



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, April 5, 2010** **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**  
**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair – PRESENT @ 3:08 P.M.  
 DAWN SHERRY, Vice-Chair - PRESENT  
 CLAY AURELL - PRESENT  
 CAROL GROSS – ASSENT  
 GARY MOSEL – PRESENT @ 3:04 P.M.  
 PAUL ZINK – PRESENT  
 CHRISTOPHER GILLILAND – ABSENT  
 KEITH RIVERA - PRESENT

**CITY COUNCIL LIAISON:** DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT – ABSENT STELLA LARSON (ALTERNATE) - ABSENT

**STAFF:** JAIME LIMÓN, Design Review Supervisor – PRESENT @ 3:15 P.M. UNTIL 3:17 P.M.  
 Michelle Bedard, Planning Technician – PRESENT  
 KATHLEEN GOO, Commission Secretary - PRESENT

**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	<u>Master Application &amp; 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](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 Tuesday, March 30, 2010, 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, Aurell, and Rivera.  
Members absent: Gilliland and Gross.

**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 **March 22, 2010**, as amended.

Action: Aurell/Zink, 3/0/1. Motion carried. (Sherry abstained, Gilliland/Manson-Hing/Mosel/Gross absent).

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of **March 29, 2010**. The Consent Calendar was reviewed by **Gary Mosel**.

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

Motion: Ratify the Consent Calendar of **April 5, 2010**. The Consent Calendar was reviewed by **Clay Aurell**.

Action: Rivera/Mosel, 5/0/0. Motion carried. (Gilliland/Manson-Hing/Gross absent).

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

1) Ms. Bedard made the following announcements:

a) The Board reviewed and confirmed the proposed colored concrete for Cottage Hospital is acceptable. Project address: 320 W. Pueblo Street (MST2003-00152).

2) Board member Zink announced he would be stepping down from Item 1, 803 N. Milpas Street.

3) The Consent calendar rotation was confirmed by the Board.

**E. Subcommittee Reports: None.**

**DISCUSSION ITEM:****(3:15)**

(30 MIN)

**COAST VILLAGE ROAD BUSINESS ASSOCIATION OF DRAFT PROPOSED "SEMI-RURAL COMMERCIAL OVERLAY DISTRICT" ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS**

(Receive a brief presentation from Staff and representatives from the Coast Village Road Business Association of Draft Proposed "Semi-Rural Commercial Overlay District" Architectural Guidelines and Development Standards. Discussion of draft document and the recent process established for coordination between City and County Planning for review of projects in the Coast Village Road area.)

City Staff Presenter: Bettie Weiss, City Planner; Tom Bollay, Coast Village Road Business Association.

Time: 3:17 p.m.

Public comment opened at 3:53 p.m.

Victoria Green, Executive Director for the Montecito Planning Association in support of the proposed plan and guidelines from the Coast Village Road Business Association

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:55 p.m.

Discussion held.

**DISCUSSION ITEM:****(3:45)**

(20 MIN)

**ARCHITECTURAL BOARD OF REVIEW'S ROLE AND RESPONSIBILITY FOR REVIEWING AND ADOPTING ENVIRONMENTAL DOCUMENTS**

(Receive a brief discussion from staff with regard to Architectural Board of Review's role and responsibility for reviewing and adopting environmental documents.)

City Staff Presenter: Michael Berman, Environmental Analyst; and Kelly Brodison, Assistant Planner.

Time: 3:57 p.m.

Public comment opened at 4:14 p.m.

The following public comment spoke either in support/opposition or to clarify information:

- 1) Suzanne Elledge, clarified the environmental review process.
- 2) Jarrett Gorrin, stated support of the Board efforts to remain focused on aesthetic review.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 4:24 p.m.

Discussion held.

**PRELIMINARY REVIEW****1. 803 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-042-028  
 Application Number: MST2009-00356  
 Owner: 803 North Milpas Street, LLC  
 Applicant: Jarrett Gorin  
 Landscape Architect: Lane Goodkind

(Proposal for temporary improvements to a vacant site that includes minor site grading, a 625 square foot trailer for use as a temporary business office, 4 parking spaces, new permeable paving, and new landscaping. A proposed mixed-use development for this site is currently under separate review under application MST2006-00510.)

**(Preliminary Approval is requested.)**

(4:33)

Present: Jarrett Gorin, Applicant; Lane Goodkind, Landscape Architect; and Peter Lawson, Associate Planner.

Public comment opened at 4:39 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Mr. Lawson clarified for the Board the Ordinance requirements regarding temporary trailer structure requirements deemed "temporary auto sales" by staff.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Carry forward previous August 24, 2009, comments #1, #3, #4 and #5, as such:
  - #1) The Board concurred with staff's recommendation for a 1-year limited approval for the temporary structure and improvements on the site, to include possible annual review for time extensions, as requested by the applicant, and a 3-year maximum approval time limit.
  - #3) Provide a color board;
  - #4) Provide the location of the air conditioning unit on the plans to be screened from public view; and
  - #5) Provide the location of the trash facility on the plans to be screened from public view.
- 2) Provide appropriate screening for the proposed structure.
- 3) Indicate the orientation of the trailer and the accessible ramps on the plans.

**LANDSCAPING:**

- 1) Return with a complete landscaping plan.

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

**CONCEPT REVIEW - CONTINUED ITEM****2. 3052 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-033  
Application Number: MST2010-00016  
Owner: Timothy D. Garrett and Claudia K. Joint  
Architect: Hayashida Architects  
Contractor: Terra Nova Industries  
Business Name: Beverages & More, Inc.

(Proposal to demolish 1,758 square feet of an existing 10,757 square foot building, demolish a 1,288 square foot detached warehouse, provide 12 new parking spaces for a total of 35 on-site parking spaces, and revised parking lot and site landscaping to include the removal of four existing trees and addition of eight new trees. The proposal will result in one 8,999 square foot commercial building and a 3,046 credit of Measure E square footage. The proposal will abate the violations of ENF2009-00505.)

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

(5:00)

Present: Eric Marquart and Tom Beranek, of Terra Nova Industries; Don Inaba, Hayashida Architects; Roger Deutschman, Landscape Architect.

Public comment opened at 5:04 p.m.

The following public comment spoke in opposition to the proposed project with mostly concerns regarding traffic and safety in the rear alley:

- 1) Erik Scott.
- 2) Camille Scott.
- 3) John Reynolds.

A letter of concern from Paula Westbury and were acknowledged by the Board.

Public comment closed at 5:13 p.m.

Staff reminded the Board about the aesthetic focus for the proposed project, and that no other review board or commission will be reviewing the project.

Staff read a Transportation Division memo clarifying transportation requirements for the proposed pedestrian path of travel, minimum bicycle parking requirements, parking and landscaping.

- Motion: Preliminary Approval and continued indefinitely to Full Board with comments:**
- 1) Provide a more appropriate color for the exterior of the building, preferably a lighter solid color instead of the proposed faux finish.
  - 2) Preliminary Approval of the proposed project is contingent upon confirmation of adequate sidewalk width and turn around space; including ADA requirements per Building and Safety staff recommendations.
  - 3) Provide appropriate awning color and details.
  - 4) Provide trash enclosure details.
  - 5) Return with more appropriate light fixture(s) to match the existing architecture.
  - 6) Confirm and indicate the height of the wainscot on all elevations; consider a taller wainscot.

- 7) Return with a proposal for restricted delivery time frame for review by the Board, with input from Transportation Division staff, to mitigate neighborhood noise concerns.
- 8) Show the existing window to remain on the south elevation (facing State Street).
- 9) Additional landscaping review deferred to consent for review by the landscape architect.
- 10) Study an appropriate location for the required bicycle parking spaces.
- 11) Provide accurate color renderings

Action: Sherry/Zink, 4/2/0. Motion carried. (Mosel/Rivera opposed, Gilliland/Gross absent).

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

#### **3. 31 S SALINAS ST**

**R-2 Zone**

Assessor's Parcel Number: 015-241-005  
 Application Number: MST2010-00074  
 Owner: Robert Heckman  
 Designer: J. Grant Design Studio

(Proposal to demolish an existing 600 square foot two-car garage and attached storage space and construct a new 1,209 square foot two-story building composed of a 643 square foot, two-car garage and a 566 square foot residential studio above. The proposal will result in two single-family residential units including the existing 1,280 square foot one-story single-family residence, to remain unaltered, and the proposed 566 square foot residential studio on an 8,380 square foot lot. A total of three on-site parking spaces will be provided.)

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

(5:29)

Present: Jason Grant, J. Grant Design Studio.

Public comment opened at 5:50 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Preliminary Approval of architecture and continued indefinitely to Consent with comments:**

- 1) Study increasing the plaster ban below the balcony railing.
- 2) Study providing a covered entry for the studio.
- 3) Study the number and locations of the proposed exterior light fixtures.
- 4) Slightly increase the width of the handrail at the exterior stairs.
- 5) Landscaping to be reviewed at Consent Review.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 525 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-260-031  
 Application Number: MST2010-00049  
 Owner: PB Micheltorena, LLC  
 Agent: Suresite Consulting Group, LLC  
 Architect: MSA Architecture & Planning  
 Applicant: T-Mobile

(Proposal to construct two faux chimneys on the roof of an existing three-story commercial building to install an unmanned wireless facility for T-Mobile. The project includes eight panel antennas to be located within the proposed two faux chimneys, six radio equipment cabinets to be located within the existing building, and two new mechanical rooftop equipment units to be screened behind the existing roof line. An existing wireless facility for Sprint is located in two existing faux chimneys and is proposed to remain. The project requires a Finding of "No Visual Impacts" per SBMC28.94.030.DD.1.)

**(Project requires a Finding of No Visual Impacts.)**

(5:57)

Present: Scott Dunaway, Suresite Consulting Group, LLC

Public comment opened at 5:59 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

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

- 1) Return with details of the molding and dimensions of the proposed faux chimney shown to match existing.
- 2) Return with product samples of the plaster finish for the faux chimney.

Action: Mosel/Rivera, 4/1/0. Motion carried. (Manson-Hing opposed, Gilliland/Gross/Aurell absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 6:06 p.m.**

**CONSENT CALENDAR****FINAL REVIEW****A. 222 HELENA AVE****OC/HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-052-020  
 Application Number: MST2009-00519  
 Owner: Bernard J. MacElhenny Jr.  
 Architect: Sherry & Associates

(Proposal for a minor entry façade remodel to provide an ADA accessible entry for a new tenant at an existing commercial building on a 10,211 square foot lot. The remodel would result in a net loss of 34 square feet of the existing 1,805 square foot building. Other site work includes a new bicycle parking space and a new trash enclosure. The project is located in the non-appealable jurisdiction of the coastal zone. The project requires review by the Staff Hearing Officer for a requested parking modification and a Coastal Development Permit.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 013-10.)**



A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted on Sheet #T1.1, to provide screening of the back flow device as applicable (per Staff Hearing Officer Resolution No. 013-10).**

**NEW ITEM**

**B. 1022 CALLE DE LOS AMIGOS A E-3 Zone**

Assessor's Parcel Number: 049-040-053  
Application Number: MST2010-00066  
Owner: American Baptist Homes of the West  
Architect: Craig Burdick

(Proposal to combine two one-bedroom units into one 1,070 square foot two-bedroom unit and add 215 square feet for a new bedroom and kitchen addition. The project includes a new 200 square foot patio to replace demolished patio.)

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

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as submitted.**

**NEW ITEM**

**C. 409 ANACAPA ST C-M Zone**

Assessor's Parcel Number: 037-212-030  
Application Number: MST2010-00093  
Owner: Tom Williams, Jr.  
Contractor: Mike Doering

(Proposed building color changes to an existing retail store and minor alteration to the stucco wall caps.)

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

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted:**

- 1) Column crown is to be "Jazz" ICI #30BB.
- 2) The columns and the top of the parapet are to remain the existing white color.

Items on Consent Calendar were reviewed by **Clay Aurell**.