



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 18, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair - ABSENT
 DAWN SHERRY, Vice-Chair - PRESENT
 CLAY AURELL - ABSENT
 JIM BLAKELEY - ABSENT
 CAROL GROSS – PRESENT @ 3:22 P.M.
 GARY MOSEL - PRESENT
 PAUL ZINK – PRESENT
 CHRISTOPHER GILLILAND – PRESENT
 KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:44 P.M.
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & 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 & 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 <u>folded plans</u> 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>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the 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 ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, May 14, 2009, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. on Channel 18. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:02 p.m.

ROLL CALL:

Members present: Sherry, Mosel, Zink, Gross (present @ 3:22 p.m.), Rivera, and Gilliland.

Members absent: Manson-Hing, Aurell and Blakeley.

Staff present: Jaime Limón (until 3:44 p.m.), Bedard and Goo.

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

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **May 4, 2009**, as amended.

Action: Zink/Rivera, 5/0/0. Motion carried. (Manson-Hing/Aurell/Gross/Blakeley absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **May 11, 2009**, 2009. The Consent Calendar was reviewed by **Gary Mosel**.

Action: Mosel/Gilliland, 5/0/0. Motion carried. (Manson-Hing/Aurell/Gross/Blakeley absent.)

Motion: Ratify the Consent Calendar of **May 18, 2009**, 2009. The Consent Calendar was reviewed by **Gary Mosel**.

Action: Rivera/Mosel, 5/0/0. Motion carried. (Manson-Hing/Aurell/Gross/Blakeley absent.)

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

Ms. Bedard made the following announcements:

- 1) Board members Manson-Hing and Aurell would be absent from today's meeting.
- 2) A presentation and training opportunity on Sustainability and Green Designs is scheduled for Thursday, May 28, 2009, from 9:00 a.m. to 12:00 Noon in the David Gebhard Meeting Room at 630 Garden Street. The training is available to Community Development Boards and Commissions and local design professionals. The presentation topics include pre-manufactured green homes, passive solar design, green roofs and cool roofs, green building and related programs and certifications.

- E. Subcommittee Reports: None.

DISCUSSION ITEM:

- (3:19) **Proposed City Charter amendment to reduce ABR membership from 9 to 7 members.**

City Staff Presenter: Jaime Limón, Senior Planner.

Mr. Limón reported the reasons for a proposed Board membership reduction are:

1. Revised Charter amendment: Staff ensured that requirements for ABR membership will be kept to a high standard.
2. The motivation for the proposal to reduce from 9 to 7 Board members involved a variety of factors, including, (a) long time recruitment issues including difficulties recruiting for the required two qualified landscape architect positions; (b) conflict issues prohibiting certain applicants from applying; and (c) the formation of the new Single Family Design Board, which established the sufficiency of 7 Board members and prompted seeking standardization of membership numbers for all City Boards and Commissions.
3. Desire to keep Board meetings as short as possible or as close to agendized timelines as possible to reduce overtime compensation issues, as there is an observed reduction in review time when the Board member attendances drop due to absences.

Board member Comments:

1. One Board member stated that she believed the reason meetings have been reviewed more timely is largely due to both the Board and staff's efforts to keep applicant reviews to the scheduled agendized timeline.
2. Two Board members requested that the revised Charter amendment be amended to require two qualified landscape architects instead of only one to ensure adequate landscaping review.
3. Since some Board members didn't agree with any proposed reduction of ABR Board members, more discussion on this issue was requested when all other members were present.
4. At least two of the present six Board members were of the opinion that the Board and Commission applicant standards need to remain high in order to cover Board member absences and retain the rich diversity of opinions of the Board (especially concerning large projects), and that quorum standards should remain the same to provide adequate review of applications and plans.

The discussion item was continued two weeks.

CONCEPT REVIEW - NEW ITEM**1. 201 S MILPAS ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 017-251-020

Application Number: MST2009-00222

Owner: Roland Fitzgerald

Business Name: East Beach Wine Company Inc.

(Proposal to permit "as-built" window murals on the south, west, and east elevations at the East Beach Wine Company. The proposal was referred to the ABR by the Sign Committee.)

(Referred from Consent Calendar to the Full Board. Proposed abatement of an Enforcement case. Final Approval is requested.)

(3:44)

Present: Roland Fitzgerald, Owner.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

Staff reported that the Sign Committee referred the application to the ABR as the mural did not include lettering and rather appeared to be more of a graphic art mural in the window affecting the window and outer façades as an architectural element. The proposed window murals covering all three elevations, exceeds the maximum allowed window signage. While the mural is located on windows and not the exterior of the building, the proposed mural can be regarded as a major color change to the building. There is no evidence of a permit for the existing "as-built" mural, only indication presented by the applicant that the mural has existed on the building since early 2000. Staff reported that the Board can rule on whether the mural fits into the character of the local neighborhood.

The applicant and staff explained that even though the murals will be temporary as the business may be relocating in February 2010, they are requesting a permanent permit for a "permanent" improvement.

Motion 1: To deny the application for installation of "as-built" murals.

- 1) The colors and the large amount of square footage on the glass are not compatible with the Ordinance.
- 2) The images portrayed directly relate to the business and not to the architecture of the building.
- 3) Over large murals set a precedent as resembling unwanted bill boards in Santa Barbara.
- 4) Maintenance of the murals may pose difficulties for any future tenants businesses and may not reflect the nature of any future businesses.

Action: Gross/Mosel, 5/0/1. Motion carried. (Zink abstained, Manson-Hing/Aurell/Blakeley absent.)

Motion 2: To rescind the previous motion to deny the application.

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

Motion 3: Final Approval with condition that the window murals remain as proposed for a maximum 12-month time frame.

Action: Gross/Zink, 4/2/0. Motion carried. (Mosel/Rivera opposed, Manson-Hing/Aurell/Blakeley absent).

CONCEPT REVIEW - NEW ITEM**2. 3761 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053
Application Number: MST2009-00227
Owner: Regency Realty Group, Inc.
Architect: Cearnal Andrulaitis
Business Name: Whole Foods

(Proposal for a façade remodel for three existing commercial buildings in the C-P/SD-2 Zone. The proposal includes the addition of an outdoor seating area, a new trellis and awnings, grading and restriping the existing 258 space parking lot, ADA improvements, 37 bicycle spaces, and landscape alterations, including the addition of bio-swales. All of the existing trees are proposed to remain.)

(Comments only; project requires Environmental Assessment.)

(4:18)

Present: Brian Cearnal and Adam Cunningham, Architects; and Guillermo Gonzalez, Landscape Architect.

Public comment opened at 4:31 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

ARCHITECTURE:

- 1) The Board appreciates the preservation of the original Glendale Federal Bank building, and the poured-concrete appearance of the lower floor.
- 2) Study the downspout condition.
- 3) Study the proportions of the second floor windows on the corner building, and the solid-void relationship of the plaster and windows.
- 4) Study the east elevation and the north walkway of the proposed Whole Foods building for additional architectural refinement and landscaping embellishments.

LANDSCAPING:

- 1) The Board appreciates the preservation of the existing mature Eucalyptus trees and other landscaping on-site.
- 2) Research and discuss with the City Parks and Recreation Department the feasibility of whether two street trees along State Street can be added to the existing sidewalk planter.
- 3) Study the grading and directional water flow of the parking lot and verify if the proposed bioswales will be effective water retention systems.
- 4) Study the possibility for three of the four proposed bioswales to be planters and introduce two canopy trees to each of the planters.
- 5) Study whether the proposed plant material on north side of building, at the outdoor dining area, is feasible with the shaded condition.

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

CONCEPT REVIEW - NEW ITEM**3. 3855 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-010
 Application Number: MST2009-00210
 Owner: Grace Lutheran Church of Santa Barbara
 Owner: Macerich La Cumbre, LLC
 Applicant: The Vons Companies Inc.
 Architect: Courtney & Le Architects

(Proposal for an exterior facade remodel at the Vons in the La Cumbre Plaza. The proposal includes restriping parking stalls, the addition of accessible stalls and pathways per city requirements, new roof top equipment, exterior lighting, and landscaping.)

(Project requires compliance with La Cumbre Plaza Tenant Design Criteria.)

(5:13)

Present: Winnie Bautista, Little Diversified Architectural Consulting; Honda Cherng, The Vons Companies Inc.; and Tim Ball, Macerich La Cumbre, LLC.

Public comment opened at 5:25 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

ARCHITECTURE:

- 1) Restudy the feasibility of a proposed sidewalk with regard to the maximum slope allowed.
- 2) Study the final color palette to resemble the established color palette of La Cumbre Plaza.
- 3) Increase the size of the overhang and how it is to be incorporated into the adjacent south elevation.
- 4) Study the proportion of the arches and the portico extensions on the east elevation.

LANDSCAPING:

- 1) Maximize planting along the entire front façade.
- 2) Study the incorporation of vine pockets on the north elevation.

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

ADJOURNMENT:

The Full Board meeting adjourned at 5:50 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 516 & 518 W LOS OLIVOS ST****R-3 Zone**

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Owner: Bruce Burke
Architect: Edwards Pitman

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Review After Final to revise windows on the south and west elevations; change windows to single hung windows; addition of a high window on the south elevation of Unit 1; revised entry porch on Units 1 and 2; revised rear porch on Unit 1; and change the exterior siding.)

Approval of Review After Final as noted:

1. Decrease the width's of the board & batten to 3/4" by 2½".

CONTINUED ITEM**B. 221 W VICTORIA ST****R-4 Zone**

Assessor's Parcel Number: 039-171-003
Application Number: MST2009-00225
Owner: City of Santa Barbara Housing Authority
Architect: Vadim Hsu

(Proposal for exterior alterations to an existing 24 unit apartment complex to include the replacement of existing doors and windows, resurface the existing balconies and stairs and repaint the existing apartment building.)

A previously sent opposition letter from Paula Westbury was acknowledged.

Final Approval as noted on sheet A3.2:

1. Revise the entry door detail to match the proposed door.
2. Note windows to be brown anodized.

NEW ITEM**C. 30 SANTA YNEZ ST****E-1/PUD Zone**

Assessor's Parcel Number: 015-330-001
Application Number: MST2009-00230
Owner: Janet R. Murphy Trust

(Proposal to install a security "Verti-gate" at the existing four unit Terra Vista Condominium complex. The security gate is proposed to be a rust-finish, powder coated aluminum and will be 6 feet tall and 20 linear feet, to include 17 feet for vehicular access and an attached 3 foot pedestrian gate. Two low-wattage, hooded lighting fixtures are proposed to be mounted on each end of the security gate. The project requires Staff Hearing Officer review for a requested zoning modification to allow the proposed gate to exceed the 42-inch maximum height within the front setback.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for a zoning modification to allow the proposed gate to exceed the 42-inch maximum height within the front setback.)

Continued indefinitely to Staff Hearing Officer and return to Consent with the comment:

1. No negative aesthetic impacts of the proposed over height security gate.

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