



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, January 8, 2008

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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (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 & 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 & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

GENERAL BUSINESS:

The meeting was opened at 3:08 by Chair Wienke.

Present: Aurell (left at 6:30), Manson-Hing, Sherry, Wienke, Zink (arrived at 6:30)
Absent: Blakeley, Mosel, Mudge,
Staff present: Bedard, Limon (left at 3:40), Shafer

A. Public Comment:

Board member Manson-Hing reported that the Gas Company requires above ground piping and gas meters, which seems to be a step back because of rusting, etc. He asked whether the City considered using ground vaults above ground. Mr. Limon stated there historically there is a problem when meters are stacked. He will invite the Gas Company to meet with the Board for a discussion item.

B. Approval of the minutes of the Architectural Board of Review meeting of December 17, 2007 were continued to the next regular Board meeting.**C. Consent Calendar.**

Motion: Ratify the Consent Calendar of December 31, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing.

Action: Manson-Hing/Aurell, 4/0/0. Motion carried.

Motion: Ratify the Consent Calendar of January 8, 2008. The Consent Calendar was reviewed by Paul Zink.

Action: Manson-Hing/Aurell, 4/0/0. Motion carried.

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

Ms. Bedard announced the following changes to the agenda:

- a) Item #5, 120 S. Hope, postponed indefinitely at the applicant's request.
- b) Item #6 1335 Mission Ridge Rd, description changed from Preliminary Approval to Conceptual Review (Cont) for review by the Staff Hearing Officer of additional Modification request.

E. Subcommittee Reports.

The next ABR review of the Airport will take place January 14, 2008

F. Possible Ordinance Violations.

No violations reported.

G. Election of Chair and Vice Chair for 2008.

Elections were tabled until January 14, 2008.

DISCUSSION ITEM

(3:17) **Special discussion item regarding the City of Santa Barbara Technical Guidance Manual for Post Construction Storm Water Management.**

Present: Cameron Benson, Creeks Manager; Autumn Malanca, Project Manager.

Public comment opened at 3:41 p.m.

A letter from Paula Westbury was read into the record.

Public comment closed at 3:43 p.m.

Mr. Benson, and Ms. Malanca, provided a presentation and responded to questions from the Board. Chair Wienke suggested the applicant provide examples of a completed project showing steps taken to incorporate various storm water management methods.

CONCEPT REVIEW - NEW ITEM**1. 29 W CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-122-004
Application Number: MST2007-00593
Owner: 29 W, LLC
Applicant: Robert McCormick
Architect: PB Telecom

(Proposal to install a broadband wireless telecommunications facility on the roof of an existing commercial building. The project consists of the installation of three panel antennas within a RF-Transparent concealment canister; a two-foot tripod-mounted dish antenna for radio communications; and a GPS antenna in a seven foot by seven foot radio transmitter equipment cabinet.)

(PROJECT REQUIRES FINDINGS OF NO SIGNIFICANT VISUAL IMPACTS.)

(3:42)

Present: Robert McCormick, Applicant.

Public comment opened at 3:45 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval of the project with the following comments:

- 1) The antenna is consistent with the existing architecture and existing antennas on the structure, therefore has no significant visual impact.
- 2) The proximity of the proposal is not freestanding from the dominant public viewscape because the penthouse is located behind the antenna thus reducing its visual impact.

Action: Aurell/Sherry, 3/1/0. (Manson-Hing opposed. Blakeley, Mosel, Mudge, and Zink absent.)

CONCEPT REVIEW - NEW ITEM**2. 1126 N MILPAS ST****A-1 Zone**

Assessor's Parcel Number: 029-110-023
 Application Number: MST2007-00647
 Owner: County of Santa Barbara
 Applicant: Robert McCormick
 Architect: PB Telecom
 Applicant: Luis Perez

(Courtesy review of wireless communication facility for Clearwire and T-Mobile to construct an unstaffed radio telecommunications facility consisting of a radio transmitter equipment cabinet mounted on a steel platform and the installation of three panel antennas, three dip head units, and three microwave dish antennas to pole structures. The proposed equipment cabinet will be enclosed in CMU Concealment walls to match the existing walls.)

(Courtesy review of County Bowl Wireless Facility.)

(4:08)

Present: Robert McCormick, Applicant; Luis Perez, Applicant.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

Motion: The project is acceptable as presented. The Board appreciates use of materials as presented and the continued use of the green coloring on the antennas.

Action: Sherry/Aurell, 4/0/0. Motion carried (Blakeley, Mosel, Mudge, and Zink absent.)

***** THE BOARD RECESSED AT 4:19 P.M. UNTIL 4:30 P.M. *****

CONCEPT REVIEW - NEW ITEM**3. 810 B BOND AVE****C-2 Zone**

Assessor's Parcel Number: 031-234-022
 Application Number: MST2004-00351
 Owner: Peter G. A. Kurrels
 Agent: Steve Orosz

(Proposal to convert an existing four-story 6,171 square foot mixed-use development to condominiums. The 7,185 square foot lot is currently developed with three multi-family residential units totaling 3,000 square feet and 3,171 square feet of commercial space. The residential units to be converted to condominiums consist of one 601 square foot one-bedroom unit, one 1,137 square foot two-bedroom unit, and one 1,262 square foot three-bedroom unit. The commercial space would become a commercial condominium. Seven parking spaces are provided onsite. No exterior architectural alterations are proposed. Planning Commission is required for review of the Tentative Subdivision Map and Condominium Conversion.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP AND CONDO CONVERSION.)

(4:30)

Present: Steve Orosz, Agent; Peter Kurrels, Owner.

Public comment opened at 4:32 p.m.

Mathew Gower, is not opposed to the project.

Public comment closed at 4:33 p.m.

Motion: Continued indefinitely to Planning Commission and return to Full Board with the following comments:

- 1) The project design appears well handled.
- 2) Provide laundry facilities for Unit B.
- 3) Provide photos of way finding signs to all units.
- 4) Provide photos verifying that parkway landscaping is being maintained.

Action: Aurell/Sherry, 4/0/0. Motion carried. (Blakeley, Mosel, Mudge, and Zink absent.)

***** THE BOARD RECESSED FROM 4:50 P.M. UNTIL 5:02 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM

4. 308 W MONTECITO ST

C-2 Zone

Assessor's Parcel Number: 037-232-002

Application Number: MST2006-00128

Owner: Carole Bar Cole and Richard Dowdall

Architect: Hochhauser Blatter Architects

Applicant: Suzanne Elledge Planning Permitting

(Revised proposal to construct a new three-story mixed-use project consisting of four residential condominiums totaling 7,952 square feet, 580 square feet of commercial space, and 10 parking spaces on a 10,020 square foot lot in the C-2 Zone. The proposed residential units will consist of two three-bedroom units, one two-bedroom unit, and one one-bedroom unit ranging in size from 1,565 to 2,156 square feet. The project requires review by the Staff Hearing officer for a Tentative Subdivision Map.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER REVIEW OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(5:02)

Present: Jean Hochhauser, Architect; Issac Romero, Applicant.

Public comment opened at 5:16 p.m.

- Peter Currie, opposed: applicant is required to maintain an exit from neighboring property onto Bath St.
- Bonnie Donovan, opposed to height, construction at property line, street parking, proximity to railroad.
- Robert Maxim, pleased with rear two stories, but concerned with lack of setbacks and extensive blank wall; proximity to railroad.
- Letters from Paula Westbury and Peter Currie were acknowledged.

Public comment closed at 5:33 p.m.

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

- 1) The applicant is encouraged to resolve the easement issue with the neighbor at 302 Montecito Street (corner unit), for egress from its diagonal parking lot through its lot at the property that goes to Bath Street. Solutions seem to be available for allowing egress into the parking area below the building if required.
- 2) The applicant is encouraged to use third-story windows on the north elevation.
- 3) Provide landscaping on the Montecito Street and Bath Street sides, including street trees in both easements. Provide a landscape plan.
- 4) The Board is happy with the Montecito Street elevation, its integration to the one story building to the west, and the use of key elements from the neighborhood such as the second-story trellis, window proportions, and awning shapes.
- 5) There is concern with the wall at the east and south (referred to as the interior property line) which is now a walkway/driveway wall from the parking lot. Provide articulation such as texture, openings, and other animation.
- 6) The Board finds that more work is needed to the arched pedestrian access opening access from Montecito Street. Provide more animation to the massing, the awnings, refine the architectural elements.
- 7) Provide a solution to thicken the walls on either end of the fireplace separating the roof terraces at the rear of units C and D.
- 8) Some Board members are concerned about the width to height ratio of the Bath Street arched driveway entry. Consult with the Transportation Division as soon as possible.
- 9) Overall, the Board is comfortable with the size, bulk, and scale of the project and its integration into the neighborhood.
- 10) The Board is encouraged by the size, bulk, and scale of the project, and the roof scapes that allow for future photovoltaic panel installation.

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

*****THE BOARD RECESSED FROM 6:15 P.M. TO 6:35 P.M.*****

CONCEPT REVIEW - NEW ITEM

5. 120 S HOPE E-144

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00618
 Owner: Patricia S. Nettleship, Trustee
 Applicant: Conceptual Motion Co.

(Proposal to convert 970 square feet of existing tenant space (F115 and F118) to a guest services and police sub-station. The proposal also consists of a façade remodel to include a new 33 foot high tower element with 3 new faux windows at La Cumbre Plaza. No new square footage is being proposed.)

(Project requires compliance with La Cumbre Plaza Design Guidelines.)

(6:35)

Item 5 was postponed indefinitely at the applicant's request.

CONCEPT REVIEW (Cont.)

6. 1335 MISSION RIDGE RD

E-1 Zone

Assessor's Parcel Number: 019-210-005
Application Number: MST2006-00285
Owner: Dario L. Pini
Architect: Bryan Murphy

(Proposal to reinstate approvals and legalize "as-built" additions and sitework for an existing three-story residence. Additions previously approved under expired building permits include 171 square feet on the first floor and 517 square feet on the second floor. Proposed as abatement of other building and zoning violations for "as-built" additions are 94 square feet on the first-floor and 314 square feet of basement additions. The proposed project would result in a 5,490 square foot residence. The existing house is situated almost entirely within the required front yard and a modification is required for the improvements to the structure. Two additions to the front of the house encroach into the public right-of-way, requiring an encroachment permit. The project is located on a 17,043 net square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 086-07.)

(6:36)

Present: Bryan Murphy, Architect; Dario Pini, Owner.

Public comment opened at 6:53 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board is comfortable with the drawings and design changes as presented with the following comments:
- 2) The roof deck at the middle of the house shall be redrawn to lower the wall on east elevation per actual conditions.
- 3) At the south elevation, the Board would prefer the chimney with proposed stone veneer to be of plaster; and as it extends through the roof, complete the chimney form as a round radius and create a chimney cap appropriate and quirky to the style of the existing house.
- 4) The board has concern with the use of precast stone columns at the south elevation of the lower guest room and suggests studying the use of thickened wall plaster that aligns with the floor plane above and has square thickened openings.
- 5) At the south and west elevations of the large deck, the existing condition has the post connections exterior to the deck floor plane. Match such condition for the new railing/post detail in the new proposed south deck.
- 6) At the south elevation carport, stone veneer to wrap the two columns.
- 7) The east elevation shall show the living room pop-out beyond.

- 8) At the west elevation basement level, show window added below the bay window, where currently shown as plaster.
- 9) At the west elevation second-story master bedroom deck facing the street, show the return of plaster with tile cap.
- 10) The above comments are annotated on the plans in red.

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

REVIEW AFTER FINAL

7. 4200 CALLE REAL

R-3 Zone

Assessor's Parcel Number: 059-240-020
 Application Number: MST98-00749
 Owner: Alicia Martin, D.C.
 Architect: Ilona Scott, David Kesterson

(The project involves a 17-acre site including 75 affordable rental units and 95 affordable senior units. Project received Planning Commission Approval on 5/2/2002 and requires compliance with Planning Commission Resolution No. 024-02.)

(Review After Final for review of historic sign structure.)

(7:19)

Present: David Kesterson, Architect.

Public comment opened at 7:57 p.m.
 A letter from Paula Westbury was acknowledged.
 Public comment closed at 7:58 p.m.

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

- 1) The board is encouraged by the two options, but prefers Option 1 using the stucco square base and column, as it is reminiscent of the previously existing brick standards, and is a part of the Planning Commission Resolution.
- 2) The Board looks for the previous motion design direction for signage that spans the roadway to either remove the pipe railing and install lettering on top of the tube steel beam, or remove the tube steel beam and design a pipe rail consistent with the existing pipe rail design and rework accordingly.
- 3) The applicant to comply with Section F of the PC Resolution which annotates conditions for substantial conformity.
- 4) Review and propose landscaping as described in D-2, page 6.
- 5) The Board finds the ornamental globes on top of the column posts appear too small and recommends enlarging. Verify the existing diameter of the existing spheres.
- 6) The Board prefers the redesign methodology using the extension of the pipe rail system in that it is in the reminiscent of the existing resolution approved design.

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

The Full Board meeting adjourned at 8:10 p.m.

CONSENT CALENDAR (1:00)**REVIEW AFTER FINAL****A. 1501 & 1503 CLIFTON ST.****R-2 Zone**

Assessor's Parcel Number: 015-221-005
Application Number: MST2007-00129
Owner: Greg Sharp
Architect: Lori Kari

(Proposal to convert the existing one-story 1,420 square foot duplex to a single family residence with a 53 square foot addition and the construction of a 400 square foot detached two-car garage with 176 square foot accessory space. The proposal also includes demolition of an existing 500 square foot carport and a portable outbuilding. The project is located on a 9,610 square foot lot in the Hillside Design District.)

(Review After Final for a proposed asphalt shingle roof and dual glazed fixed windows at the gabled roof.)

Final Approval as noted with the following conditions: 1) roofing shall be asphalt shingle roof with dark gray color; 2) windows, glass, gable are acceptable as submitted.

CONTINUED ITEM**B. 924 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-052-009
Application Number: MST2005-00672
Owner: Herendeen Family Trust
Applicant: Vadim Hsu
Landscape Architect: Randy Mudge

(Proposal to construct a new 1,392 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 262 square foot two-car garage and construct a 500 square foot garage on an 8,623 square foot lot located in the Hillside Design District. A Modification was approved on January 18, 2006 to allow a stairway to encroach into the side yard setback.)

(Applicant is requesting to reinstate the Preliminary Approval of 4/03/06.)

Approval of reinstatement of Preliminary Approval granted in April 2006, with the comment that the applicant is to address ABR comments from April 3, 2006.

FINAL REVIEW**C. 231 N MILPAS ST****C-2 Zone**

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

Final Approval as noted with the comment that the metal side and rear panels are to be flush with corners.

NEW ITEM**D. 316 W VICTORIA ST****R-4 Zone**

Assessor's Parcel Number: 039-112-017
Application Number: MST2007-00622
Owner: Randy Donald Graybill
Applicant: Sophie Calvin

(Proposal to rebuild an existing one-car garage and shed with a new ½ bath to total 234 square feet. The project also consists of permitting an existing fountain, demolishing the existing entry stairs to the front unit and building a new 196 square feet deck with trellis addition.)

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

Final Approval with the following conditions: 1) garage, deck, and trellis are approved as submitted; 2) statistics form to be corrected.

NEW ITEM**E. 235 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-181-001
Application Number: MST2007-00650
Owner: Peter C. Caldwell
Architect: Dawn Sophi Ziemer

(Proposal for alterations of a pharmacy and doctor's office building to include a new flagstone paving and new awning over the front entrance on Pueblo Street; and a new display case and new door at the side entrance on Bath Street.)

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

Final Approved as noted with the following comments: 1) mount light fixture to illuminate flag only, and avoid glare to pedestrians; verify location with architect; 2) awning to be Dark Blue – not turquoise as proposed.

All items were reviewed by Christopher Manson-Hing. Consent Calendar ended at 2:10 p.m.