



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, November 1, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CLAY AURELL
 CHRISTOPHER GILLILAND
 GARY MOSEL
 KEITH RIVERA
 PAUL ZINK

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

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & 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 & 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 <u>at the time of submittal & each time plans are revised.</u></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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with <u>proposed trees & shrubs & plant list with names.</u> Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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 ABR approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 extension 4539, or by email at tboughman@santabarbaraca.gov. office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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. On October 28, 2010, the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at Noon and the following Monday at 9:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meeting*.

CALL TO ORDER:

The meeting was called to order at 3:11 p.m. by Chair Manson-Hing.

ATTENDANCE:

Members present: Aurell (in at 3:28), Gilliland (in at 3:12), Manson-Hing, Mosel, Rivera (left at 4:09), Sherry, Zink (left at 5:28)

Members absent: Sherry

Staff present: Boughman, Limon (in 3:11 to 4:09), Shafer

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 November 18, 2010, as amended.
Action: Rivera/Zink, 3/0/1. Motion carried. (Rivera Abstained. Aurell/Sherry absent.)
- C. Consent Calendar:
Motion: Ratify the Consent Calendar of October 25, 2010. The Consent Calendar was reviewed by Mosel with the exception of the landscaping reviewed by Gilliland
Action: Rivera/Mosel, 4/0/0. Motion carried. (Aurell/Sherry absent.)
Motion: Ratify the Consent Calendar of November 1, 2010. The Consent Calendar was reviewed by Mosel with landscaping reviewed by Gilliland.
Action: Rivera/Mosel, 5/0/0. Motion carried. (Sherry absent.)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
The following announcements were made:
a) Mr. Zink announced that he will step down from Item 1, 401 ½ Old Coast Highway.
b) Mr. Rivera announced that he will step down from Item 2, 1820 De La Vina.
c) Mr Boughman announced that Ms. Sherry is absent.
- E. Subcommittee Reports: No reports.

DISCUSSION ITEM**(3:10) PROPOSED AMENDMENTS TO THE SIGN ORDINANCE**

Actual time: 3:17

Present: Jaime Limon, Design Review Supervisor

Mr. Limón presented a brief overview of proposed amendments, including the need for additional definitions related to the use of technology such as LCD monitors, projectors, etc. Mr. Limon stated that the Board may send the proposed revisions forward to the Ordinance Committee or chose not to comment.

Public comment was opened at 3:22 p.m.

John Price, owner of gas stations with monitors on fuel dispensers, opposed to proposed changes regarding monitors. He stated that since he installed them four years ago he has received no complaints about monitors, and that monitors are capable of providing public service announcements and emergency disaster notifications.

Public comment was closed at 3:24 p.m.

Chair Manson-Hing drafted a letter of support of the proposed amendments. It was agreed that the Board would move forward in sending this letter to the Ordinance Committee.

PRELIMINARY REVIEW**1. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

(3:25) Assessor's Parcel Number: 015-291-010
Application Number: MST2009-00500
Owner: William Pritchett
Architect: Garcia Architects Inc.

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review for a requested zoning modification to allow living space to be permitted in the required rear setback.)

(Project was referred by the City Council and requires compliance with Council Resolution.)

Actual time: 3:34 p.m.

Present: Gil Garcia, Architect; Ricardo Castiano, Landscape Architect; Everett Woody, Architect.

Public comment was opened at 3:40 p.m.

Angie Muñoz, opposed: addressed concerns about the 12 ½ easement of record which allows for parking, and egress and ingress without time limitation.

Public comment was closed at 3:44 p.m.

Mr. Limon stated that the City Attorney has clarified that ABR's direction is to not become involved in legal easements; there are other avenues for private parties to resolve easement issues.

Motion: Preliminary Approval and return to the Full Board with the following comments:

- 1) Revise the proportion of small window on the south elevation.
- 2) Minimize the projection of any roof vents.
- 3) Reduce the number and size of skylights.
- 4) Extend the brick path at the southern edge.
- 5) Study the existing tree placement at the eastern side.
- 6) Provide a final landscape plan.

Action: Rivera/Gilliland, 3/2/0. Motion carried. (Aurell/Mosel opposed. Zink stepped down. Sherry absent.)

The Board recessed from 4:09 until 4:17 p.m.

CONCEPT REVIEW - CONTINUED ITEM

2. 1820 DE LA VINA ST

R-4 Zone

(3:55)

Assessor's Parcel Number: 027-022-022
 Application Number: MST2009-00536
 Owner: Maldonado Living Trust
 Architect: Hochhauser Blatter Architects

(Proposal to construct a new two-story, 22,775 square foot residential care facility for the elderly, to include 40 studio units varying between 294 to 376 square feet, on a proposed 27,217 square foot lot. The proposal involves the demolition of 8,251 square feet of existing on-site development, comprised of five existing residential units and all garages and other related structures, the removal of seven existing trees, and 2,800 cubic yards of grading. A total of 19 on-site parking spaces are proposed. The project requires Planning Commission review for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three Zoning Modifications for the required common open yard area, a reduction in the required number of parking spaces, and over height walls within the required front setback.)

(Fifth Concept Review. A glass sound wall is now proposed. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission Review.)

Item was not heard due to applicant's absence. The proposed glass sound walls have been removed from the project.

FINAL REVIEW

3. 814 ORANGE AVE

R-3 Zone

(4:25)

Assessor's Parcel Number: 037-024-007
 Application Number: MST2010-00256
 Owner: Edward St. George
 Applicant: On Design

(Proposal to construct two two-story 1,553 square foot detached residential units and a detached 413 square foot two-car garage and two uncovered parking spaces on a 5,515 square foot vacant lot.)

Actual time: 4:17

Present: Justin Van Mullem, Architect.

Public comment was opened at 4:26 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent Calendar with the following comments:

- 1) Show all garage elevations.
- 2) Incorporate ABR Guideline 7.2 regarding mission tile installation: Use red terracotta roof tile with a glossy finish. Use 2-piece cap and pan at the gable, shed, and hip roof. Show full 2-piece tile at first floor partial tile roofs. If using S-tile provide a double starter row, field tile, in a random, scattered fashion.
- 3) Study an alternative exterior lighting fixture, more in nature with architectural style.
- 4) Study the square arches over the entry doors to the both units; consider a rounded door and entry.
- 5) Provide more vertical planting on north façade.
- 6) Provide a revised color board with an accurate color sample.

Action: Mosel/Aurell, 5/0/0. Motion carried. (Rivera/Sherry absent.)

CONCEPT REVIEW - NEW ITEM

4. 120 S HOPE AVE F-20

C-2/SD-2 Zone

(4:55)

Assessor's Parcel Number: 051-010-014
 Application Number: MST2010-00333
 Owner: Patricia S. Nettleship Trustee
 Architect: Benson and Bohl Architects

(Proposal for facade remodel and storefront improvements to accommodate a new tenant (ANGL) in space

F-119, and minor alterations to tenant space F-120, including new fabric awnings.)

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

Actual time: 4:40

Present: Richard Benson, Architect.

Public comment was opened at 4:46 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Study the relationship of the plaster mold and awning of the Chico's store facade.
- 2) Study the lower portion of the ANGL storefront to be more in character with the upper portion.
- 3) Provide a roof plan indicating how far back the plaster parapet will return on the ANGL Store.

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

CONCEPT REVIEW - NEW ITEM**5. 3825 STATE ST E-48****C-2/SD-2 Zone****(5:25)**

Assessor's Parcel Number: 051-010-014
Application Number: MST2010-00332
Owner: Patricia S. Nettleship Trustee
Architect: Benson and Bohl Architects

(Proposal for facade improvements and new storefront to accommodate a new tenant (Optica) in space E-148.)

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

Actual time: 4:57

Present: Richard Benson, Architect.

Public comment was opened at 5:03 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Study the relationship of the entries to the corner and the courtyard.
- 2) Study the overall massing and heights of parapets; focus on accentuating the corner from the rest of building.
- 3) Study retaining the vine pockets wherever possible.

Action: Aurell/Mosel, 5/0/0. Motion carried. (Rivera/Sherry absent.)

ADJOURNMENT

The Full Board meeting was adjourned at 5:30 p.m.

CONSENT CALENDAR (2:00)**ABR - CONTINUED ITEM****A. 434 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-291-015
Application Number: MST2010-00303
Owner: WHG Olive LLC
Designer: Alejo Barragan

(Proposal for a new 593 square foot three-car carport and a new trash and recycling enclosure located on a 5,000 square foot commercial parcel. The parcel is currently utilized by an existing tire shop and coffee shop located at 506 E. Haley and includes four existing parking spaces utilized by Muddy Waters. The proposed carport is proposed to be utilized for the existing tire shop.)

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

Public comment: Bill Bailey; concerned about hazardous materials cleanup, protection of his adjacent building wall from trash dumpsters, project's location in flood zone.

Final approval with conditions: 1) Continue the proposed curb along rear of trash enclosure to keep dumpsters away from adjacent building, 2) Determine whether a permit was issued for the fence in front, return to Consent Calendar for approval of this fence if it is not permitted.

ABR - NEW ITEM**B. 904 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 029-314-019
Application Number: MST2010-00314
Owner: Martin F. and Kathryn L. Morales
Architect: Tom Smith

(Proposed to convert an existing 567 square foot two-car garage to a 567 square foot two-car carport on a site with an existing one-story duplex. Staff Hearing Officer review is required for a zoning modification for an alteration to a structure in the required interior setbacks.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Modification.)

Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar the comment that the proposed openings within the setback are acceptable and the applicant may choose whether they are necessary.

ABR - CONTINUED ITEM**C. 219 SYCAMORE LN****R-2 Zone**

Assessor's Parcel Number: 017-073-046
Application Number: MST2009-00482
Owner: Housing Authority of the City of Santa Barbara
Architect: Design ARC

(Proposal to construct 20 new private laundry rooms, totaling 692 square feet, for 20 units at an existing multi-family duplex development. The proposal also includes exterior alterations to the existing structures including new balconies and conversion of the existing commons building to a multi-purpose room for the residents. Zoning modifications are being requested to allow minor architectural projections into the interior and front yard setbacks and for distance between buildings at three locations for the additional laundry facilities.)

(Project requires compliance with Staff Hearing Officer Resolution No. 007-10.)

Preliminary Approval with conditions: 1) Provide a 7 foot separation Between buildings 8 and 9 as required by the Staff Hearing Officer, 2) Provide final landscape plans, 3) Provide color and material samples.

ABR - FINAL REVIEW**D. 224 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 027-221-017
Application Number: MST2010-00194
Owner: Mstislav W. and Frances Kostruba Survivors Trust
Architect: Pujo and Associates

(Proposal to construct a 366 square foot, second story addition to an existing 849 square foot single story residence located at 228 W Micheltorena Street. The existing 7,000 square foot lot is currently developed with two single family residences. The existing 1,097 square foot, single story residence at 224 W Micheltorena Street and the 287 square foot storage building are to remain unaltered. The parcel is currently legal non-conforming to parking with two existing uncovered parking spaces. The project requires Staff Hearing Officer review for a building separation modification.)

(Project requires compliance with Staff Hearing Officer Resolution No. 044-10.)

Public comment: Dwight Gregory, concerned about driveway encroachment onto neighbor's property.

Final Approval with the condition that encroachment of structures, fences, and driveway paving be removed from the neighbor's property. This is to be noted on plans.

ABR - NEW ITEM**E. 120 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2010-00325
Owner: Patricia S. Nettleship Trustee
Applicant: Miguel Castillo

(Proposed alterations to an existing congregation area in La Cumbre Plaza. The synthetic grass is proposed to be removed and new hardscape and landscaping is proposed.)

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

Continued indefinitely to the Consent Calendar with the following comments: 1) Provide trees that are more vertical, 2) add more planting area, 3) Provide details of fire pit and study size of fire pit to be larger and taller, 4) Clarify notes on stone and paving materials, 5) Utilize materials that are already used in this area of the plaza.

ABR - NEW ITEM**F. 822 E YANONALI ST****M-1 Zone**

Assessor's Parcel Number: 017-083-006
Application Number: MST2010-00331
Owner: Christopher P. Scott

(Proposal to demolish 105 square feet of front building, 435 square feet of covered storage area in rear of lot; construct a 658 square foot pool with pool deck, remove 4,591 square feet of paving, and install 5,059 square feet of permeable surfaces, increase existing landscaping by 78 square feet, and remodel existing buildings on a 11,860 square feet lot.)

Preliminary Approval as submitted. Provide architectural details and landscape plan.

Items on Consent Calendar were reviewed by Gary Mosel with landscaping reviewed by Chris Gilland.
Staff: Tony Boughman, Planning Technician II.