



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 31, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:11 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, out at 3:55p.m., back at 4:31p.m.
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 3:29p.m., back at 3:55p.m., out at 4:31p.m., back at 4:53p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:30p.m.
 SUZANNE JOHNSTON, Planning Technician II, Present
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & 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 & 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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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.

- ** All approvals made by the Architectural Board of Review (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 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board 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.
- ** Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact David Sullivan, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

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 Land Use Controls 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 May 26, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 a.m. on Channel 18.

GENERAL BUSINESS:**A. Public Comment:**

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of May 23, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 23, 2005, with corrections.

Action: Bartlett/LeCron, 3/0/3. Pierron, Mudge, LeCron abstained. Wienke, Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron and Bruce Bartlett with the exception of landscaping for Items B and F, reviewed by Randy Mudge, and Item J reviewed by Derrick Eichelberger.

Action: Manson-Hing/Eichelberger, 6/0/0. Wienke, Christoff absent.

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

1. Jaime Limon, Design Review Supervisor, stated that no applicants had applied for the vacant ABR position, and has asked the Board to speak to their architectural colleagues and encourage them to apply for the vacant position. Mr. Limon also stated that for the next few weeks the City's ABR Staff would be rotating their attendance at the ABR meetings until such time that the permanent Planning Technician position is filled.

2. Mr. Limon and the Board members unanimously agreed with the suggestion to change the manner in which items are heard at Consent. Items would no longer be heard in the order as signed in, but will be heard in the alphabetic order of the Agenda so as to avoid applicants from having to come in early to sign up.
3. Marisela Salinas, Associate Planner, advised that there will be story poles located at 1568 La Vista Del Oceano, from Thursday June 2, through June 16, 2005.
4. Derrick Eichelberger stated he would be stepping down for Items 1 and 3.
5. Christine Pierron stated that she would be stepping down for Item 2.

E. Subcommittee Reports.

Jaime Limon, Design Review Supervisor stated that the next Neighborhood Preservation Ordinance issue paper will pertain to triggers and will contain incentives and proposals for required green-built buildings for larger homes.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW

1. **1708 LA VISTA DEL OCEANO LN** E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00022
Owner: King Heirs, LLC.
Owner: The Mesa at Santa Barbara, LLC.
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,731 square foot single family residence at 1708 La Vista Del Oceano (Lot 6) with a 705 square foot two-car garage on a 45,023 square foot lot in the Hillside Design District.)

(Preliminary Approval is requested for the architectural details and overall landscape plan.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053A-04.)

3:29

David Lane, Architect and Mark Lloyd, Agent, present.

Public comment opened at 3:34p.m.

Anthony Bladon, neighbor, stated that the canopy trees should be restricted to certain locations and that a variety of trees should be considered. In addition, Mr. Bladon submitted a letter for the record.

Ben Short, neighbor stated that his comments pertain to 1702 La Vista Del Oceano.

Public comment closed at 3:45p.m.

Motion: Continued indefinitely. The item was improperly noticed and placed on the Agenda by mistake.

Action: LeCron/Bartlett, 5/0/0. Eichelberger stepped down.

THE BOARD RECESSED FROM 3:48P.M. TO 3:55P.M.

RELIMINARY REVIEW

2. 737 E ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 029-150-019

Application Number: MST2003-00636

Architect: Brian Cearnal

Owner: Anapamu Properties, LLC.

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

(PROJECT REQUIRES COMPLIANCE WITH THE PLANNING COMMISSION RESOLUTION NO. 039-05.)

3:55

Brian Cearnal, Architect; Peter Lewis, Owner; and Craig Shallanberger, Agent; present.

Motion: Continued indefinitely with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board would like to have a variety of plate heights. 3) The applicant should study ways to manipulate and reduce the lower floor plate heights in order to vary the upper floor plate heights without increasing the overall heights. 4) The middle portions of Units 3 and 4 should be taller. The recessed side portions should be level. 5) The Board suggested that the portions of serpentine landscape wall within the private yards of Units 1 and 2 be eliminated to enhance the private yard space. 6) Study the layout of the trash enclosure in relation to the guest parking and the street corner.

Action: LeCron/Manson-Hing, 5/0/0. Pierron stepped down.

THE BOARD RECESSED FROM 4:25P.M. TO 4:31P.M.

PRELIMINARY REVIEW**3. 49 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 013-230-012
Application Number: MST2002-00712
Owner: Paul and Karen Kurth
Architect: William Araluce, A.I.A.

(Proposal to demolish a 3,450 square foot residential unit and construct a 7,946 square foot two-story residential unit with an attached two-car garage on a one-acre lot located in the Hillside Design District. Planning Commission review is required because the dwelling exceeds 6,500 square feet and previous Planning Commission Resolution conditions. 866 cubic yards of grading is proposed outside the building envelope.)

(Preliminary Approval is requested for the landscape plan.)

4:31

Kathryn Dole, Landscape Architect and Brian Broderson, Landscape Architect, present.

Motion: Continued indefinitely with the following comments: As to the landscaping: 1) Add more trees to provide an additional backdrop to the building. 2) The additional trees should not be vertical in character but rounded large canopy trees. 3) The trees should be planted closer to the building and the spacing should be tightened. 4) The Board feels additional canopy trees help carry the eye beyond the house to complete the apparent ridge line of the hill. As to the architecture: 5) The Board finds the additional curved forms to be acceptable. 6) Further anchor the gable forms to the ground. 7) The Board supports the dark color tones.

Action: Mudge/Bartlett, 4/1/0. Pierron opposed.

CONCEPT REVIEW - CONTINUED ITEM**4. 1177 HARBOR HILLS DR**

E-1 Zone

Assessor's Parcel Number: 035-200-019
Application Number: MST2005-00292
Owner: Webber Phillip

(This is part of an active enforcement case. Proposal to replace and increase the opening of an existing window. There is currently an existing 2,877 square foot residence with a 500 square foot garage on a 1.34 acre lot located in the Hillside Design District. There are existing clear panel railings that have been installed along the rear decks without permits.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

4:53

Phillip Webber, Owner, present.

Motion: Continued one week with the following comments: 1) The Board finds the "as-built" window is acceptable. 2) Staff will verify the "as-built" configuration of the deck and the glass railing to see if it is consistent with the archive set of plans which were permitted.

Action: Manson-Hing/Mudge, 6/0/0.

PRELIMINARY REVIEW**5. 1424 SALINAS PL**

R-2 Zone

Assessor's Parcel Number: 015-223-001
Application Number: MST2004-00699
Owner: Martin M. Munoz
Architect: Jose Esparza

(Proposal to construct a new detached 2,830 square foot three-story residential unit with an attached 448 square foot two-car garage. There is an existing 1,399 square foot residential unit with an attached 546 square foot two-car garage on an 8,450 square foot lot.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

5:06

Jose Esparza, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The size, bulk and scale is not acceptable. 2) The under story is not acceptable. There needs to be a maximum two story structure. 3) Reduce the roof pitch. 4) Study finding a resolution to the connection between the living space and the open yard space. 5) If the unit is designed to be two separate residences, the Board can support the request for only two drive ways. If the units are attached, the Board would support a single driveway.

Action: Bartlett/Eichelberger, 5/1/0. Pierron opposed.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1246 FERRELO RD**

E-1 Zone

Assessor's Parcel Number: 029-342-010
Application Number: MST2000-00715
Owner: Gavin and Christine Moores
Architect: Dawn Sherry

(Proposal for a 1,229 square foot first and second story addition to an existing two-story 1,473 square foot residential unit on a 5,932 square foot lot located in the Hillside Design District. A modification has been granted for the garage encroachment into front and side yard setbacks.)

(Review After Final for minor revisions to the architectural features and details.)

Final Approval of the Review After Final revisions as noted on the plans.

REVIEW AFTER FINAL**B. 624 W SOLA ST**

C-P Zone

Assessor's Parcel Number: 039-041-010
Application Number: MST2001-00355
Owner: Sally Glasgow
Architect: Joaquin Ornelas, Jr.
Agent: James Staples
Agent: Kathleen Weinheimer

(Proposal to merge two lots (APNs 039-041-011 and 039-041-010) resulting in a one-lot subdivision of a 7,500 square foot lot for three condominium units. A 60 square foot addition is proposed for the existing 875 square foot residence at 1402 San Andres, which would be converted into a condominium. This proposal also includes two new condominium units at the rear of the lot of approximately 1,000 square feet each with an attached 400 square-foot two-car garage. Four uncovered parking spaces are also proposed.)

(Review After Final for exterior architectural alterations and revisions to the landscape plan.)

Final Approval of the Review After Final of the architectural alterations and continued indefinitely to the Consent Calendar for review of the landscape plan.

FINAL REVIEW**C. 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
Architect: Brian Cearnal
Architect: Erich Burkhart

(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 requires Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Final Approval is requested for the Energy Plant and Pueblo Parking Structure architectural details and landscape plans.)

Final Approval of the Architectural details and lighting with the condition that the public sidewalk and paving around the perimeter of the hospital shall be Omaha Tan, color no. 5084, of the Davis Color pallet.

Final Approval of the Energy Plant Landscape Plan as submitted.

Final Approval of the architectural details for the Pueblo Parking Structure as submitted with the following conditions: 1) The eave detail for the parking garage shall match the details as shown on No. 5 and No. 13 of Sheet A8.06 of the Energy Center plan. 2) The color of the awning shall be Sunbrella Green. 3) The applicant shall submit a color sample of the awning material.

Final Approval as submitted of the Pueblo Parking Structure garage landscape plan with the notation of the type of support system to be used to secure the vines on the south wall of the garage called out on the plans.

FINAL REVIEW

D. 915 SPRING ST

R-2 Zone

Assessor's Parcel Number: 029-314-006
Application Number: MST2003-00832
Owner: Arthur Lopez
Architect: Nicholas Vergara

(Proposal to add a new 672 square foot second-floor attached unit (Unit B) to an existing single-story residence (Unit A). The proposal includes the demolition of an existing 200 square foot legal non-conforming garage and replacing it with the construction of a new 458 square foot two-car garage and one un-covered parking space on a 5, 000 square foot lot. A modification is requested to allow the proposed garage to encroach into the setbacks.)

Public comment:

Alison Hansen, neighbor, submitted a letter and stated her opposition to the project.
Louise Hansen, neighbor, stated her opposition to the project
Jay and Theresa Hartz, neighbors, submitted a letter and stated her opposition to the project.

Referred to the Modification Hearing officer and continued indefinitely with the comment that the modification request approved on May 19, 2004 expired on May 19, 2005.

REVIEW AFTER FINAL

E. 724 W MICHELTORENA ST

R-2 Zone

Assessor's Parcel Number: 043-244-009
Application Number: MST2004-00542
Owner: Zacarias A. Gonzalez
Architect: Armando Arias

(Proposal to demolish an existing 457 square foot garage and construct a 511 square foot accessory dwelling unit on top of a 550 square foot two-car carport. There is an existing 978 square foot single family residence on a 5,748 square foot lot.)

(Review After Final for revisions to the roof form to meet the solar access ordinance.)

Final Approval of the Review After Final revisions to the architectural changes.

FINAL REVIEW**F. 250 LAS ALTURAS RD** A-1 Zone

Assessor's Parcel Number: 019-320-048
Application Number: MST2004-00689
Owner: Jonathan H. Ziegler
Applicant: Hochhauser Blatter Architects

(Proposal to demolish an existing one-story 2,450 square foot single-family residence and a garage to construct a one-story 1,990 square foot single-family residence with an attached 510 square foot garage on a 2.99 acre lot located in the Hillside Design District.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-93 AND NO. 029-92.)

Final Approval as noted on the plans and with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. It was suggested to restyle the columns to match the architecture.

FINAL REVIEW**G. 1397 SANTA TERESITA DR** A-1 Zone

Assessor's Parcel Number: 055-141-008
Application Number: MST2005-00122
Owner: Najera Family Trust, dated 3/6/00.
Architect: Richard Johnson

(Proposed 1,900 square foot barn on 1.5 acre residential lot. There is an existing 3,000 square foot residence with attached two-car garage and 70 square foot detached accessory building on the property. There is a 120 square foot accessory building on an adjacent 2.5 acre parcel (APN 055-240-006) that is used in conjunction with this site. This property is located in the Hillside Design District. A Modification is requested to allow a detached accessory space to exceed 500 square feet.)

PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

NEW ITEM**H. 847 DEERPATH RD** A-2 Zone

Assessor's Parcel Number: 015-100-006
Application Number: MST2005-00240
Owner: Steve Crossland
Agent: Eddie Deras

(Proposal for a 136 square foot wood deck to an existing detached square foot accessory building located in the Hillside Design District. Proposal will also include window & door alterations and a new six foot tall wood fence that spans 132 linear feet along the rear property line.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted on the plans.

FINAL REVIEW**I. 2611 SAMARKAND DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-303-007
Application Number: MST2005-00247
Owner: Heebner Everton Family Trust
Applicant: Eddie Villaruz

(Proposal to add 166 square feet with an upper deck area to the rear of an existing 2,206 square foot house with attached 475 square foot garage on a 12,240 square foot lot.)

Preliminary Approval and continued indefinitely to the Consent Calendar for Final Approval.

NEW ITEM**J. 121 NORTHRIDGE RD** A-1 Zone

Assessor's Parcel Number: 055-120-006
Application Number: MST2005-00306
Owner: Alan P. and Adrienne Jones

(Proposal to construct multiple concrete swales and add landscaping along the rear yard to restabilize a slope on a lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued one week to the Consent Calendar and with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

NEW ITEM**K. 4033 VIA LUCERO** R-2/P-D/SD-2 Zone

Assessor's Parcel Number: 057-201-016
Application Number: MST2005-00314
Owner: William L Wagner, Sr. and Margie L. Wagner, Trustees
Applicant: Bill Hines
Architect: Lenvick & Minor

(This is part of an active enforcement case (ENF2005-00255). Proposal to legalize an "as-built" 85 square foot enclosed porch on a 750 square foot residence located in a multi-residential development.)

Final Approval of the project as submitted.

**** MEETING ADJOURNED AT 5:30 P.M. ****