



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 30, 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 - ABSENT
- CAROL GROSS – PRESENT
- GARY MOSEL – PRESENT AT 3:10 P.M.
- PAUL ZINK – PRESENT UNTIL 4:58 P.M.
- CHRISTOPHER GILLILAND – PRESENT
- KEITH RIVERA - PRESENT UNTIL 4:58 P.M.

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

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:12 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, November 19, 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, Mosel, Zink (present until 4:58 p.m.), Gross, Rivera (present until 4:58 p.m.), and Gilliland.
Members absent: Aurell.

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 November 16, 2009, as amended.

Action: Zink/Gilliland, 3/0/3. Motion carried. (Rivera/Sherry/Gross abstained, Aurell/Mosel absent).

C. Consent Calendar:

The November 23, 2009 Consent meeting was cancelled.

Motion: Ratify the Consent Calendar of November 30, 2009. The Consent Calendar was reviewed by Gary Mosel for Items A and B, with additional landscaping review for Item C by Carol Gross.

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

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

- 1) Ms. Bedard requested Board member attendance at the Tuesday, December 8, 2009, Planning Commission appeal hearing for the project at 617 Bradbury Avenue. Board member Gilliland will attend the meeting. No other Board members plan to attend this hearing. Jaime Limon clarified to the Board the importance of informing staff of whether any other ABR members plan to attend the Planning Commission Hearing and identifying for the record whether they plan to speak on behalf of the majority or minority motion, or whether they attend as a member of the public to speak of their own interest and not as a representative of the ABR.
- 2) Ms. Bedard also clarified again that the December 14th Consent and Full Board meetings will be the last regular scheduled meetings of 2009. The December 21st Consent, and the December 28th Consent and Full Board meetings have been cancelled due to a mandatory furlough closure from December 21st through December 31st. City offices will also be closed for the New Year holiday, January 1, 2010.
- 3) Board members Zink and Rivera announced they would be stepping down on Item #3, 336 N. Milpas St.
- 4) Board member Zink reported on an article in the USA Today titled "10 Great Places to Wait for Flights" commenting on the wonderful amenities (coffee shop and views) to be found at the Santa Barbara airport.

- 5) Mr. Limon requested the Chair work with staff to review the 52 micro cell locations involved with the Next G applications. Mr. Limon announced that the Next G application will be scheduled on the December 14, 2009, agenda to follow up on the status of the applications. The City Attorney will be present at this meeting to provide a legal opinion of the review of applications.

E. Subcommittee Reports: None.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 1150 SAN ROQUE RD

A-1 Zone

Assessor's Parcel Number: 055-171-007
 Application Number: MST2009-00517
 Owner: City of Santa Barbara
 Agent: Patricia Saley
 Architect: KBZ Architects

(Proposal to construct three new water treatment structures, two new treatment tank enclosures, and relocate 6 parking spaces at the Cater Water Treatment Plant. The proposal involves 12,436 square feet of new construction to the existing 159,304 square foot facility for a total of 171,740 square feet. The proposal will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project requires Planning Commission review for a Conditional Use Permit and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Conditional Use Permit, a parking modification and encroachments into the required front and interior setbacks.)

(3:12)

Present: Joe Wilcox, KBZ Architects; Jim Meyerhofer with Carollo Engineers; and Cathy Taylor, City of Santa Barbara/Water System Manager.

Public comment opened at 3:22 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Staff clarified the setback requirements for the project.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study rotating the structure.
- 2) Label the required and proposed setbacks on the plans from the street frontage. The Board is concerned with the proposed modifications to encroach into the front and interior setbacks regarding the proximity and visibility of the structures to the street and the impact to the surrounding neighborhood. The applicant is to study the locations and setbacks of the proposed structures and return with a presentation justifying the proposed locations and setbacks.
- 3) Study simplifying the architecture.
- 4) Study the landscaping and topography.

Action: Sherry/Gross, 7/0/0. Motion carried. (Aurell absent).

CONCEPT REVIEW - NEW ITEM**2. 130 S HOPE AVE D-12A****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2009-00523
Owner: Riviera Dairy Products
Architect: Sidley Jones, Inc.
Owner: Macerich La Cumbre, LLC

(Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the La Cumbre Plaza. The project will result in a Measure "E" credit of 422 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

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

(4:06)

Present: Michael Jones, with Sidley Jones Architect; and Tim Ball, Tenant Coordinator for Macerich La Cumbre, LLC.

Public comment opened at 4:16 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with comments:

- 1) Return with the proposed heights.
- 2) Provide composite front and rear elevations of the adjacent tenant spaces. Show the approved elevations in cases where the adjacent tenants may be under construction.
- 3) Provide a full roof plan and elevations with all existing and proposed roof equipment; include the heights of all existing and proposed roof equipment and the parapet heights.
- 4) Provide stronger ties to the local architecture of Santa Barbara.

Action: Zink/Sherry, 4/3/0. Motion carried. (Mason-Hing/Gross/Mosel opposed, Aurell absent).

FINAL REVIEW**3. 336 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-371-021
Application Number: MST2006-00236
Owner: E. R. Unterman, Family Trust
Architect: Perkowitz & Ruth Architects

(Proposal for a new one-story 11,468 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

(Project was granted a one-year time extension of the Preliminary Approval on 10/5/2009. Final Approval is requested.)

(4:59)

Present: Sean Unsell, Perkowitz & Ruth Architects; and Bob Cunningham, Landscape Architect.

Public comment opened at 5:19 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Continued two weeks to the Full Board with comments:

- 1) Revise the wrought iron grill to be more of a Spanish revival style.
- 2) Study the color scheme and provide a darker color than the "Acadia Antique" patina (key note "M" of the color schedule).
- 3) Reduce the height of the light fixtures to a maximum 14 feet above grade or paved surface. Provide a light shield /cut off fixture to avoid light nuisance to the surrounding neighborhood.
- 4) Study the outdoor seating to either relocate to a more appropriate location, or eliminate the outdoor seating area and replace with increased landscaping and benches.
- 5) Study the pedestrian street entry and the tower elements. The Milpas and Gutierrez Street entry should be the primary pedestrian entry in scale and operation, and the rear parking lot entry shall be the secondary entry.
- 6) Study the shape of the round awning over the rear entrance.
- 7) Study the service doors on the Milpas Street frontage (in front of the access ramp). Solutions could include providing wooden doors and/or add landscaping screening.

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

ADJOURNMENT:

The Full Board meeting adjourned at 6:07 p.m.

CONSENT CALENDAR**CONTINUED ITEM****A. 336 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-331-001
Application Number: MST2009-00450
Owner: Debra Corral - Sanchez Family Trust
Applicant: Edward Corral
Designer: Home Designs

(The proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

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

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval and Final Approval as submitted.

NEW ITEM**B. 30 S QUARANTINA ST****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-031
Application Number: MST2009-00513
Owner: Pegseven, LLC
Architect: Lenvik & Minor

(Proposal for a new compressed natural gas (CNG) fueling facility for MarBorg Industries. The proposal includes the construction of a new 8 foot tall concrete masonry unit (cmu) wall and two 7 foot tall chain link gates to enclose the new 2,040 square foot fueling facility. The project is located on a 29,555 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Comments only; Project requires Environmental Assessment.)

An opposition letter from Paula Westbury was acknowledged.

Continued indefinitely with positive comments:

1. Project is ready for Preliminary Approval and Final Approval.
2. Project is acceptable as the proposed fueling facility is not visible to the public.
3. If no changes are made, continue to staff for Administrative approval.

FINAL REVIEW**C. 604 E ORTEGA ST****P-R Zone**

Assessor's Parcel Number: 031-172-002

Application Number: MST2009-00473

Owner: City of Santa Barbara

Applicant: City of Santa Barbara/Parks & Recreation

(Proposed exterior alterations to the existing Welcome Center building at the Ortega Community Park. Proposed improvements include the removal of an existing entry trellis, a new 400 square foot trellis at the rear of the building, four new light fixtures, revise the existing walkway to remove a stair and replace with a sloped walkway, alterations to the existing landscape planters, new landscaping and irrigation, a new concrete coating to a 1,440 square foot area of the existing concrete patio, and the addition of two new park benches.)

(Final Approval of architecture was granted on 11/2/2009. Final Approval of landscaping is requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as noted on landscape plan that the curb is to be of a natural buff color.

Items on Consent Calendar were reviewed by **Gary Mosel** for Items A and B, with additional landscaping review for Item C by **Carol Gross**.