



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 24, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair – PRESENT @ 3:03 P.M., UNTIL 5:21 P.M.
- CLAY AURELL - PRESENT @ 3:23 P.M.
- CAROL GROSS – PRESENT @ 3:19 P.M. UNTIL 5:40 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 3:50 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 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>

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, August 20, 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 3:01 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry (present @ 3:03 p.m., until 5:21 p.m.), Mosel, Zink, Gross (present @ 3:19 p.m. until 5:40 p.m.), Aurell (present @ 3:23 p.m.), Rivera, and Gilliland.
Members absent: None.
Staff present: Limón (until 3:50 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 **August 10, 2009**, as amended.

Action: Zink/Rivera, 4/0/1. Motion carried. (Mosel abstained, Sherry/Gross/Aurell absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **August 17, 2009**. The Consent Calendar was reviewed by Clay Aurell and Carol Gross.

Action: Rivera/Zink, 5/0/0. Motion carried. (Sherry/Gross/Aurell absent).

Motion: Ratify the Consent Calendar of **August 24, 2009**. The Consent Calendar was reviewed by Clay Aurell and Carol Gross.

Action: Zink/Rivera, 6/0/0. Motion carried. (Gross/Aurell absent).

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

1) Staff took an attendance poll to confirm the availability of Board members for the Tuesday, September 8th meeting following the Labor Day Holiday. All present Board members stated they should be present for a quorum for that meeting.

2) Regarding 302 E. Haley Street - It was noted that the blue color of the building does not match the Board's approved color. Applicant is to correct.

E. Subcommittee Reports: None.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 803 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-042-028
Application Number: MST2009-00356
Owner: 803 North Milpas Street, LLC
Applicant: Jarrett Gorin
Landscape Architect: Lane Goodkind

(Proposal for temporary improvements to a vacant site that includes minor site grading, a 625 square foot trailer for use as a temporary business office, 4 parking spaces, new permeable paving, and new landscaping. A proposed mixed-use development for this site is currently under separate review under application MST2006-00510.)

(Comments only; project requires Environmental Assessment).

(3:07)

Present: Jarrett Gorin, Applicant.

Staff clarified the proposed project's "temporary business office" description. Staff requested the Board condition any approval of the project with a limited approval of one year, with the possibility of annual one-year time extensions, and not to exceed a total of three years for the temporary project.

Staff clarified the existing curb cuts and required setbacks from the intersection regarding ingress and egress is being reviewed by the Transportation Division staff.

Public comment opened at 3:12 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Board member Zink clarified that the proposed temporary structure will have an overall maximum approval of 3 years to be reviewed and granted in 1 year increments.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board concurred with staff's recommendation for a 1-year limited approval for the temporary structure and improvements on the site, to include possible annual review for time extensions, as requested by the applicant, and a 3-year maximum approval time limit.
- 2) Add a trellis element to the temporary structure (and shown on the plans).
- 3) Provide a color board.
- 4) Provide the location of the air conditioning unit on the plans to be screened from public view.
- 5) Provide the location of the trash facility on the plans to be screened from public view.
- 6) Return with information of the proposed permeable paving material.

LANDSCAPING:

- 1) Screen the temporary building from Milpas Street with an additional planter.
- 2) If fencing is used along the existing curb cut driveway, provide details on the plans.
- 3) Landscaping at the front corner curb cuts shall be included in the design.
- 4) The Board looks forward to a more sustainable year-round plant palette, not excluding trees, to be included as part of the proposed landscaping..

Action: Zink/Sherry, 8/0/0. Motion carried.

**** THE BOARD BRIEFLY RECESSED AT 3:36 P.M., AND RECOVERED AT 3:50 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 522 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-211-023
Application Number: MST2008-00598
Owner: Steven Harper
Designer: Ryan Mills
Architect: Edward De Vicente

(Proposal to demolish an existing 1,460 square foot single-family residence and construct a new, three-story mixed-use building consisting of 415 square feet of new commercial space on the first floor, one residential unit with 1,855 square feet of residential space on the first, second and third floors, a 160 square foot deck on the second floor, a 168 square foot deck on the third floor, an attached 514 square foot, two-car garage for the residential unit, and two uncovered parking spaces for the commercial space.)

(Comments only; project requires Environmental Assessment.)

(3:50)

Present: Ryan Mills, Designer; and Edward De Vicente, Architect.

Public comment opened at 4:03 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the clarity of presentation and the general direction of the proposed project.
- 2) The Board finds the general mass, bulk, and scale acceptable.
- 3) The design style is acceptable for the neighborhood and area of the city.
- 4) Study the following architectural elements: (a) the apparent heaviness of the second floor projection over the first floor; (b) the alignment of the finish on the second floor as it continues toward the east, broken by the box bay window; and (c) the size and use of the chamfers at the upper level for compatibility with the chamfer at the lower level.
- 5) Study the street entrance for the residential unit to allow more light and visibility into the entrance area.

LANDSCAPING:

- 1) Some Board members are supportive of the proposed removal of a street tree with replacement of additional trees. One Board member was adamantly opposed to the removal of the existing street tree.
- 2) Study incorporating the planter into the architecture in order to accomplish cascading plantings as shown on the elevations.

Action: Gilliland/Zink, 8/0/0. Motion carried.

**** THE BOARD BRIEFLY RECESSED AT 4:34 P.M., AND RECOVERED AT 4:46 P.M. ****

CONCEPT REVIEW - NEW ITEM**3. CITY-WIDE****ROW Zone**

Assessor's Parcel Number: 000-000-0RW
Application Number: MST2009-00367
Applicant: HP Communications, Inc.
Owner: City of Santa Barbara

(Proposal by NextG Networks for the installation of a new city-wide fiber optic cable, antennas, and equipment network system to be located within the city right-of-ways at 55 locations citywide. 50 antennas will be located on existing utility poles and 4 antennas will be located on existing city light poles located within city right-of-ways. Seven locations are within El Pueblo Viejo Landmark District and will be reviewed by the Historic Landmarks Commission (HLC). One of the seven locations, to be reviewed by HLC, includes a proposed new 30-foot pole within the City right-of-way on Calle Cesar Chavez near Cabrillo Boulevard.)

(Comments only; Project requires Environmental Assessment.)

(4:46)

Present: Patrick Ryan, Outside Council; Heidi Payne, Project Manager; Sharon James and Chris Price, Representatives for NextG Networks of California.

Applicant clarified the proposal of 55 proposed locations: 50 are to be located at existing utility poles, 4 to be located on existing street light fixtures, and 7 of the locations are to be reviewed by the Historic Landmarks Commission (HLC).

Staff clarified that this project, and other wireless antenna projects, do not require a public notice (SBMC 22.68.040). Individual cellular antenna projects, proposed at one specific project location, have been noticed as a courtesy, not a requirement.

Public comment opened at 5:11 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

General Comments by Board:

- 1) As presented, there was not sufficient information to make an accurate assessment or judgment of the proposed equipment and installation, due to the lack of scaled plans available to the Board for review.
- 2) A more comprehensive proposal is requested with reviewable plans including detailed dimensions of the different types of proposed fixtures, their proposed locations, photo simulations, information regarding eventual transition from utility pole utilities to undergrounding of utilities, and impact of suggested street light fixtures on existing view corridors and landscapes.
- 3) The use of existing City infrastructure and the need for moving forward with technology is supportable, but the proposed utility attachments only make the existing system worse and should be either minimized further or relocated to the ground to present less of an obstruction to view corridors.
- 4) The Board had concerns regarding the replacement of the new City standard with the proposed fiber optic system onto existing City utility poles, which may make future light fixture replacement to the new City standard difficult.

- 5) The “Q-tip” head attachments to existing utility light fixtures (cobra head utility poles) are too large and bulky and not supportable due to their negative aesthetic impact and intrusion into the view corridors and existing landscapes.
- 6) The proposed boxes to be installed on utility light poles should be reduced to make as small an aesthetic impact as possible.
- 7) It was suggested that any proposed attachments to existing light fixtures be conditioned to remain clear of the existing tree canopy to avoid unnecessary alterations (i.e. trimming) to the existing street trees.
- 8) One Board member found the proposed conduits and overhead lines acceptable.
- 9) The proposed galvanized powder coating of proposed attachments to match the existing utility light poles is acceptable.
- 10) Applicant is to return with alternative proposals and options.
- 11) Staff to work with applicant to schedule a future site visit by the Board to review a mock-up of one of the proposed light fixtures.
- 12) Comments to be made available to the Historic Landmarks Commission.

Motion: **Continued two weeks to Full Board with the preceding comments made collectively by the Board:**

Action: Zink/Rivera, 6/0/0. Motion carried. (Gross absent, Sherry stepped down).

ADJOURNMENT:

The Full Board meeting adjourned at 6:06 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 421 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-303-021
 Application Number: MST2009-00321
 Owner: Steven Wells
 Architect: Burnell Branch & Pester

(Proposal for minor alterations to the existing two-story, 2,366 square foot mixed-use building, comprised of 1,528 square feet of commercial space and an 838 square foot second story residential unit. The proposed alterations include new doors and windows, new wrought iron railing, new awnings, improvements to the courtyard, a new plaster wall, new landscaping, and site improvements including the demolition of an existing shed and "as-built" canopy structure. The proposal includes a change of use from a restaurant/bakery to office. No new square footage is proposed. An existing, detached 515 square foot single-family residential unit will remain unaltered. The proposal will abate ENF2009-00253.)

(Review After Final for the addition of new decorative window grills on two windows along the Milpas Street elevation.)

An opposition letter from Paula Westbury was acknowledged.

Approved as submitted of Review After Final.

REFERRED BY FULL BOARD**B. 1405 HARBOR VIEW DR****R-2/SD-3 Zone**

Assessor's Parcel Number: 015-292-005
 Application Number: MST2007-00278
 Owner: Carlos Villareal
 Architect: Tom Jacobs
 Landscape Architect: Charles McClure

(Proposal to demolish the existing 985 square foot single-family residence and 387 square foot detached garage and construct two, two-story, single-family residences with attached two-car garages. Unit one is a proposed three-bedroom, 1,475 square feet, with an attached 451 square foot garage. Unit two is a proposed three-bedroom, 1,409 square feet with an attached 400 square foot garage. The total proposed development includes 3,735 square feet on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer Approval of a Coastal Development Permit and modifications on 12/17/08 (Resolution No. 093-08).)

(Preliminary Approval granted 1/26/09. Final Approval is requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approved of architecture and landscaping as noted on Sheet L-1 to verify the street tree variety on plans.

NEW ITEM**C. 2101 RIDGE LN****R-2/4.0 Zone**

Assessor's Parcel Number: 019-163-006
Application Number: MST2009-00372
Owner: Stephen and Diana Sloane
Designer: Wade Davis Design

(Proposal to legalize an "as-built" conversion of an existing three-car carport to a three-car garage and change the existing roll-up garage doors to stable doors. The site is currently developed with two residential units on a 7,228 square foot lot. Other alterations include the addition of new glass front doors and new windows at stairwell halls to both units, to add a new window on the south wall and demolition of a wing wall at the north elevation of unit A, and to add an 18-panel ridge skylight on the garage.)

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

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval and continued one week to Consent Review with Applicant to return with details for ridge skylight, corner window conditions, and exterior side entry to the garage.

REVIEW AFTER FINAL**D. 633 DE LA VINA ST****R-3 Zone**

Assessor's Parcel Number: 037-121-007
Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron
Landscape Architect: David Black

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42 inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Review After Final for revised landscaping.)

An opposition letter from Paula Westbury was acknowledged.

Continued one week to Consent Review.

Items on Consent Calendar were reviewed by **Clay Aurell** and **Carol Gross**.