



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, December 17, 2007**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**  
 MARK WIENKE, Chair  
 CHRISTOPHER MANSON-HING, Vice-Chair  
 CLAY AURELL  
 JIM BLAKELEY  
 GARY MOSEL  
 RANDY MUDGE  
 DAWN SHERRY  
 PAUL ZINK

**CITY COUNCIL LIAISON:** GRANT HOUSE  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 MICHELLE BEDARD, Planning Technician  
 GLORIA SHAFER, Commission Secretary

*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	Master Application & Submittal Fee - (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 folded plans are required at the time of submittal & each time plans are revised. <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.

**GENERAL BUSINESS:**

- A. The meeting was called to order at 3:05 p.m. by Chair Wienke.
- B. Roll call.  
Members Present: Aurell, Blakeley, Sherry, Zink, Wienke  
Members Absent: Manson-Hing, Mosel, Mudge  
Staff Present: Bedard, Limon (left at 3:30 p.m.), Shafer
- C. Public Comment:  
No public comment.
- D. Approval of the minutes.  
Motion: Approval of the minutes of the Architectural Board of Review meeting of December 3, 2007, as amended.  
Action: Zink/Sherry, 5/0/0. Motion carried. (Manson-Hing, Mosel, Mudge absent.)
- E. Consent Calendar.  
Motion: Ratify the Consent Calendar of December 10, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing.  
Action: Zink/Aurell, 5/0/0. Motion carried. (Manson-Hing, Mosel, Mudge absent.)  
Motion: Ratify the Consent Calendar of December 17, 2007. The Consent Calendar was reviewed by Paul Zink.  
Action: Sherry/Blakeley, 5/0/0. (Manson-Hing, Mosel, Mudge absent.)
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.  
a) Member Zink announced that he will step down on Item 3, 1015 San Andreas.  
b) Member Wienke announced that he will step down from Item 7, 526 W. Anapamu.
- G. Subcommittee Reports.  
Sign Committee: Member Zink reported that the Sign Committee would like to review the proposed St. Vincent replacement sign at 4200 Calle Real. It was the consensus of the Board that the St. Vincent sign will return to the ABR prior to being reviewed by the Sign Committee, or a representative of the Sign Committee may participate in the ABR's review of the sign.
- H. Possible Ordinance Violations.  
No reported violations.

**FINAL REVIEW****1. 400 BLK SHORELINE DR****P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-0RW  
 Application Number: MST2006-00357  
 Owner: City of Santa Barbara  
 Designer: Penfield and Smith  
 Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for a multipurpose pathway connection to the beach way, and to install a pedestrian crossing signal on Shoreline Drive at Pershing Park bike path [across from Los Banos Pool]. This project received a Coastal Exemption.)

**(Referred from Consent. Final Approval is requested.)**

(3:25)

Present: Lisa Arroyo, Public Works Engineering; Dave Stubchaer, Public Works Engineering.

Public comment opened at 3:37 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval as noted with the following conditions:**

- 1) Relocate the center island traffic light pole to the northeast end of the sidewalk, away from the center of crossing area (page 5).
- 2) The Board would prefer a brick crossing with concrete banding at both ends of the intersection (the HLC also preferred this solution).
- 3) Minimize the length of both signal arms as much as possible, for light and traffic light standards A and C, since the center island (label "B") is provided.
- 4) The Board continues to have concern with the size and scale of this traffic light repeated, and appearing overwhelming, throughout the Cabrillo corridor.

Action: Zink/Sherry, 5/0/0. Motion carried. (Manson-Hing, Mosel, Mudge absent.)

**PRELIMINARY REVIEW****2. HALEY - DE LA VINA ST BRIDGE****C-2 Zone**

Assessor's Parcel Number: 037-203-001  
 Application Number: MST2003-00651  
 Applicant: James Colton, Public Works Department  
 Owner: City of Santa Barbara  
 Architect: Edwards - Pitman Architects  
 Landscape Architect: David Black  
 Engineer: Bengal Engineering

(Proposal for the demolition and reconstruction of the bridge spanning Mission Creek at the intersection of Haley and De La Vina Streets. The proposed bridge will be widened to accommodate the 20-year storm-water flow in the creek. The project also includes the demolition of the house located at 434 De La Vina Street.)

**(Preliminary Approval is requested.)**

(3:49)

Present: David Black, Landscape Architect; Scott Onishuk, Bengal Engineering.

Public comment opened at 4:21 p.m.

A letter from Paula Westbury was paraphrased for the record.

Public comment closed at 4:22 p.m.

Straw vote: How many prefer the concrete color to match Chapala Street color and pattern. 4/0/0.

Straw vote: How many like the 4x4 tile in each intersection? 4/0/0.

Straw vote: How many prefer the concrete and deck to be contrasting colors? 4/0/0

Straw vote: How many like the openings in the deck railing as shown? 4/0/0.

**Motion: Preliminary Approval and continued indefinitely to the Full Board with the following comments:**

- 1) The concrete color is to match the Chapala Street color and pattern.
- 2) The concrete and deck are to be contrasting colors.
- 3) The Board likes the proposed deck railing.
- 4) The Board likes the proposed 4x4 tiles at each intersection.
- 5) There is concern with the proposed crosswalk design and the Board looks for another solution.
- 6) Incorporate landscaping, particularly trees, at the northwest corner at De La Vina, at the residual small triangular property adjacent to the parking lot.
- 7) The Board likes the transition wall of poured-in-place faux Santa Barbara sandstone with cap as shown.
- 8) The Board likes the diagonal concrete edge banding, which is a metaphor for the creek below the intersection.
- 9) The landscaping is appropriate as proposed. The use of Sycamores in the proposed location is acceptable and appreciated.

Action: Sherry/Blakeley, 5/0/0. Motion carried. (Manson-Hing, Mosel, Mudge absent.)

### **PRELIMINARY REVIEW**

#### **3. 1015 SAN ANDRES ST**

**R-2 Zone**

Assessor's Parcel Number: 039-242-011

Application Number: MST2006-00438

Designer: Carlos Amaro

Owner: The Rodriguez and Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 4,905 square foot two-story duplex on an 8,000 square foot lot. Unit one is proposed to be 1,728 square feet with a 457 square foot attached two-car garage. Unit two is proposed to be 2,289 square feet with a 431 square foot attached two-car garage.)

**(Preliminary Approval is requested.)**

(4:30)

Present: Carlos Amaro, Designer.

Public comment opened at 4:43 p.m.

A letter from Paula Westbury was acknowledged by the Chair.

Public comment closed at 4:43 p.m.

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

- 1) Study the north elevation of the garage to accommodate the man doors to the side yard.
- 2) Study landscaping uses, especially the introduction of trees and tree pockets on the south property line along the stucco over concrete fence-wall.
- 3) Study the overall size, bulk, and scale of the duplex, especially in the center above garage for relief of the two-story massing. Suggested changes include: redesign of the front façade areas of the first story roof; study potentially moving back the second-story portion of the front elevation to have a more one-story presence on the street; removal of cantilever over the garages.
- 4) The Board finds the applicant is going in the right direction with the design style and is more comfortable with the variety of size, bulk, scale and setback of some elements but feels there could be more improvement in that direction.
- 5) Overall, the Board feels the units are large with some areas that seem overly sized and a waste of space. The size is not the culprit of the design as it is the size, bulk, and scale. The Board is looking for an R-2 zone style of architecture, one that does not look like an R-2 or R-3 zone, and is uncomfortable with the relentless second-story roof presence from front to back.

Action: Sherry/Blakeley, 4/0/0. Motion carried. (Zink stepped down. Manson-Hing, Mosel, and Mudge absent.)

**PRELIMINARY REVIEW**

**4. 103 S CALLE CESAR CHAVEZ**

**OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-020

Application Number: MST2004-00791

Owner: American Tradition

Architect: Michael Caccese

Agent: Richard Fogg, Attorney

(Proposal to construct a parking lot to provide valet parking for the approved Fess Parker's Waterfront Hotel Resort located south of the property.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-07.)**

(5:07)

Present: Michael Collins, Architect; Kim True, Landscape Architect.

Public comment opened at 5:15 p.m. As no one wished to speak, public comment was closed.

- Motion:** **Final Approval of the project as noted on the plans with the following comments:**
- 1) As designed, the trellis is acceptable in the proposed location. The 6x6 posts are acceptable. Use 4x6 trellis joists in lieu of the 2x6 shown on plans.
  - 2) Remove the 2x12 skirt-board covering the photovoltaic panels and attach the panels to the top 4x trellis members in an effort to express and celebrate both the trellis structure and the photovoltaic panels.
  - 3) Lighting as shown and noted is acceptable.
  - 4) Paint the electrical and key cabinets to match the adjacent plaster wall.
  - 5) The 4x6 select structural shall be a 6x12 to sit on the 6x6 beams.
- Action:** Sherry/Aurell, 5/0/0. Motion carried. (Manson-Hing, Mosel, and Mudge absent.)

### IN-PROGRESS REVIEW

#### 5. 3835 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007  
 Application Number: MST2007-00464  
 Owner: Riviera Dairy Products  
 Applicant: Conceptual Motion Co.

(Proposal for a retail tenant improvement and expansion of the existing Williams Sonoma store in La Cumbre Plaza. The proposal includes combining tenant spaces C-150 and C-152 and an exterior facade remodel.)

**(Project received Preliminary Approval on November 5, 2007.)**

(5:29)

**Present:** Angela Westfall, Applicant, Conceptual Motion Company

- Motion:** **Continued indefinitely to the Full Board with the following comments:**
- 1) The Board is concerned with the following detailing: a) the steep 18/12 and 14/12 roofs shown on the elevations are not acceptable as part of Santa Barbara vernacular. The Board looks for the applicant to resolve with a more appropriate roof pitch. b) There is concerned that the top roof area at the 28 foot mark roofing with only two courses of tile is inadequate for this style, and looks for a minimum of four courses and potentially a redesign that may lower the height of the eave entirely. There is concern that when the roof is changed, the oval elliptical and faux window above the entry door and on opposite side of the corner might become problematic and the aesthetic style will no longer be appropriate. The applicant is encouraged to restudy the area above the door and above the main window on the north side.
  - 2) The Board finds the translucent glass faux clerestory windows on the mezzanine level to be appropriate but missing the illumination section as description in the tenant design criteria. Technically the design is not allowing the backlighting feature; there is concerned that without the backlighting feature it may appear inadequate. Study solutions for providing a low volume light fixture behind the windows.
  - 3) The Board would like to see gooseneck light fixtures over the front door matching the color of the storefront window and door.

- 4) As shown, the lighting sconces with polished brass fixtures are adequate. Show two new light fixtures at the north elevation paseo on either side of storefront window.
- 5) Show a light fixture over the rear employee entry door. A gooseneck light fixture is preferred.
- 6) The potted plant landscape condition at the northern storefront elevation paseo side is unacceptable. Alternative solutions include a) removal of the concrete to create an in-ground planter, or b) a raised planter area that is one monolithic piece appearing as part of the landscaping. The Board finds the potted plants pushed up against the building to become part of landscaping along the trellis an inadequate solution.
- 7) The Board is divided in its opinion of the painted white corbels at the underside, and looks for a design solution that may change the aesthetic of the corbelled area.

Action: Blakeley/Zink, 4/0/0. Motion carried. (Sherry abstained. Manson-Hing, Mosel, and Mudge absent.)

**\*\*\* THE BOARD RECESSED FROM 6:17 P.M. TO 6:47 P.M.\*\*\***

### **REVIEW AFTER FINAL**

#### **6. 116 E YANONALI ST**

**OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-018  
 Application Number: MST2006-00361  
 Owner: 116 East Yanonali, LLC  
 Owner: DBN Yanonali, LLC  
 Architect: The Conceptual Motion Company

(Proposal to construct a three-story mixed-use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Modifications would be required to provide fewer than the required number of parking spaces and less than the required open yard area.)

**(Project received Final Approval on 8/13/2007.)**

**(Review of Final Details consisting of the revised window details on the northeast elevation; planting in the internal courtyard; refinement of screening and landscaping; and to identify planter boxes at the second and third levels of the inner courtyard on all plans.)**

(6:47 )

Present: Steve Yates, Architect/Designer; Gerhard Meyer, Project Architect; and Lane Goodkind, Landscape Architect, Conceptual Motion Company.

Public comment opened at 6:50 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval of the Review After Final.**

Action: Sherry/Aurell, 5/0/0. Motion carried. (Manson-Hing, Mosel, and Mudge absent.)

**PRELIMINARY REVIEW****7. 526 W ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 039-152-008  
 Application Number: MST2005-00311  
 Owner: Mark Jacobsen  
 Architect: Mark Wienke

(Proposal to construct five attached, two-story condominium units. The proposed units include two 832 square foot two-bedroom units and three 518 square foot one-bedroom units, each with an attached two-car garage. A modification is required to allow all five garages to encroach into the interior yard setback. Planning Commission approval is required for a Tentative Map for a one-lot subdivision. The project includes demolition of two single-family residences, a detached garage, a shed, and proposes 20 cubic yards of grading outside the main building footprint on the 10,199 square foot lot.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 042-07.)**

(6:54)

Present: Mark Wienke, Architect.

Public comment opened at 7:08 p.m.

A letter from Paula Westbury was acknowledged by the Chair.

Public comment closed at 7:09 p.m.

**Motion: Preliminary Approval and continued indefinitely to the Consent Calendar:**

Action: Zink/Blakeley, 4/0/0. Motion carried. (Wienke stepped down; Manson-Hing, Mosel, and Mudge absent; Sherry served as Chair for review of this item.)

**I. The Full Board meeting adjourned at 7:16 p.m.****CONSENT CALENDAR (11:00)****CONTINUED ITEM****A. 231 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-042-018  
 Application Number: MST2007-00610  
 Owner: Thrifty Oil Company  
 Applicant: Alanna Isaac  
 Architect: Fiedler Group

(Proposal to upgrade the existing enhanced vapor recovery system, as required per state law, to include the installation of a new above ground Healy clean air separator unit/tank with a concrete pad.)

**(Final Approval is requested.)**

Continued three weeks to Consent Calendar.



**REFERRED BY FULL BOARD****B. 1200 VISCAINO RD****E-1 Zone**

Assessor's Parcel Number: 019-210-018  
Application Number: MST2006-00686  
Owner: SGC Revocable Trust  
Applicant: David Ferrin

(Proposal for a 329 square foot first-floor addition and a 41 square foot loft addition to an existing 1,980 square foot multi-story single-family residence with a detached 292 square foot accessory building on a 14,750 square foot lot located in the Hillside Design District. Project proposes a modification to provide less than the required 1,250 square foot open yard.)

**(Final Approval is requested.)**

Final Approval as submitted.

**CONTINUED ITEM****C. 519 DE LA VINA ST****R-3/R-4 Zone**

Assessor's Parcel Number: 037-161-011  
Application Number: MST2006-00668  
Owner: Edward L. Fuller  
Applicant: Roger Eggers

(Proposal to abate violations per ENF2006-00569 which will include removal of an illegal room at the rear kitchen doors, removing the rear deck and stairs, constructing a new 75 square feet rear porch and access stairs, and the removal of the illegal storage rooms in the side yard setback. The property is a 8,733 square foot lot developed with a single-family residence in the front and a duplex in the rear.)

**(Preliminary Approval is requested.)**

Preliminary Approved as submitted, with the condition that the applicant to return with color samples.

**NEW ITEM****D. 730 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-122-031  
Application Number: MST2007-00620  
Owner: J. R. and Jamie S. Miller  
Business Name: Chili Town  
Applicant: Mark Abrishami

(Proposal for approval of an exterior color change to an existing commercial building. The proposal involves allowing the remainder of an "as-built" mural to remain under the counter location. A large extent of the mural and signage were previously painted over as part of an enforcement action [ENF2007-00821].)

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

Final Approval with the following conditions: 1) The Amberstone (33WB) color is approved as-built; applicant to provide samples with paint description. 2) Amberstone to be used at the arcade area and below red tile roof. 3) Applicant to paint remainder of building Yellow Cream to match tire shop color. 4) Applicant to paint mechanical screen on roof Yellow Cream color as mentioned in comment #3. 5) Painted mural under counter approved as is.

### **NEW ITEM**

**E. 1816 CLIFF DR**

**C-P/R-2 Zone**

Assessor's Parcel Number: 035-150-008

Application Number: MST2007-00626

Owner: Placid P. Anelle

Architect: Rex Ruskauff

(Proposal to remodel the facade to provide a handicap accessible ramp and entry, and review an "as-built" exterior color change [ENF2007-00493].)

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

Final Approval with the following conditions: 1) Applicant to add approximately 2x4 at the lease line of the front elevation. 2) Applicant to tone down the existing as-built Orange color on building and gutter with a white wash application. 3) Applicant to provide a color sample.

All items on Consent Calendar were reviewed by Paul Zink. Consent Calendar ended at 2:20 p.m.