



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Tuesday, February 21, 2006**     **David Gebhard Public Meeting Room: 630 Garden Street**     **3:00 P.M.**

**BOARD MEMBERS:**  
 BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present  
 RANDY MUDGE, Present  
 LAURIE ROMANO, Present  
 DAWN SHERRY, Absent  
 MARK WIENKE, Present, left at 4:57 p.m.

**CITY COUNCIL LIAISON:** GRANT HOUSE, Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON, Absent

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor, Absent  
 KELLY BRODISON, Planning Technician, Present  
 STEVE FOLEY, Associate Planner, Present  
 KATHLEEN GOO, Commission Secretary, Present

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>

\*\* 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. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov). If you have any questions or wish to review the plans, please contact Kelly Brodison, 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 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 February 16, 2006 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](http://www.SantaBarbaraCa.gov).
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 February 13, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 13, 2006, with corrections.

Action: Mudge/Manson-Hing, 6/0/1 (Board member Wienke abstained).

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member Wienke.

Action: LeCron/Wienke, 7/0/0.

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

## 1. Ms. Brodison announced the following changes to the agenda:

- a) Item #2, 222 W. Yanonali Street, was postponed indefinitely at the applicant's request.

Motion: To accept the changes to the agenda.

Action: LeCron/Mudge, 6/0/0 (Romano stepped down).

## 2. Ms Brodison made the following announcements:

- a) Board member Sherry will be absent from the meeting.  
b) Board member Wienke will leave the meeting at 4:57 p.m.  
c) Board member Mosel will be stepping down from Item #6, 401 W. De La Guerra Street.  
d) Board member Romano will be stepping down from Item #1, 1156 N. Ontare Road.

## 3. Board member Mudge attended the appeal on the Mission Ridge retaining wall project at Planning Commission on February 16, 2006, and the Commission upheld the Historic Landmarks Commission's decision to approve to reduce the height of the wall, remove the sheet rock wall portion at a reduced configuration, and restore the landscaping.

## E. Subcommittee Reports.

Board member Mudge reported on the Highway 101 Improvement Project Ad hoc Subcommittee and reviewed the Coast Village & Hot Springs Roundabout area of the project, which will no longer be including a punch-through underneath the railroad with a pedestrian tunnel or bridge undercrossing in the plans for that project.

## F. Possible Ordinance Violations.

No reported violations.

**CONCEPT REVIEW - NEW ITEM****1. 1156 N ONTARE RD**

A-1 Zone

Assessor's Parcel Number: 055-160-028  
Application Number: MST2004-00196  
Owner: Tad Smyth  
Agent: Kim Schizas  
Engineer: Flowers and Associates  
Agent: Pamela Post, Historical Consultant

(Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION NO. 032-05.)**

**(3:26)**

Kim Schizas, Agent, Derek Eichelberger, Landscape Architect, Mark Winnehen, present.

Motion: Preliminary Approval and continued two weeks to the Consent Calendar with the following conditions: 1) The layout of subdivision and proposed road improvements are in keeping with the rural character of the neighborhood. 2) Proposed entry walls shall mimic the rustic style of the existing walls being removed and reuse of the existing stone is encouraged to maintain the rustic quality of these walls. 3) Proposed entry walls shall be as low as possible to retain the necessary grading. The columns closest to the new public road shall be 2-feet taller than the wall height. 4) The proposed rubble stone walls along the private driveway through Lot 5 are approved, but the proposed engineering style guard rail and retaining wall, where the Lot 5 driveway crosses into Lot 6, shall be natural and rustic in design style to eliminate as much of the guard rails or guard beams and cables as possible. 5) The proposed engineering style retaining wall, between Lots 5 & 6, shall be minimized in height as much as possible. 6) Oak trees mitigation shall be in a 3-1 planting ratio, with a portion to be used on site within the buffer zone along Ontare Road. 7) The remaining replacement trees shall be utilized in the adjacent off-site donor site along the proposed future trail. 8) The Board supports the utilization of the dome-style street light fixtures the City's Streetlight Advisory Group is in process of approving. 9) The Board supports the native errant style plant palette of landscaping as proposed. 10) The Board is disappointed in the proposed traffic calming devices, but understands they are a required solution by City policy, and looks forward to the landscaping to be integrated with the landscape plan for the individual lots. Other options, like a meandering roadway of the same width, would have been a more successful plan.

Action: Wienke/LeCron, 6/0/0 (Romano stepped down).

**CONCEPT REVIEW - CONTINUED ITEM****2. 222 W YANONALI ST**

R-4/SD-3 Zone

**(4:00)** Assessor's Parcel Number: 033-033-019  
 Application Number: MST2005-00192  
 Owner: John and Carol L. Nagy  
 Applicant: Del Mar Development  
 Architect: B3 Architects  
 Agent: Post/Hazeltine Associates

(Proposal to construct five new condominium units in four buildings, replacing and demolishing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes two one-bedroom units, one two-bedroom unit and two three-bedroom units. A voluntary lot merger is also a part of the project.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)**

**(4:29)**

**THIS ITEM WAS POSTPONED INDEFINITELY AT THE APPLICANT'S REQUEST.**

**\*\*\*\*\*THE BOARD RECESSED FROM 4:15 P.M. UNTIL 4:29 P.M.\*\*\*\*\***

**CONCEPT REVIEW - CONTINUED ITEM****3. 401 W DE LA GUERRA ST**

R-4 Zone

**(4:45)** Assessor's Parcel Number: 037-071-007  
 Application Number: MST2004-00537  
 Owner: Steve Mori and Dave Karschner  
 Applicant: Steve Mori  
 Architect: Ron Henn

(Proposal to construct two attached residential units with a total proposed 2,606 square feet of habitable space on a 5,015 square foot vacant lot. The proposal consists of a 1,365 square foot two-story unit with an attached 437 square foot garage and 92 square feet of balcony and covered porch area and a 1,241 square foot two-story unit with an attached 480 square foot two-car-garage and 119 square feet of balcony and covered porch area.)

**(Fourth Concept Review.)**

**(PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION)**

**(4:30)**

Ron Henn, Architect, Steve Mori and Dave Karschner, applicants, present.

Motion: Continued indefinitely to the Staff Hearing Officer (SHO) with the following comments:  
 1) The project is ready for Preliminary Approval and may return to the Consent Calendar.  
 2) The Board supports the entry columns' encroachment into the front yard setback columns at the Castillo Street façade. 3) Changes implemented by the last three reviews have been definite improvements to the size, bulk, and scale of the project. 4) Restudy

the gable forms on the south side of the elevations to clarify the roof elements and improve the proportions. 5) Restudy the window proportions and articulations of muntins. 6) Restudy the gable of Unit A and improvements to the roof elements, using a different high quality material such as shingle or timber-looking asphalt shakes (color sample board). 7) High quality detailing is expected to be commensurate with the style of the neighborhood. 8) Return with a revised landscape plan with material, sizes, and work on the alignment of the walkways.

Action: Wienke/LeCron, 5/1/0. (Manson-Hing opposed, Mosel stepped down)

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

#### **4. 937 CALLE CORTITA**

E-1 Zone

**(5:00)**

Assessor's Parcel Number: 041-157-016

Application Number: MST2006-00032

Owner: Sheryl Lyn Schmandt

Designer: Sheryl Lyn Schmandt

(Proposal for a two-story addition of 1,110 square feet of living space to an existing 1,005 square foot two-story residence with an attached 298 square foot carport. The addition includes upper and lower-level decks. The project is located on a 6,596 square foot lot in the Hillside Design District. A modification is required for the encroachment of the existing structure into the front yard setback.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

**(4:57)**

Sheryl Lyn Schmandt, owner/designer, present.

Motion: Continued indefinitely with the following comments: 1) The project is ready for Preliminary Approval and may return to the Consent Calendar. 2) The project is nicely conceived, blends with the existing architecture, conforms to Hillside Design Guidelines, and has considered neighborhood privacy concerns. 3) A modification, if required in the connection between the carport and the main house, is technical in nature and would be supported by the Board. 4) The materials should continue to be of high quality and match existing materials. 5) Oak Tree Protection Guidelines are to be incorporated into the plans. 6) Project requires Neighborhood Preservation Ordinance (NPO) compliance when the project returns.

Action: LeCron/Manson-Hing, 6/0/0 (Wienke absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 70 SKYLINE CIR**

E-1 Zone

**(5:20)** Assessor's Parcel Number: 041-151-004  
Application Number: MST2006-00028  
Owner: Robert D. Henretig  
Architect: Dennis Thompson

(Proposal for additions to an existing 1,789 square foot, two-story, single family residence on a 6,978 square foot lot in the Hillside Design District. The project includes construction of a new 344 square foot one-car garage with a covered 272 square foot deck on top, a new 48 square foot master bathroom, interior remodeling, and remodeling of an existing front porch. The proposal includes demolition of the existing 423 square foot one-car carport and deck on top. This will result in a 2,601 square foot residence with a two-car garage. Two modifications are requested, one for the master bathroom to encroach into the rear yard setback, and one for window changes and the enlargement of the front porch in the front yard setback.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR TWO MODIFICATIONS.)**

**(5:15)**

Jeff King, Thompson and Naylor Architects, present.

No public comment.

Motion: Continued indefinitely to the Staff Hearing Officer (SHO) with the following comments:  
1) Modifications are minor in nature and greatly improve the aesthetics of the existing structure and deck. 2) Restudy the proposed fireplace location to be more integrated into main body of the architecture. 3) Necessary front modification is supportable to upgrade the existing structure built within the front setback. 4) Necessary rear modification is supportable for the site work and stairs, if minor in nature and not apparent from street. 5) Further development of the details is expected when the project returns.

Action: Mudge/Romano, 6/0/0 (Wienke absent).

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 4200 CALLE REAL**

R-3 Zone

Assessor's Parcel Number: 059-240-020  
Application Number: MST98-00749  
Applicant: Ben Phillips  
Applicant: Amy Bayley  
Owner: Alicia Martin, D.C.  
Architect: Mark Petit  
Architect: Karl Eberhard

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

**(Review After Final for revisions to the location of solar and electrical panels and tree location.)**

Final Approval as Noted to provide updated tree locations.

**REVIEW AFTER FINAL****B. 1732 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 043-183-001  
Application Number: MST2005-00681  
Owner: Maria Lourdes Myers  
Applicant: Carlos Grano

(Proposal to alter the exterior of a single family residence on a lot with two detached units. Change windows, new roof, new doors, new fencing, new plaster and paint change. No changes to the other unit. The lot is currently developed with an additional single story residence which is to remain unaltered.)

**(Review After Final for change from 6' high wood fence to a 6' CMU wall with plaster finish.)**

Final Approval as Noted with the condition for a plaster finish on both sides.

**FINAL REVIEW****C. 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 1902 square foot two-story residential unit with 123 square feet of porch/deck area and an attached 454 square foot two-car garage. There is an existing 1,399 square foot residential unit with 432 square feet of porch/deck area and an attached 546 square foot two-car garage on an 8,450 square foot lot.)

**(Final Approval is requested.)**

Final Approval as submitted.



**FINAL REVIEW****D. 619 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-102-009  
Application Number: MST2004-00736  
Owner: Ramon & Martha Munoz  
Architect: Jose Esparza

(This is an enforcement case (ENF2004-00979). The proposal is to construct a two-story 1,226 square foot additional residential unit with an attached 445 square foot two-car garage and demolish an existing 446 square foot detached accessory structure on a 6,250 square foot lot. The lot is currently developed with an existing 870 square foot, single-story, residential unit and a 291 square foot detached garage on the property which are proposed to remain.)

**(Final Approval is requested.)**

Final Approval as submitted.

**REFERRED BY FULL BOARD****E. 1025 LAS ALTURAS RD**

A-1 Zone

Assessor's Parcel Number: 019-113-052  
Application Number: MST2005-00791  
Owner: Steven Adrian & Gina Giannetto  
Architect: Steven Adrian

(Proposal for a new 1,978 square foot three-story single family residence with attached 404 square foot garage and a 460 square foot detached living space on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, and 466 cubic yards of grading.)

**(Final Approval of the site retaining wall is requested.)**

Final Approval as submitted on the site retaining wall with Neighborhood Preservation Ordinance (NPO) compliance and the Conditions of Approval provided by Staff.

**NEW ITEM****F. 811 ALSTON RD**

A-2 Zone

Assessor's Parcel Number: 015-174-015  
Application Number: MST2006-00086  
Owner: Dennis & Cathy Condon  
Applicant: Tower Roofing

(Proposal to remove an existing grey rock roof and re-roof with 80 mil grey IB roof system for an existing single family residence on a 18,117 square foot parcel in the Hillside Design District.)

Final Approval as submitted with the condition that the roof is to be the darker grey color with low visibility from public view.

**NEW ITEM**

**G. 8 ASHLEY AVE**

M-1 Zone

Assessor's Parcel Number: 017-163-003

Application Number: MST2006-00098

Owner: Marilyn E Meyr

Applicant: Ferguson-Ettinger Architects

(Replace two leaking windows at front and add one window at rear, patch exterior plaster and add smooth finish coat for uniform appearance, remodel existing restroom to create handicap accessibility for an existing commercial building on a 4,922 square foot lot.)

Final Approval as submitted.

**\*\* MEETING ADJOURNED AT 5:26 P.M. \*\***