



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, May 17, 2010** **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 – ABSENT
- 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 – ABSENT  
 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	<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.
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- 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.
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- **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.
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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, May 13, 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 3:03 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry, Mosel, Gross, Aurell, and Rivera.  
Members absent: Gilliland and Zink.

**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 **May 3, 2010**, with corrections.  
Action: Sherry/Rivera, 4/0/1. Motion carried. (Gross abstained, Gilliland/Zink/Mosel absent).

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of **May 10, 2010** as amended for Item B. The Consent Calendar was reviewed by **Gary Mosel** for Items A & B, with additional landscaping review for Items A, C, D, E, and F by **Carol Gross**.  
Action: Aurell/Rivera, 6/0/0. Motion carried. (Gilliland/Zink absent).

Motion: Ratify the Consent Calendar of **May 17, 2010**. The Consent Calendar was reviewed by **Gary Mosel** and **Carol Gross**.  
Action: Aurell/Sherry, 6/0/0. Motion carried. (Gilliland/Zink absent).

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

- 1) Ms. Bedard announced the following:
  - a) Item #3, 1812 San Pascual Street, has been postponed indefinitely at the applicant's request.
  - b) Board member Zink will be absent from the meeting.
  - c) A reminder to the Board that 617 Bradbury Ave. will be reviewed by City Council for the continued appeal hearing on Tuesday, May 25, 2010. Board member Keith Rivera volunteered to attend and represent the Board.
- 2) Board member Aurell announced that he will be stepping down from Item #5, 903 W. Mission Street.

**E. Subcommittee Reports: None.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 1820, 1822, and 1826 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 027-022-022, -023, and -024

Application Number: MST2009-00536

Owner: Maldonado Living Trust

Architect: Hochhauser Blatter, Architects

Engineer: Mario Alarcon

(Proposal to construct a new two-story, 21,879 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.)

**(Comments only; Project requires Environmental Assessment and Planning Commission review for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three requested zoning modifications.)**

(3:10)

Present: Jay Blatter, Architect and Julie McGreever, Project Manager, for Hochhauser Blatter Architects; David Black, Landscape Architect; and Kelly Brodison, Assistant Planner.

Public comment opened at 3:30 p.m.

Mr. Bill Spencer expressed concerns regarding the proposed use and related traffic and parking impacts.

Public comment closed at 3:36 p.m.

**Motion: Continued two weeks to Full Board with comments:**

- 1) Reduce the apparent mass of the structure including the roof lines.
- 2) Provide more of a one story presence from street, including porches and trellises.
- 3) Study the proposed location of the ramp to soften the front yard and provide additional landscaping in the front elevation.
- 4) At this time, the Board needs more information regarding the requested modifications in order to make sufficient comment.
- 5) Increase the usable outdoor living open spaces.
- 6) Eliminate the wrought iron in front of the existing oak tree.
- 7) Further articulate the side and rear elevations to consolidate the architectural style of the entire structure.

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

**PRELIMINARY REVIEW****2. 300 W ORTEGA ST****DUMMY 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. Building at 309 W. Ortega has been purchased by the City and will be protected in place during construction. 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). Right of Way negotiations are proceeding on schedule, with an estimated completion date of July 2010. The project received preliminary approval on 1/28/2008 and expired on 1/28/2009. A new Preliminary Approval is requested.)

**(Preliminary and Final Approval is requested.)**

(4:33)

Present: Jim Colton, Applicant/City of Santa Barbara; Shaun Kowalsky, MNS Engineering; David Black, Landscape Architect; and Michael Berman, Environmental Analyst.

Public comment opened at 4:54 p.m. As no one wished to speak, public comment was closed.

Mr. Berman clarified for the Board the lack of Ordinance fencing standardization requirements and requested the Board's direction.

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

- 1) Replace the proposed chain link fencing along the street frontage with wrought iron fencing.
- 2) Restudy and modify the walkway to ensure future protection of the landscaping.
- 3) Any proposed chain link should have a top rail.
- 4) Consider identification of "Mission Creek" somewhere in the proposal.
- 5) Include a graffiti protective coating to the proposed walls.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 1812 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 043-163-011  
 Application Number: MST2010-00097  
 Owner: Michael Szymanski  
 Architect: Hogarth & Associates

(Proposal for alterations and additions to an existing multifamily residential parcel to result in four residential units in two duplex configurations, including two three-bedroom units and two two-bedroom units on an 11,100 square foot lot. A façade remodel is proposed for the front elevation of the existing front duplex (Units A & B). A new two-bedroom 918 square foot residential unit (Unit D) is proposed above an existing two-bedroom 1,083 square foot single-family residence (Unit C). The proposal includes a remodel to Unit C to include a 165 square foot demolition resulting in a 918 square foot unit. A total of 8 parking spaces will be provided on site with four uncovered spaces and a new four-car garage. The proposal will abate the violations listed under enforcement case ENF2005-00016.)

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

Postponed indefinitely at the applicant's request.

**FINAL REVIEW****4. 3052 STATE ST****C-2/SD-2 Zone**

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

(Proposal for an exterior facade remodel to include the demolition of a 1,288 square foot detached warehouse, demolition of 1,758 square feet of an existing 10,757 square foot building, to result in one 8,999 square foot commercial building with a 3,046 credit of Measure E square footage. The proposal includes site alterations to include 12 new parking spaces for a total of 34 on-site parking spaces, and revised parking lot and site landscaping to include the removal of two existing trees, the addition of nine new trees, and new site lighting. The proposal will abate the violations of ENF2009-00505.)

**(Final Approval is requested. Preliminary Approval was granted on 4/5/2010.)**

(5:30)

Present: Eric Marquart, Agent for Beverages & More, Inc.; Don Inaba, Hayashida Architects; and Roger Deutschman, for Mike Lombardi Landscape Architects.

Public comment opened at 5:38 p.m.

A letter of concern from the neighborhood was acknowledged by the Board.

Public comment closed at 5:39 p.m.

**Motion: Final Approval as submitted.**

Action: Sherry/Aurell, 5/1/0. Motion carried. (Mosel opposed, Gilliland/Zink absent).

**CONCEPT REVIEW - CONTINUED ITEM****5. 903 W MISSION ST****R-2 Zone**

Assessor's Parcel Number: 043-113-009  
 Application Number: MST2009-00388  
 Owner: Kenneth and Heidi Harbaugh  
 Architect: AB Design Studio

(Revised proposal to construct a new 525 square foot second story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.)

**(Third Concept Review. Project requires Environmental Assessment and Staff Hearing Officer review for two requested zoning modifications.)**

(5:45)

Present: Josh Blumer, Architect, AB Design Studio; and Heidi Harbaugh, Owner.

Public comment opened at 6:02 p.m. As no one wished to speak, public comment was closed.

Staff clarified the Alternative Open Yard and Private Outdoor Living Space Requirements, per SBMC 28.18.060.C.3, for proposals involving an accessory dwelling unit.

**Motion: Continued indefinitely to Staff Hearing Officer and return to Full Board with comments:**

- 1) The Board finds the requested modifications acceptable to achieve the open space, recognizing that it is a small corner lot, which makes it difficult for compliance with standard open space lot requirements.
- 2) The Board is appreciative of the proposed change in architectural design as it reduces the overall mass of the building.
- 3) The Boards finds acceptable the second floor setbacks away from the garage, and the inclusion of the planter element to soften that corner of the building.
- 4) The Board looks forward to refinement of the garage elevation to include secondary architectural elements to add additional scale at the garage doors and the lower wing of the west elevation.

**LANDSCAPING:**

- 1) Locate the perimeter fencing five feet back from the existing retaining wall to comply with Ordinance requirements.
- 2) Study providing a landscape area between the two garage doors.
- 3) Study introducing a trellis structure on the large garage door to soften with a vine planting.
- 4) Study incorporating some ground cover relief at the new driveway to be consistent with the character of the neighborhood.

Action: Rivera/Sherry, 4/1/0. Motion carried. (Mosel opposed, Aurell stepped down, Gilliland/Zink absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 6:40 p.m.**

**CONSENT CALENDAR****REFERRED BY FULL BOARD****A. 1008 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-242-015  
Application Number: MST2007-00646  
Owner: DB Partners, LLC  
Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing 1,878 square foot building footprint, and construct three new two-story, single-family residential condominiums with three attached two-car garages, on an 11,250 square foot lot in the R-2 Zone. Units A and B are proposed to be 1,232 square feet, and Unit C is proposed to be 1,132 square feet. Each unit will include a 440 square foot attached two-car garage. A total of 258 cubic yards of grading is proposed. The project received Staff Hearing Officer approval of a Tentative Subdivision Map on 1/27/2010.)

**(Preliminary Approval was granted on 5/3/10. Final Approval is requested.)**

**Final Approval as submitted.**

(Gary Mosel noted for the record that the windows received Preliminary Approval by the Full Board on 5/3/10..)

**NEW ITEM****B. 301 W CABRILLO BLVD****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018  
Application Number: MST2010-00083  
Owner: City of Santa Barbara

(Proposal to replace approximately 10,000 square feet of existing concrete and install a new 800 square foot floating dock at the Santa Barbara Harbor launch ramp. The California Coastal Commission is the governing body for the Coastal Development Permit (CDP) for the project. The project requires a recommendation from the Community Development Director to the California Coastal Commission for the CDP.)

**(Comments only; Project requires a recommendation from the Community Development Director to the California Coastal Commission for a Coastal Development Permit.)**

**Continued indefinitely with comments:**

- 1) Ready for Final Approval.
- 2) Remove of the bollards is appreciated.

Items on Consent Calendar were reviewed by **Gary Mosel**.





# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**PLEASE NOTE THE SPECIAL TUESDAY  
MEETING DATE DUE TO THE HOLIDAY**

**TUESDAY, June 1, 2010**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**  
**BOARD MEMBERS:**

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- CLAY AURELL - PRESENT
- CAROL GROSS – PRESENT UNTIL 5:40 P.M.
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**STAFF:**    JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 5:40 P.M.  
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- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

1. That on Wednesday, May 26, 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 3:03 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry, Mosel, Gross (present until 5:40 p.m.), Aurell, and Rivera.  
Members absent: Gilliland and Zink.

**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 **May 17, 2010**, as amended.

Action: Gross/Aurell, 6/0/0. Motion carried. (Gilliland/Zink absent).

**C. Consent Calendar:**

**The May 24, 2010 Consent Meeting was cancelled.**

Motion: Ratify the Consent Calendar of **June 1, 2010**. The Consent Calendar was reviewed by **Gary Mosel** with additional landscaping review for Items E, F and G by **Carol Gross**.

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

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****1) Ms. Bedard made the following announcements:**

- a) An appeal of the Final Approval was filed for 3052 State Street, Beverages & More, and is tentatively scheduled for City Council on July 27, 2010.
- b) Story poles will be installed onsite for the proposed Cancer Center project at 540 W. Pueblo Street (MST2007-00092) on Tuesday, June 8, in preparation for the June 10, Planning Commission hearing.

**2) Board member Mosel announced that he will be absent from the next scheduled Consent meeting on June 7, 2010, and Board member Aurell volunteered to attend Consent.****E. Subcommittee Reports: None.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017  
Application Number: MST2010-00141  
Owner: Cutter Properties, Ltd.  
Contractor: Lusardi Construction Company  
Architect: Davy Architecture

(Proposal to enclose an existing covered display area for a 450 square foot addition to the existing 33,105 square foot Mercedes Benz Auto Dealership, resulting in a 33,555 square foot building on a 4.37 acre lot. The parcel is also currently developed with an existing 7,120 square foot BMW Auto Dealership. No changes are proposed to the existing BMW Dealership. The non-residential addition requires Planning Commission review for a Development Plan in the P-D Zone.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission Review for a Development Plan in the P-D Zone.)**

(3:10)

Present: Mike Ramsey with Lusardi Construction Company.

Public comment opened at 3:12 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: Continued indefinitely to Planning Commission and return to Consent with the following comments:**

- 1) The Board feels the project is ready for preliminary approval as the additions are minor in nature.
- 2) Recess the proposed glass consistent with the existing glass adjacencies.
- 3) Provide window mullion spacing to be consistent with the existing window mullion spacing on the building.
- 4) Provide identical finish and color of window mullions and glazing.
- 5) Provide specifications for the interlocking pavers for the proposed ramp.

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

**\* THE BOARD BRIEFLY RECESSED AT 3:25 P.M. AND RECOVERED AT 3:48 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1921 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-352-009  
Application Number: MST2010-00118  
Owner: Joan Chapin Robertson, Trustee  
Architect: Ken Kruger  
Engineer: John Oeltman  
Contractor: Cunningham-Parris Construction

(Proposal to construct a 192 square foot second-story addition to an existing one-story 1,580 square foot residence, resulting in 1,772 square feet. The 7,500 square foot lot is currently developed with two residential units, the existing one-story 1,580 square foot front residence and the existing two-story 822 square foot rear unit. No alterations are proposed to the existing 822 square foot residence. Each residence has one covered parking space provided within the existing two-car garage.)

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

(3:48)

Present: Ken Kruger, Architect; and Joan Robertson, Owner.

Public comment opened at 4:03 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: Continued indefinitely to Full Board with comments:**

- 1) Provide comprehensive photographs of the property and all structures as seen both from within the property and the public view from the street.
- 2) Provide accurate plans and drawings, eliminating irrelevant portions of the application.
- 3) Verify the height of the site wall along the Bath Street elevation.
- 4) Reduce the height of the tower element.
- 5) Provide details for the addition to show compatibility with the existing building.

Action: Sherry/Rivera, 5/0/1. Motion carried. (Aurell abstained, Gilliland/Zink absent).

**CONCEPT REVIEW - CONTINUED ITEM****3. 1820 DE LA VINA ST****R-4 Zone**

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

(Proposal to construct a new two-story, 21,879 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.)

**(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three requested zoning modifications.)**

(4:20)

Present: Jay Blatter and Julie McGeever, Hochhauser Blatter Architects; David Black, Landscape Architect.

Public comment opened at 4:45 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Bill Spencer, (photograph submitted) expressed concerns with the size of the project and parking impacts.
- 2) Shirley Roberto, expressed concerns on the size of the project, open space, and parking impacts.

Letters of concern from Gail Pine and Paula Westbury were acknowledged by the Board.

Public comment closed at 4:51 p.m.

**Motion: Continued two weeks to Full Board with comments:**

- 1) Study the north elevation and the relationship of the openings for the parking to the building above.
- 2) Study recessing the upper floor common area elements and related fenestration at the rear elevation.
- 3) Study the use of possible planted-joint pavers along the auto court.
- 4) Study the relationship of the front elevation trellis with the rear conference area and further relief of the two story massing.
- 5) Study resolving the repetition of the bay window elements and roof lines on the south elevation.
- 6) Study incorporation of existing landscaping along the southern property line.

Action: Rivera/Sherry, 3/3/0. **Motion failed.** (Mosel/Gross/Manson-Hing opposed, Gilliland/Zink absent).

**Substitute Motion: Continued two weeks to Full Board with comments:**

- 1) Reduce the overall size, bulk, and scale of the building.
- 2) Resolve the north elevation and the relationship of the openings for the parking to the building above.
- 3) Recess the upper floor common area elements and related fenestration at the rear elevation.
- 4) Provide planted-joint pavers along the auto court.
- 5) Resolve the relationship of the front elevation trellis with the rear conference area and provide further relief of the two story massing.
- 6) Resolve the repetition of the bay window elements and roof lines on the south elevation.
- 7) Incorporate existing landscaping along the southern property line.

Action: Mosel/Gross, 5/1/0. Motion carried. (Sherry opposed, Gilliland/Zink absent).

**FINAL REVIEW****4. 522 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-211-023

Application Number: MST2008-00598

Owner: Steven Harper

Architect: De Vicente + Mills Architecture (DMA)

(Proposal to demolish an existing 1,460 square foot single-family residence and construct a new, 2,649 square foot, three-story, mixed-use building on a 3,312 square foot lot. The building consists of 392 square feet of new commercial space on the first floor, and an 1,781 square foot residential unit with a 119 square foot deck on the second floor, a 551 square foot deck on the third floor, an attached 476 square foot, two-car garage for the residential unit. Two uncovered parking spaces will be provided for the commercial space. The proposal includes new site landscaping and the relocation of one street tree.)

**(Preliminary Approval was granted 2/8/2010. Final Approval is requested.)**

(5:40)

Present: Edward De Vicente and Ryan Mills, with DMA; Chris Gilliland, Landscape Architect.

Staff advised the Board that the proposed application is a Tier 3 Storm Water Management (SWMP) project and that the applicant is required to provide Tier 3 SWMP calculations to confirm the proposed SWMP design complies.

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: Continued two weeks to Full Board with comments:**

- 1) Carry forward comment No. 2, from the February 8, 2010, motion, to "*Study methods to articulate the rear/north property line wall.*"
- 2) Provide further detailing of door and window details, material connections, finishes, etc.
- 3) Study using more appropriate fenestration systems.
- 4) Provide Tier 3 SWMP calculations.
- 5) Reconsider the use of the blue color.
- 6) Provide a 36-box tree.

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

**ADJOURNMENT:**

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

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 2234 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-183-001  
Application Number: MST2009-00095  
Owner: Jack & Nuha Haddad, Family Trust  
Applicant: George Zoumalan  
Business Name: American Fuel & Service

(Proposal to install a new EVR vapor recovery system on the existing vent pipes. The proposal includes replacing the existing dispensers to uni-hose Gilbarg dispensers. The upgrade is required by the Santa Barbara County Air Pollution Control District (APCD).)

**(Review After Final to relocate the canister equipment.)**

A letter of concern from Paula Westbury was acknowledged.

**Approval with conditions of Review After Final as noted on Sheets 2 and 3:**

- 1) Relocate the piping on the building below the parapet.
- 2) Paint to match the existing building.

**REFERRED BY FULL BOARD****B. 2017 CHAPALA ST****R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007  
Application Number: MST2010-00036  
Owner: B.K. Rai  
Architect: Garcia Architects

(Proposal for the conversion of an existing two-story 1,893 square foot commercial building into a single-family residence with parking below and to provide a new accessible parking space for the existing 1,451 square foot commercial building. in the front of the lot. The proposal will result in a 1,451 square foot commercial space and a 1,893 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single-family residence and six for the commercial building. The project received Staff Hearing Officer approval on 4/21/10 for zoning modifications to allow encroachments into the required interior setbacks.)

**(Preliminary Approval was granted on 5/3/2010. Final Approval is requested.)**

**Continued one week with comments:**

- 1) Color of stucco walls are to match the "Frazee Ointment" color #CL-2713M.
- 2) Provide window details and schedule.



**NEW ITEM****C. 608 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017  
Application Number: MST2010-00159  
Owner: Leggitt, Jason D  
Architect: James Wilson  
Applicant: Jeremiah Higgins

(Proposal to add new roof-top exhaust equipment and associated hood vents for a commercial kitchen, the removal of a window in the stairway/elevator tower, and landscaping alterations located at the Anacapa Plaza, an existing three story mixed-use building.)

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

A letter of concern from Paula Westbury was acknowledged.

**Continued one week with the comment for the applicant to study using a false chimney element on the northwest elevation rather than placement of duct chase on the tower element.**

**NEW ITEM****D. 3700 GREGGORY WAY****R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-570-CA1  
Application Number: MST2010-00157  
Owner: Jim Salvit Franciscan Villas HOA  
Applicant: Natalie Cope

(Proposal to replace all existing light fixtures, at the front entries and patios, driveways and garages, carports, and landscape bollards, at an existing 96-unit condominium complex. The parcel was recently reviewed for a proposed color scheme change to all units under MST2010-00073.)

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

**Final Approval as submitted.**

**REFERRED BY FULL BOARD****E. 300 W ORTEGA ST****DUMMY 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). Right of Way negotiations are proceeding on schedule, with an estimated completion date of July 2010. The project received Preliminary Approval on 1/28/2008 and expired on 1/28/2009. A new Preliminary Approval is requested.)

**(Preliminary Approval was granted on 5/17/10. Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with conditions:**

- 1) Add a gate to access the landscape area on the northeast corner of 303 W. Ortega Street.
- 2) Consider removing the spears for safety (similar to the Bath Street project, but without the wave design element).

**REFERRED BY FULL BOARD****F. 1150 SAN ROQUE RD****A-1 Zone**

Assessor's Parcel Number: 055-171-007  
Application Number: MST2009-00517  
Owner: City of Santa Barbara  
Agent: Joe Wilcox  
Architect: KBZ Architects  
Landscape Architect: David Black

(Proposal to construct three new water treatment buildings and two new treatment tank enclosures at the Cater Water Treatment Plant. The proposal involves 7,999 square feet of new buildings and 5,890 square feet of new structures for a total of 13,889 square feet. The existing site is currently developed with 20,052 square feet of buildings and 139,252 square feet of other structures to the existing 159,304 square foot facility. The proposal also includes the relocation of 12 existing parking spaces, new accessible walkways and new site landscaping. The proposal will result in a 173,193 square foot water treatment facility and will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project received Planning Commission approval on 4/22/10 for a Conditional Use Permit for a non-residential use in a residential zone and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

**(Preliminary Approval was granted on 5/10/2010. Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with the condition to add three (3) additional “John Dourley” manzanita shrubs as noted.**

### **REFERRED BY FULL BOARD**

#### **G. 4200 CALLE REAL**

Assessor's Parcel Number: ROW-003-382  
Application Number: MST2008-00505  
Owner: City of Santa Barbara  
Owner: Caltrans  
Applicant: Jessica Grant, Project Planner  
Applicant: Ashleigh Sizoo, Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design, construct and maintain an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight to ten foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be improved and the shoulders of the path would be graded. Landscaping proposed throughout the project area. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of Jake Boysel.)

**(Preliminary Approval was granted on 3/8/2010. Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

#### **Final Approval with conditions:**

- 1) Install a root barrier to limit spread and invasion of the *Leymus* ('canon prince') species or replace the proposed *leymus* with *pennisetum orientale*.
- 2) Add two phormium Jack Spratt at the west side of the pathway (corner of Verona and La Colina Streets).
- 3) Add one 5-gallon phormium Yellow Wave with agaves in the center of the border planting.
- 4) Add *dymondia* ground cover flats (plant 8-inches off center) in front of the border planting.

Board notes: The Final design does not alleviate the Board's concerns expressed in the previous March 8, 2010 motion comment #1, "*A majority of the Board expressed safety concerns regarding the terminus of the multi-use bike path at the St. Vincent's bridge, the eastbound bicycle crossing at Calle Real, and the location of the light pole.*"

Items on Consent Calendar were reviewed by **Gary Mosel**, with additional landscaping review for Items E, F and G by **Carol Gross**.



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 12, 2010

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

**BOARD MEMBERS:**

- CHRISTOPHER MANSON-HING, Chair – ABSENT
- DAWN SHERRY, Vice-Chair – PRESENT
- CLAY AURELL – PRESENT AT 3:50 P.M.
- CHRISTOPHER GILLILAND – PRESENT AT 4:03 P.M.
- CAROL GROSS – ABSENT (RESIGNED FROM BOARD)
- GARY MOSEL – PRESENT
- KEITH RIVERA – PRESENT
- PAUL ZINK – 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
  - 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 <u>at the time of submittal &amp; each time plans are revised.</u> <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 would be reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occur. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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 received a mailed notice and were 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 ABR meetings, 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 extension 4551, or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@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. That on Thursday, July 8, 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 was broadcast live on City TV-18, or could be seen on personal computers via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 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 is viewable on computers with high speed internet access 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 3:10 p.m.

**ROLL CALL:**

Members present: Sherry, Mosel, Zink, Aurell (present @ 3:50 p.m.), Rivera, and Gilliland (present @ 4:03 p.m.).

Members absent: Manson-Hing.

**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 **June 28, 2010**, as submitted.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of **July 6, 2010**. The Consent Calendar was reviewed by **Clay Aurell**.

Action: Zink/Rivera, 4/0/0. Motion carried. (Manson-Hing, Aurell, and Gilliland absent.)

Motion: Ratify the Consent Calendar of **July 12, 2010**. The Consent Calendar Item B was reviewed by **Clay Aurell**, with additional landscaping review Items C and D by **Chris Gilliland**.

Action: Rivera/Mosel, 4/0/0. Motion carried. (Manson-Hing, Aurell, and Gilliland.)

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

1) Ms. Bedard made the following announcements:

- a) Board member Manson-Hing will be absent from the meeting.
- b) Board member Carol Gross has formally resigned from the Board.
- c) Chris Gilliland has been reappointed as a member on the Board.
- d) Board members Gilliland and Aurell will be arriving late to the meeting.

**E. Subcommittee Reports.**

None.

**DISCUSSION ITEM****1. REVIEW OF DRAFT MINOR REVISIONS TO THE ABR GUIDELINES.****(3:15)**

(25 MIN) The minor revisions increase consistency between the ABR Guidelines, the Historic Landmarks Commission Rules and Procedures and the recently updated Single Family Design Board Guidelines. Minor adjustments to staff administrative approval criteria, such as tree removal and landscape plan alteration standards are included in the minor revisions. The minor revisions also include updates in response to recent ordinance changes which affect ABR procedures, including project time extension procedures and required compatibility analysis criteria.

Staff: Heather Baker, City Project Planner, and Jaime Limón, Senior Planner.

(3:15)

Mr. Limón and Ms. Baker clarified for the Board newly revised ABR Guideline standards regarding:

- a) historic neighborhood preservation (exp: sandstone walls, etc.);
- b) affordable housing “total cost” evaluations;
- c) landscape alterations and requirements;
- d) traditional material use;
- e) uniformity of proposed improvements;
- f) square footage for licensing requirements;
- g) simplified noticing procedures;
- h) public visibility restrictions;
- i) second and third time extensions restrictions;
- j) compatibility analysis findings;
- k) increased cursory plan reviews;
- l) comprehensive/detailed file and plan reference check services and new fixed and hourly rate fees;
- m) reconsideration request restricted to be conducted before or during the next meeting;
- n) prohibition on applicants from requesting Board member abstentions from reviews; and
- o) selection of visual aid requests by the Board.

**Discussion held.**

**CONCEPT REVIEW - CONTINUED ITEM****2. 1820 DE LA VINA ST****R-4 Zone**

Assessor’s Parcel Number: 027-022-022  
 Application Number: MST2009-00536  
 Owner: Maldonado Living Trust  
 Architect: Hochhauser Blatter Architects  
 Engineer: Mario Alarcon

(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.)

**(Third Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review.)**

(3:43)

Present: Jay Blatter and Julie McGeever, Hochhauser Blatter Architects; David Black, Landscape Architect.

Mr. Blatter clarified for the Board that Stacey Wilson, Assistant Transportation Planner gave the Transportation Division's approval for the proposed project.

Public comment opened at 4:03 p.m.

The following public comment spoke of various concerns regarding the proposed project:

- 1) Ben Spencer expressed concerns regarding neighborhood impacts, size, bulk and scale, and parking.
- 2) Peg Browning expressed concerns regarding massing and safety issues.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 4:08 p.m.

**Motion: Continued indefinitely to Planning Commission to return to Full Board with comments:**

- 1) The Compatibility Analysis is as follows:
  - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
  - b. The project's design is compatible with the City and the architectural character of the neighborhood.
  - c. The project's mass, size, bulk, height, and scale are appropriate for the neighborhood, given compliance with the comments provided here.
  - d. There are no impacts to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
  - e. The project's design does not block established public views of mountains or ocean.
  - f. The project's design provides an appropriate amount of open space and landscaping.
- 2) The Board appreciates the reduction in mass, bulk, and scale of the proposed project.
- 3) Study the treatment to the bay windows on the north and south elevations to add additional relief to the roof line.
- 4) Consider revising the north elevation gable to be consistent with the other gable treatment in the project.
- 5) Study a different architectural expression of the second floor conservatory on the rear east elevation to be more porch-like.
- 6) Study the feasibility of adding an additional street tree.

Action: Rivera/Gilliland, 4/0/2. Motion carried. (Zink/Gilliland abstained, Manson-Hing absent).



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 224 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 027-221-017

Application Number: MST2010-00194

Owner: Mstislav W. and Frances Kostruba Survivor's Trust

Architect: Pujo &amp; 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.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for a building separation modification.)**

(4:18)

Present: Alex Pujo, Pujo &amp; Associates, Architect.

Public comment opened at 4:24 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury and an email of concerns from Linda Jones were acknowledged by the Board.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The requested modification has no aesthetic impact on the project.
- 2) Study the window proportion and detailing to be consistent with the original windows of the existing house.
- 3) Study the materiality and use of siding of the upper floor addition to be more consistent with the existing house.
- 4) Compatibility findings could not be made at this time.

Action: Aurell/Gilliland, 6/0/0. Motion carried. (Manson-Hing absent).

**\* THE BOARD BRIEFLY RECESSED AT 4:36 P.M. AND RECOVERED AT 4:52 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 130 N CALLE CÉSAR CHÁVEZ****M-1 Zone**

Assessor's Parcel Number: 017-030-005  
 Application Number: MST2010-00067  
 Owner: Kenneth James, LLC  
 Agent: Roy Harthorn  
 Architect: Joseph Moticha

(Proposal to permit the "as-built" construction of 2,909 square feet of commercial buildings on an existing 1.88 acre lot which is currently developed with 21,355 square feet of commercial buildings. The "as-built" construction is composed of an addition of 250 square feet to building 1, a 575 square foot addition to building 17, a 720 square foot addition to building 18, a 520 square foot addition to building 19, a 133 square foot addition to building 20, a 1,186 square foot addition to building 28, and a 560 square foot canopy addition to building 15. The proposal includes permitting an "as-built" trellis and deck for the existing building 22, new accessible parking spaces, paths of travel, alterations to the site landscaping, and restriping the existing parking area. A total of 52 parking spaces are proposed on-site, which includes 12 parking spaces per an existing parking easement for the property at 208 N. Calle César Chávez. The proposed additions require Development Plan Approval by the ABR for 2,909 square feet of non-residential square footage.)

**(Comments only; Project requires Environmental Assessment and Development Plan Approval.)**

(4:52)

Present: Joseph Moticha, Architect; Roy Harthorn, Agent; and Kenneth James, Owner.

Public comment opened at 5:27 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 two weeks to Full Board with comments:**

- 1) Provide drawings of all proposed additional elements such as HVAC screens, trash enclosures, electrical enclosures, etc.
- 2) Provide color and materials for the proposed painting and ramp elements.
- 3) Provide a replacement for the removed tree.
- 4) Provide a streetscape view of the street frontage along Calle Cesar Chavez.
- 5) Study the new accessible ramp at the deli and the interface with existing deck for a more appropriate solution.
- 6) Provide a proposed lighting plan with a cut sheet of the proposed fixtures.
- 7) Provide a cut sheet on the proposed bike racks.

Action: Rivera/Aurell, 6/0/0. Motion carried. (Manson-Hing absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 6:33 p.m.**

**CONSENT CALENDAR****REFERRED BY FULL BOARD****A. 1298 LAS POSITAS RD****A-1 Zone**

Assessor's Parcel Number: 047-010-034  
Application Number: MST2010-00117  
Owner: City of Santa Barbara

(Proposal to install a 525 square foot treatment pad and 4 gas extraction wells for landfill gas collection and control system at Elings Park North. The equipment will be enclosed within a 6 foot tall concrete masonry unit (CMU) wall with a stucco finish, with chain-link dual access gates, and screened with existing and new landscaping.)

**(Review After Final for revised gates and the addition of a cable fence on top of the retaining wall.)**

An opposition letter from Paula Westbury was acknowledged.

**Postponed indefinitely at the applicant's request.**

**CONTINUED ITEM****B. 3940 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-029  
Application Number: MST2010-00197  
Owner: Franchise Realty Interstate Corporation  
Architect: Chipman Adams

(Proposal to remove the existing roof top mechanical equipment and replace with new equipment, installation of new screen walls around the new mechanical equipment and replace and repair the existing flat roof with like material. The existing parapet roof is proposed to remain. The proposal will include abatement of enforcement case ENF2009-01328.)

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

An opposition letter from Paula Westbury was acknowledged.

**Continued one week with comments:**

- 1) Return with view angles from rear landscaped area and opposite side of State Street, and move the units accordingly to not be visible from these angles.
- 2) Provide curb detail and unit specifications with the height of the selected mechanical units.

**REFERRED BY FULL BOARD****C. 505 WENTWORTH AVE****R-3 Zone**

Assessor's Parcel Number: 037-143-010  
Application Number: MST2007-00345  
Owner: Wentworth Investors, LLC  
Architect: Jose Luis Esparza  
Landscape Architect: Suding Design Landscape Architects

(Proposal to construct three new two story residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The proposal includes 2 two-bedroom units totaling 2,128 square feet and 1 one-bedroom unit totaling 1,042 square feet. An attached 438 square foot two-car garage is proposed for each unit. The proposal includes 256 cubic yards of grading.)

**(Final Approval of architecture was granted on July 6, 2010. Final Approval of landscaping is requested.)**

An opposition letter from Paula Westbury was acknowledged.

**Final Approval as submitted of landscaping.**

**NEW ITEM****D. 900 CALLE DE LOS AMIGOS****A-1/E-1 Zone**

Assessor's Parcel Number: 049-440-016  
Application Number: MST2010-00201  
Agent: Studio 1030 Architects, Craig Burdick  
Owner: American Baptist Homes of the West

(Proposal for new site landscaping located at 1038 Calle Sastre, within the Valle Verde Retirement Community.)

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

**Continued one week.**

Item B on Consent Calendar was reviewed by **Clay Aurell**, with additional landscaping review for Items C and D by **Chris Gilliland**.