation of 1,920 square feet of new Measure E square footage.)

**(Project requires Development Plan Approval Findings.)**

(3:08)

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

Public comment opened at 3:16 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 Final Approval with conditions:**

- 1) The Board made the Development Plan Approval findings as stated in the memorandum dated September 21, 2009.
- 2) Relocate the south elevation down spout to the east elevation.
- 3) Replace the DG paving with permeable pavers.
- 4) The proposed trim color is acceptable.
- 5) Earth-tone colored pavers are preferable.

LANDSCAPING:

- 1) Replace the mimulous plantings with the suggested Pittesporum Tobira "Wheelers Dwarf" (compact variety) plantings.

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

**\*\*\* THE BOARD BRIEFLY RECESSED AT 3:27 P.M. AND RECOVERED AT 3:34 P.M. \*\*\***

**CONCEPT REVIEW - CONTINUED ITEM****2. 130 S ALISOS ST****R-3 Zone**

Assessor's Parcel Number: 017-212-014  
Application Number: MST2008-00587  
Owner: St. George Edward Revocable Trust  
Applicant: Steve Walton  
Architect: Eric Swenemson

(Proposal to construct a new 1,245 square foot residential unit and five new two-car garages (2,192 square feet) on a 16,686 square foot parcel. The proposal includes a total of 409 square feet in additions to three of the four existing residential units. The application will result in a total of five two-bedroom residential units ranging between 825 and 1,245 square feet. The proposal includes the demolition of the existing four-car carport and a 116 square foot laundry structure, a total of 20 cubic yards of grading, The removal and/or relocation of 16 trees (ranging 5 to 12 inches in diameter), 13 new trees, and a new 3.5 foot tall split rail fence along Alisos St.)

**(Second Concept Review. Comments only; project requires Environmental Assessment.)**

(3:34)

Present: Eric Swenemson, Designer; and Chuck McClure, Landscape Architect.

Public comment opened at 3:51 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 Full Board with comments:**

- 1) Regarding Building #1, study redesigning the entry to Unit #5 to have a stronger neighborhood feel to the street.
- 2) Study rear elevation of Building #1.
- 3) Eliminate the cantilever and continue the wood siding (where the plaster is currently proposed).
- 4) Study the size of the garage doors on the plans as the Board would prefer 16 feet.
- 5) Study the wing walls of the garage to review if they are necessary.
- 6) Study the discussed architectural elements, distancing between the posts, and add detailing on Building #1.

**LANDSCAPING:**

- 1) Incorporate the turn of the fence at the corner.
- 2) Incorporate a trash screening element.
- 3) Resolve the conflicting tree alignment.
- 4) Find an alternative substitute for the tree at the driveway.
- 5) Substitute the driveway flat rock with an alternative material at the hardscape.

Action: Zink/Sherry, 7/0/1. Motion carried. (Aurell abstained).

Staff Notes: Applicant was directed to find a way to bring all the proposed elements in harmony, including the previously acceptable garage structure by simplifying some key elements and details.

**PRELIMINARY REVIEW****3. 124 LOS AGUAJES AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-041-007  
Application Number: MST2004-00725  
Owner: Mark Edwards  
Architect: Peter Ehlen  
Agent: Fermina Murray  
Agent: Compass Rose

(Proposal to demolish an existing 887 square foot single-family residence and 400 square foot garage and construct three new residential condominiums consisting of two one-bedroom units (1,318 and 1,090 s.f.) and one two-bedroom unit (1,448 s.f.). The project will result in a three-story 3,856 square foot structure with 1,143 square feet in garages on a 6,000 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. The project received Planning Commission Approval on 9/3/09 for a Tentative Subdivision Map, Coastal Development Permit, and requested zoning modification to allow an encroachment into the required front setback (Resolution No. 033-09).)

**(Project requires compliance with Planning Commission Resolution No. 033-09. Preliminary Approval is requested.)**

(4:24)

Present: Peter Ehlen, Architect; David Black, Landscape Architect; Mark Edwards, Owner; and Suzanne Riegler, Assistant Planner.

Public comment opened at 4:39 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 with conditions:**

- 1) Study development of the proposed water feature (including width); refine the material color palette and study the contrast of the proposed material.
- 2) The Board confirmed the previous ABR approved setback waiver for the garage and thereby confirmed the acceptance of the garage location on the interior property line.

Action: Rivera/Zink, 6/2/0. Motion carried. (Manson-Hing/Mosel opposed).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 4:43 p.m.**

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 560 ARROYO AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-020  
Application Number: MST2003-00822  
Owner: Eric and Eve-Martee Andresen  
Architect: William La Voie

(Proposal for additions to an existing two-story 1,774 square foot single-family residence on an 8,500 square foot lot in the Hillside Design District. The additions consist of enclosure of the existing 380 square foot porch, a 278 square foot basement addition, 152 square feet of deck additions, and improvements to retaining walls and a new 210 square foot carport.)

**(Review After Final for alterations to the retaining wall and revised landscaping at the retaining wall on the east elevation.)**

**Approval as submitted of Review After Final.**

**REVIEW AFTER FINAL****B. 630 BATH ST****R-4 Zone**

Assessor's Parcel Number: 037-121-020  
Application Number: MST2008-00120  
Owner: Housing Authority/City of Santa Barbara  
Architect: Thomas Moore  
Landscape Architect: David Black

(This is a revised project for a Review After Final for proposed alterations to include 595 cubic yards of grading (imported fill) to comply with the base flood elevation requirements, the addition of new retaining walls along Ortega Street, new stairs and ramps, and the relocation of the trash enclosure and accessible parking spaces. The original proposal, which received final approval by ABR on 5/4/09, includes the construction of two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet and include 6 existing uncovered parking spaces. No alterations are proposed for the existing units. This is a Housing Authority project and all units will be maintained as apartments in the affordable apartments housing stock.)

**(Review After Final to raise the building base flood elevation, the addition of new retaining walls, stairs, and ramps, and relocate the trash and accessible parking spaces, and revised landscaping.)**

An opposition letter from Paula Westbury was acknowledged.

**Approval as submitted of Review After Final of landscaping.  
Continued one week for architecture.**

**REVIEW AFTER FINAL****C. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-009  
Application Number: MST2006-00092  
Owner: Leon and Joyce Lunt  
Architect: Roteman, Eberhard & Associates  
Applicant: Bob Price Roteman Architects

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. Project Received Planning Commission Approval on 9/6/07 (Resolution No. 034-07).)

**(Review After Final for a pervious paving material at the guest parking space in lieu of decomposed granite; operable windows at the upper level above the entry on the north elevation in lieu of fixed windows, and a single-ply roofing material in lieu of a standing-seam metal roofing material.)**

An opposition letter from Paula Westbury was acknowledged.

**Continued one week with the comment for the applicant to consider other revised roofing material.**

**CONTINUED ITEM****D. 710 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 031-101-023  
Application Number: MST2009-00383  
Owner: Housing Authority/City of Santa Barbara  
Architect: Dwight Gregory, AIA  
Engineer: Kevin Vandervort

(Proposal to demolish two existing trash enclosures and construct two new trash enclosures with a trellis above each enclosure. The proposal also includes 108 square of new sidewalk and the relocation of an existing light fixture at the trash enclosure accessed from Olive Street. The property is currently developed with 24 affordable multi-family residential apartments on a 1.6 acre lot.)

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

An opposition letter from Paula Westbury was acknowledged.

**Final Approval with conditions:**

1. Applicant to eliminate wall step.
2. Proposed post can be either:
  - a) 6" X 6" tube steel with finish to match the trellis; or
  - b) 4" X 4" tube steel with wood wrap.
3. Applicant to check with the City Arborist regarding the proposed Italian Stone Pine.

**NEW ITEM****E. 1934 ELISE WAY****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-017  
 Application Number: MST2009-00413  
 Owner: Housing Authority/City of Santa Barbara  
 Architect: Dwight Gregory, AIA

(Proposal for a partial demolition and 103 square foot addition to the existing trash enclosure and the construction of a trellis above the proposed new trash enclosure. The property is currently developed with 16 affordable multi-family residential units and 32 parking spaces on an existing 1.44 acre lot in the Non-Appealable jurisdiction of the Coastal Zone. No changes to the existing residential units or parking configuration are proposed. The project will not result in any grading, loss of trees, or alterations to the existing site drainage.)

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

An opposition letter from Paula Westbury was acknowledged.

**Final Approval with conditions:**

1. Applicant to eliminate wall step.
2. Proposed post can be either:
  - a) 6" X 6" tube steel with finish to match the trellis; or
  - b) 4" X 4" tube steel with wood wrap.
3. Applicant to check with the City Arborist regarding the proposed Italian Stone Pine.

**NEW ITEM****F. 202 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-272-001  
 Application Number: MST2009-00386  
 Owner: Sobhani Trust  
 Engineer: Sobhani Engineering  
 Business Name: The Tent Merchant

(Proposal for two 8' x 20' storage containers totaling 320 square feet on a 12,000 square foot commercial lot. The proposal also includes painting the existing buildings on site, new 6 foot black vinyl perimeter fencing for a total of 220 linear feet, three 26 linear foot sliding gates and site landscaping. Eight existing parking spaces to remain. The proposal will abate ENF2009-00948.)

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

An opposition letter from Paula Westbury was acknowledged.

**Continued one week with comments:**

1. Angle the fence at the southwest corner to avoid conflict with the tree.
2. At the northwest corner, the new fence shall be angled to preserve the olive tree on the street side; and add two bougainvillea vines on City side with plants and succulents.
3. The two existing planters shall be planted with taller plants.
4. Propose a different (white) color for the building.

**REVIEW AFTER FINAL****G. 3759 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053  
Application Number: MST2009-00227  
Owner: Regency Realty Group, Inc.  
Architect: Cearnal Andrulaitis  
Business Name: Whole Foods  
Landscape Architect: Guillermo Gonzalez

(Proposal for a façade remodel for three existing commercial buildings in the C-P/SD-2 Zone. The proposal includes the addition of an outdoor seating area, a new trellis and awnings, grading and restriping the existing 258 space parking lot, ADA improvements, 37 bicycle spaces, and landscape alterations, including the addition of bio-swales.)

**(Review After Final for revised landscaping to include the removal and replacement of nine eucalyptus citriodora trees.)**

An opposition letter from Paula Westbury was acknowledged.

**Approval as submitted of Review After Final.**

Items on Consent Calendar were reviewed by **Clay Aurell**, with additional landscaping review for Items A, B, F, and G by **Carol Gross**.