



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, October 31, 2011**      **630 Garden Street: David Gebhard Public Meeting Room**      **3:00 P.M.**

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

**CITY COUNCIL LIAISON:**              DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
    TONY BOUGHMAN, Planning Technician  
    GLORIA SHAFER, Commission Secretary

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

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#### GENERAL BUSINESS:

The Full Board meeting was called to order at 3:00 p.m. by Chair Manson-Hing.

Members present:              Aurell, Gilliland, Manson-Hing, Mosel, Rivera, Sherry, Zink

Members absent:              None

Staff present:                      Gantz, Limon (left at 3:35), Shafer

A.      Public Comment:              No public comment.

B.      Approval of the minutes of the Architectural Board of Review meeting of October 17, 2011.

Motion:      Approval of the minutes of the Architectural Board of Review meeting of October 17, 2011, as submitted.

Action:      Mosel/Rivera, 6/0/0. Motion carried.

C.      Consent Calendar.

Motion:      Ratify the Consent Calendar of October 24, 2011. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action:      Rivera/Sherry, 6/0/0. Motion carried.

Motion:      Ratify the Consent Calendar of October 31, 2011. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

Action:      Rivera/Sherry, 6/0/0. Motion carried.

D. Announcements, requests for continuances, withdrawals, and future agenda items – No announcements.

1. Danny Kato, Sr. Planner announced that an organized site visit of the Airport is scheduled for Tuesday, November 1, at 7:45 a.m. This will be an opportunity to view story poles and to observe the view as seen from the south facing windows. Mr. Zink and Mr. Manson-Hing confirmed their attendance.
2. Chris Gilliland announced that he will step down from item #2, 421 E. Cota Street.

E. Subcommittee Reports – No reports.

### **REVIEW AFTER FINAL**

#### **1. 422- 448 SANTA FE PL**

**E-1 Zone**

**(3:10)** Assessor's Parcel Number: 035-191-001  
 Application Number: MST2003-00620  
 Owner: King Heirs, LLC  
 Owner: The Mesa at Santa Barbara, LLC  
 Agent: L &P Consultants  
 Architect: Zehren and Associates

(The project site is 7.66 acres located in the Alta Mesa Neighborhood. The project includes two components: the "Single Family Project" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums. Of the 1.93-acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single Family Residential, to R-2, Two Family Residential. Seven of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and seven would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two-car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single Family Residence, to R-2, Two Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over-density units on a lot in the R-2 Zone; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and a Vesting Tentative Subdivision Map to merge and re-subdivide 1.93 acres into one lot for condominium purposes.)

**(Review After Final to change roof material from the approved two-piece mission tile to S tile.)**

Actual time: 3:05

Present: Stephanie Poole, Architect.

Mr. Limon, Design Review Supervisor, explained that under current Design Guidelines cost hardship may be a consideration.

Public comment was opened at 3:15 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to the Consent Calendar with the following comments:
- 1) Submit a color board reflecting the four color schemes.
  - 2) The s-tile is not approved, a two-piece mission tile is to remain, and a blended tile with only slight variation might be acceptable.
  - 3) Window colors are acceptable as presented.
- Action: Zink/Mosel, 6/0/0. Motion carried.

## **REVIEW AFTER FINAL**

### **2. 421 E COTA ST**

**C-M Zone**

**(3:25)** Assessor's Parcel Number: 031-160-010  
 Application Number: MST2009-00250  
 Owner: Transition House  
 Architect: Mark Wienke  
 Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of eight affordable residential apartments [6 two-bedroom and 2 three-bedroom units, totaling 7,208 square feet] and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed-use building comprised of eight residential apartments [6,175 square feet] and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments [13,383 residential square feet] and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on 8/12/09 [Resolution No. 070-09].)

**(Review After Final to: 1) eliminate "portal wall" at Cota Street between new and existing buildings, 2) change plastered block wall to wood fence at outdoor daycare space, 3) eliminate landscaping in alley to Ortega Street.)**

Actual time: 3:25

Present: Christine Pierron, Architect; Mark Winke, Architect; Chris Gilliland, Landscape Architect.

Public comment was opened at 3:35 p.m. As no one wished to speak, public comment was closed.

Motion: Approval of the Review After Final and continued one week to Consent Calendar for approval of the landscape plan, with the condition to provide an additional tree along the western edge of the angled parking driveway.

Action: Rivera/Sherry, 3/2/0. Motion carried. (Mosel and Zink opposed.)

\*\* Meeting adjourned at 3:56 p.m. \*\*

## **CONSENT CALENDAR (1:00)**

Representatives present: Gilliland and Rivera

Staff Present: Boughman

**ABR - NEW ITEM****A. 2222 BATH ST C-O Zone**

Assessor's Parcel Number: 025-181-019  
Application Number: MST2011-00403  
Owner: Rabobank N.A.  
Agent: Dennis Stout  
Contractor: Coast Sign Inc.

(Proposal to install an awning on the front of the building above the existing ATM. Signage is proposed on the awning to be reviewed by the Sign Committee.)

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

Postponed one week.

**ABR - REVIEW AFTER FINAL****B. 300 W ORTEGA ST NONE Zone**

Assessor's Parcel Number: 037-073-0RW  
Application Number: MST2007-00239  
Owner: City of Santa Barbara  
Applicant: Jim Colton

(Proposal to replace the existing Ortega Street Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek beneath the bridge consistent with the Lower Mission Creek Flood Control Project. The project would continue to accommodate two traffic lanes of the same size [one through lane in each direction], pedestrian access and utilities as it currently does. The banks of Mission Creek will be modified. As designed, existing buildings at 303, 306 and 309 W. Ortega Street will be affected by this project. One building will be demolished at 303 W. Ortega. The building at 309 W. Ortega has been purchased by the City and will be protected in place during construction. The building at 306 W. Ortega Street will be purchased by the City and will also be protected in place during construction. The Historic Landmark Commission [HLC] reviewed historic structure reports in 1999 and 2007 and an Environmental Impact Report in 2000 for the bridge replacement project [reference MST1992-00465].)

**(Review After Final to install two natural gas vent pipes.)**

Approved the Review After Final with conditions: 1) Install the south pipe as close as practical to the existing power pole. 2) Pipes are to be painted Malaga green.

**ABR - NEW ITEM****C. 2206 OAK PARK LN R-3 Zone**

Assessor's Parcel Number: 025-171-037  
Application Number: MST2011-00391  
Owner: Ritva Hiltunen Living Trust

(Proposal to remove an existing oak tree in the front yard of a multi-family development.)

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

Final Approval with the condition to replace the front yard tree with a 15-gallon Coast live oak located further from the building as noted on the plan.

**ABR - REVIEW AFTER FINAL****D. 320 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-102-001  
 Application Number: MST2003-00152  
 Owner: Santa Barbara Cottage Hospital  
 Agent: Suzanne Elledge Permit Processing  
 Landscape Architect: Bob Cunningham  
 Architect: Erich Burkhart  
 Architect: Brian Cearnal

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

**(Review After Final to remove an existing planter and install paving and add a planter at a different location.)**

Approved the Review After Final with the condition to add a Bird of Paradise in front of the transformer.

**ABR - FINAL REVIEW****E. 1321 ALAMEDA PADRE SERRA****A-1 Zone**

Assessor's Parcel Number: 029-110-027  
 Application Number: MST2011-00362  
 Owner: Ernest Brooks II  
 Architect: Design Arc  
 Architect: Steve Carter  
 Engineer: Penfield & Smith Engineers  
 Owner: Santa Barbara County Bowl

(Proposal for roadway and drainage improvements on the Jefferson School site in the City jurisdiction including 1,435 cubic yards of combined cut and fill grading for repairing and repaving the roadway and for drainage improvements. The project is related to the proposed roadway, parking lot, restroom/concession building, and grading improvements on the Santa Barbara County Bowl property within County jurisdiction.)

**(Final approval of landscaping is requested.)**

Final Approval as submitted

**ABR - FINAL REVIEW****F. 1312 E GUTIERREZ ST****R-2 Zone**

Assessor's Parcel Number: 031-392-003  
Application Number: MST2011-00249  
Owner: Jasen Bodie Nielsen  
Architect: David Burke

(Proposal to convert an 886 square foot garage and storage area into a second dwelling unit, add 90 square feet of storage space on the first floor, and enclose a second floor porch. The project will address violations in enforcement case ENF2011-00131.)

**(Final approval of landscaping is requested.)**

Final Approval of the landscape plan with conditions: 1) Use 15-gallon Buddhist pine plants for the hedge. 2) Use a 5-gallon Bougainvillea plants. 3) Shift the location of the Bottle Brush toward the center of the lot. 4) Add two sprinklers in the lawn.

**ABR - FINAL REVIEW****G. 602 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-092-001  
Application Number: MST2011-00158  
Owner: Yule William H III  
Architect: Kent Mixon  
Landscape Architect: Chris Gilliland

(Proposal to remodel and repair an existing 1,600 square foot two-story duplex. The project involves new windows, a new entry trellis, a new approximately 6 to 8 foot high wall and fence combination, exterior siding, roof framing and roof, and interior remodeling including new electrical and plumbing. New exterior materials and details will match existing. With exception of a new entry trellis and relocation of stairway at rear of duplex, the proposed work occurs within the footprint of the existing structure.)

**(Project received Final Approval of architecture on October 3, 2011. Final approval of landscaping is requested.)**

Final Approval of the landscape plan as submitted.