



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, October 19, 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
- CLAY AURELL - PRESENT
- CAROL GROSS – PRESENT
- 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 3:30 P.M.  
 MICHELLE BEDARD, Planning Technician - PRESENT  
 KATHLEEN GOO, Commission Secretary - PRESENT

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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>

**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](http://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](mailto: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, October 15, 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](http://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](http://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: Manson-Hing, Sherry, Mosel, Zink, Gross, Aurell, Rivera, and Gilliland.  
Members absent: None.

**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 **October 5, 2009**, as amended.  
Action: Zink/Sherry, 7/0/1. Motion carried. (Gross abstained from Items #4 and #5).

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 12, 2009**. The Consent Calendar was reviewed by **Gary Mosel and Carol Gross**.  
Action: Rivera/Sherry, 8/0/0. Motion carried.  
Motion: Ratify the Consent Calendar of **October 19, 2009**. The Consent Calendar was reviewed by **Gary Mosel and Carol Gross**.  
Action: Aurell/Gilliland, 8/0/0. Motion carried.

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

None.

## E. Subcommittee Reports:

None.

**CONCEPT REVIEW - CONTINUED ITEM****1. 3222 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-031  
Application Number: MST2009-00377  
Owner: Anthony and Yani Osehan, Trustees  
Applicant: Chris Sewell

(Proposal for a conceptual review for a minor facade remodel at the Agave Inn to include an "as-built" wood decorative element along the street facade and an "as-built" exterior color change.)

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

(3:20)

Present: Warren Schultheis, Designer, and Yani Osehan, Owner.

Public comment opened at 3:32 p.m. As no one wished to speak, public comment was closed.

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

**Motion: Preliminary Approval and continued indefinitely to Consent with comments:**

- 1) Provide documentation of the landscaping solution as discussed:
  - a) The Board confirmed previous direction on the landscaping: to relocate the Agave plants to another location on the property (or suggest to place the plant in a pot) and replace with pencil tree (*Euphorbia tirucalli*), soft agaves (*Agave attenuata*), and flax (*Phormium 'Bronze Baby'*) plantings.
  - b) The Board stated that in order to improve the project; narrow and tall thin succulent plantings like the soft agave, pencil tree, and flax plantings would be better and safer plant massing for the front location near the sidewalk is suggested.
- 2) The end pieces to the lattice work are to have the front portion facing the street to be approximately 1-inch wide to return to the face of the wall and painted the same color as the wood trellis.

Action: Gross/Gilliland, 6/0/2. Motion carried. (Mosel/Zink abstained.)

**CONCEPT REVIEW - CONTINUED ITEM****2. 535 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-351-010  
Application Number: MST2006-00530  
Owner: Housing Authority of the City of Santa Barbara  
Architect: William Hezmalhalch Architects, Inc.  
Applicant: John Campanella

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in four, two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 1,100 and 1,700 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with 50% in a side by side configuration and 50% in a tandem configuration. Six guest parking spaces would be provided, resulting in a total of 102 on-site parking spaces. Vehicle access would be provided from East Montecito Street, with emergency access only from Calle Cesar Chavez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project requires a Substantial Conformance Determination at the Planning Commission.)

**(Second Concept Review. Comments only; project requires a Substantial Conformance Determination.)**

(3:35)

Present: John Campanella, Applicant/Bermant Homes; Bill McReynolds, Developer/Partner from City Ventures, Inc.; and Jeff Chelwick from William Hezmalhalch, Architects; and Kathleen Kennedy, Associate Planner.

Public comment opened at 3:47 p.m. As no one wished to speak, public comment was closed.

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

Ms. Kennedy informed the Board that substantial conformance findings will be prepared by staff from the Board comments during this current review for a requested determination at a future time.

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

- 1) Applicant is to return with complete submittal per the standard ABR requirements to include a complete site plan and elevations.
- 2) Provide an appropriate scale and grade for proposed building blocks.
- 3) Provide pedestrian connectivity between the project's open spaces.
- 4) Provide acknowledgement to site conditions at the edges of the property.
- 5) Provide solar orientation to the open spaces.
- 6) Provide human scale in vehicular circulation plans.
- 7) Provide multi-entry points for pedestrian and vehicular circulation points.
- 8) Provide orientation to public streets and the public face of the project.
- 9) Address the building along the north property line and how the proposed project abuts these areas.

Action: Rivera/Gross, 8/0/0. Motion carried.

Board Comments: One Board member requested the applicant to reconsider small surrounding neighborhood 5-foot and 6-foot set backs and the building heights in the neighborhood context.

**ADJOURNMENT:**

**The Full Board meeting adjourned at 4:24 p.m.**

**CONSENT CALENDAR****REFERRED BY FULL BOARD****A. 705 NORMAN FIRESTONE RD A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2008-00524  
Owner: City of Santa Barbara  
Applicant: Goleta Sanitary District  
Architect: Penfield & Smith Engineers, Inc.

(Proposal to construct a new 400 square foot pump house, an 8-foot tall block wall that encompasses a 57 foot by 80 foot area around the pump house, and new landscaping on the City Airport property. The pump house will provide a permanent replacement of the forced main at the Firestone Road Lift Station. Project requires Planning Commission Review for a Coastal Development Permit.)

**(Project requires compliance with Planning Commission Resolution No. 039-09. Preliminary and Final Approval are requested.)**

An opposition letter from Paula Westbury was acknowledged.

**Preliminary Approval and Final Approval with condition that the entry apron way shall be of a Santa Barbara sandstone color, and does not have to be stamped.**

**REFERRED BY FULL BOARD****B. 421 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 031-303-021  
Application Number: MST2009-00393  
Owner: Darrell Becker  
Architect: Burnell & Jewett

(The proposal includes the conversion of the existing 838 square foot second floor residential unit to commercial space, the demolition of an existing 515 square foot residential unit, and construction of a new 236 square foot detached office building on a 4,590 square foot lot. The project also includes three new uncovered parking spaces and a new wall and gates along the south property line. The project requires Development Plan Approval Findings by the Architectural Board of Review for 1,074 square feet of new commercial square footage. There are two existing commercial units, totaling 1,528 square feet, on the first floor which are proposed to remain. The project received ABR approval on 8/24/09 for a façade remodel to the existing mixed-use building. The proposal will abate violations outlined in ENF2009-00971.)

**(Preliminary Approval is requested. Project requires Development Plan Approval Findings.)**

An opposition letter from Paula Westbury was acknowledged.

**Preliminary Approval and Final Approval with Development Plan Approval Findings and conditions:**

1. Relocate the backflow device behind the wall.
2. Provide a double-starter row of the barrel tile as noted on plan sheet #D-1.
3. Relocate the proposed acacia tree on the northwest corner to be centered in the planter.

**NEW ITEM****C. 3898 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-044  
Application Number: MST2009-00463  
Owner: Four Jays, LP

(Proposal for a new ATM, an accessible walkway, and landscaping changes to an existing gas station and mini mart. The proposed landscaping involves removal of turf to be replaced with drought tolerant plantings and modified landscaping at the new ATM location. This proposal will abate violations listed under ENF2009-00899.)

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

An opposition letter from Paula Westbury was acknowledged.

**Preliminary Approval and Final Approval with conditions:**

1. All ATM signage requires review by the Sign Committee.
2. Artificial turf shall be specified on the plans by manufacture to ensure the proposed product is installed.

**FINAL REVIEW****D. 631 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-160-005  
Application Number: MST2008-00577  
Owner: Carl and Constance Lindberg  
Applicant: Sefton Graham  
Business Name: Santa Barbara Green Care Collective

(The project consists of a change of use of an existing 1,091 square foot one-story, single-family residence into a mixed-use building comprised of 629 commercial square feet, with the remaining 462 square feet to remain a residential unit. No exterior alterations are proposed to the existing building. The proposal involves various site improvements including new driveway paving materials, four uncovered parking spaces, including one accessible parking space, and additional site landscaping. The project was approved by the Staff Hearing Officer on 7/29/09 for a Medical Cannabis Dispensary Permit and requires compliance with Staff Hearing Officer Resolution No. 065-09. Approval has been appealed to the Planning Commission.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 065-09.)**

An opposition letter from Paula Westbury was acknowledged.

**Continued one week to Consent with comments:**

1. Extend the curb 2-feet from the curb cut and add additional landscaping.
2. Provide an irrigation plan; include location of backflow device.
3. Bring color sample of proposed driveway material.
4. Stain existing concrete of ribbon driveway and provide material samples.

**NEW ITEM****E. 419 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-171-004  
Application Number: MST2009-00460  
Owner: Cottage Hospital  
Landscape Architect: Arcadia Studio

(Proposal to add 10 bambusa multiplex 'Alphonse Karr' along the property line at the existing Child Care Center.)

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

**Referred to Full Board.**

**FULL BOARD REVIEW:**

(3:10)

Present: Bob Cunningham, Landscape Architect.

Board member Gross presented her landscape concerns regarding the proposed bamboo species which lead to a referral to Full Board review.

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

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

- 1) The revised proposal of "Golden Goddess" plantings is acceptable with the condition for a root control barrier to be installed as noted.

Action: Zink/Gross, 7/0/1. Motion carried. (Rivera abstained).

**11/02/09 Motion (reconsideration for the proposed bamboo species):**

Motion: **To modify the landscape plans to include a calliandra haematocephala (powder puff) tree to replace the proposed bamboo species for supplemental screen planting.**

Action: Zink/Gross, 5/0/2. Motion carried. (Rivera/Aurell abstained, Sherry absent).

Items on Consent Calendar were reviewed by **Gary Mosel** and **Carol Gross**.