



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, February 22, 2010**      **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 - PRESENT
- CAROL GROSS – ABSENT
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – ABSENT
- KEITH RIVERA - ABSENT

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

**STAFF:**      JAIME LIMÓN, Design Review Supervisor – PRESENT @ 4:21 P.M. TO 4:36 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 Wednesday, February 17, 2010, 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 3:04 p.m.

**ROLL CALL:**

Members present: Sherry, Mosel, Zink, and Aurell.  
Members absent: Manson-Hing, Gross, Rivera and Gilliland.

**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 February 8, 2010, as submitted.**

Action: Zink/Mosel, 3/0/1. Motion carried. (Aurell abstained, Manson-Hing/Gross/Rivera/Gilliland absent).

**C. Consent Calendar:**

Motion: **Ratify the Consent Calendar of Tuesday, February 16, 2010. The Consent Calendar was reviewed by Paul Zink.**

Action: Zink/Aurell, 4/0/0. Motion carried. (Manson-Hing/Gross/Rivera/Gilliland absent).

The Consent Calendar of February 22, 2010 was cancelled.

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

Ms. Bedard made the following announcement that Board members Manson-Hing, Gross, and Rivera would be absent from the meeting.

**E. Subcommittee Reports.**

None.

**PRELIMINARY REVIEW****1. 4200 CALLE REAL**

Assessor's Parcel Number: ROW-003-382  
 Application Number: MST2008-00505  
 Owner: City of Santa Barbara  
 Owner: Caltrans  
 Applicant: Jessica Grant, Project Planner  
 Applicant: Ashleigh Sizoo, Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design, construct and maintain an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight to ten foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be improved and the shoulders of the path would be graded. Landscaping proposed throughout the project area. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of Jake Boysel.)

**(Preliminary Approval is requested.)**

(3:08)

Present: Jessica Grant, City of Santa Barbara/Project Planner; Billy Goodnick, Landscape Architect; Ashleigh Sizoo, City of Santa Barbara/Project Engineer II.

Public comment opened at 3:21 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: Preliminary Approval of architecture and continued indefinitely to Consent Calendar with comments:**

- 1) Incorporate a ramp at the La Colina Road and Verano Drive terminus.
- 2) Incorporate the truncated domes, if required, at all termini.
- 3) Return with all details, including colors and retaining wall details.
- 4) The Board still has concerns regarding safety at the Calle Real and St. Vincent's driveway terminus.
- 5) Preliminary landscaping to be reviewed on consent.

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

**Substitute Motion: Continued two weeks to Full Board with comments.**

- 1) Incorporate a ramp at the La Colina Road and Verano Drive terminus.
- 2) Incorporate the truncated domes, if required, at all termini.
- 3) Return with all details, including colors and retaining wall details.
- 4) Study the feasibility of extending the multi-purpose pathway through the St. Vincent's property and terminate at the intersection, or consider adding safety signage for bicycle crossing.

Action: Mosel/Aurell, 4/0/0. Motion carried. (Manson-Hing/Gross/Rivera/Gilliland absent).

**CONCEPT REVIEW - CONTINUED ITEM****2. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-010  
 Application Number: MST2009-00500  
 Owner: William H. Pritchett, Sr.  
 Architect: Gilbert Garcia

(This is a revised proposal to abate violations of ENF2008-01303 and permit an "as-built" conversion of an existing 1,058 square foot commercial unit into a new three-bedroom residential unit. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including one 434 square foot single-family residential unit, and a 1,975 square foot duplex. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review for two requested zoning modifications for encroachments to allow living space into the rear and interior required setbacks and the trash enclosure in the rear setback.)

**(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for zoning modifications.)**

(4:03)

Present: David Fainer, Attorney and Agent for Owner; and Renee Brooke, Senior Planner/Zoning Supervisor.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

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

Ms. Bedard clarified for the Board the project's past and current "as-built" and setback requirements.

Ms. Brooke confirmed staff's "as-built", parking, and setback recommendations to the applicant regarding the current site plan configurations and aesthetic issues for the project.

Mr. Limón confirmed the Board purpose regarding land-use and aesthetic issues for the applicant.

**Motion: Continued four weeks to the Full Board with the following comments:**

- 1) Reduce the proposed third unit considerably to provide open yard space around the rear and interior yard setbacks.
- 2) The Board is not supportive of the modification request to allow the residential use in the setbacks.
- 3) The Board is not supportive of the modification request for the trash enclosure located in the rear setback and suggests relocating to an alternate location out of the required setbacks.
- 4) The current proposal is not compatible with the level of quality in residential design for new multi-family proposals.

Action: Aurell/Mosel, 4/0/0. Motion carried. (Manson-Hing/Gross/Rivera/Gilliland absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 2017 CHAPALA ST****R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007  
Application Number: MST2010-00036  
Owner: B. K. Rai  
Architect: Garcia Architects

(Proposal for the conversion of an existing 1,860 square foot commercial building into a single-family residence and the construction of a new accessible covered parking space for the existing 1,451 square foot commercial building. The proposal will result in a 1,451 square foot commercial space and a 1,860 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single-family residence and six for the commercial building. The project requires Staff Hearing Officer review for zoning modifications to allow parking in the front yard, and encroachments into the required front and interior setbacks.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for zoning modifications.)**

(4:37)

Present: B. K. Rai, Owner; and Rabaldo Diaz, Representative for Garcia Architects.

Public comment opened at 4:48 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) The Board is not in favor of the proposed cover parking space in the front yard and requests the applicant to study an alternative parking solution, including either relocating the parking space behind the commercial building and/or pursuing a waiver with the Building and Safety Division to provide an uncovered parking space.
- 2) The Board would prefer the parking space to be relocated behind the commercial building and would support a modification request to reduce the required open yard area to accommodate the parking space in that location.
- 3) The Board reserves comment on the proposal to remove the existing redwood tree at this time and request the applicant provide an arborist report and photo documentation of the existing redwood tree at the next meeting.
- 4) The addition to the single-family residence to provide the required residential covered parking is acceptable.
- 5) The Board finds no negative aesthetic impacts for the existing buildings to encroach into the interior setback.
- 6) Study the locations and configurations of the proposed window(s) and door(s) for fenestration and massings on the residential building.

Action: Aurell/Zink, 4/0/0. Motion carried. (Manson-Hing/Gross/Rivera/Gilliland absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 5:15 p.m.**

**The CONSENT CALENDAR for February 22, 2010 was cancelled.**