



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, May 17, 2010**

**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 – ABSENT  
 CHRISTOPHER GILLILAND – ABSENT  
 KEITH RIVERA - PRESENT

**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 – ABSENT  
 MICHELLE BEDARD, Planning Technician - PRESENT  
 KATHLEEN GOO, Commission Secretary - PRESENT

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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (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, May 13, 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 3:03 p.m.

**ROLL CALL:**

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

**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 3, 2010**, with corrections.  
Action: Sherry/Rivera, 4/0/1. Motion carried. (Gross abstained, Gilliland/Zink/Mosel absent).

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of **May 10, 2010** as amended for Item B. The Consent Calendar was reviewed by **Gary Mosel** for Items A & B, with additional landscaping review for Items A, C, D, E, and F by **Carol Gross**.  
Action: Aurell/Rivera, 6/0/0. Motion carried. (Gilliland/Zink absent).

Motion: Ratify the Consent Calendar of **May 17, 2010**. The Consent Calendar was reviewed by **Gary Mosel** and **Carol Gross**.  
Action: Aurell/Sherry, 6/0/0. Motion carried. (Gilliland/Zink absent).

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

- 1) Ms. Bedard announced the following:
  - a) Item #3, 1812 San Pascual Street, has been postponed indefinitely at the applicant's request.
  - b) Board member Zink will be absent from the meeting.
  - c) A reminder to the Board that 617 Bradbury Ave. will be reviewed by City Council for the continued appeal hearing on Tuesday, May 25, 2010. Board member Keith Rivera volunteered to attend and represent the Board.
- 2) Board member Aurell announced that he will be stepping down from Item #5, 903 W. Mission Street.

**E. Subcommittee Reports: None.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 1820, 1822, and 1826 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 027-022-022, -023, and -024

Application Number: MST2009-00536

Owner: Maldonado Living Trust

Architect: Hochhauser Blatter, Architects

Engineer: Mario Alarcon

(Proposal to construct a new two-story, 21,879 square foot residential care facility for the elderly, to include 40 studio units varying between 294 to 376 square feet, on a proposed 27,217 square foot lot. The proposal involves the demolition of 8,251 square feet of existing on-site development, comprised of five existing residential units and all garages and other related structures, the removal of seven existing trees, and 2,800 cubic yards of grading. A total of 19 on-site parking spaces are proposed. The project requires Planning Commission review for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three Zoning Modifications for the required common open yard area, a reduction in the required number of parking spaces, and over height walls within the required front setback.)

**(Comments only; Project requires Environmental Assessment and Planning Commission review for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three requested zoning modifications.)**

(3:10)

Present: Jay Blatter, Architect and Julie McGreever, Project Manager, for Hochhauser Blatter Architects; David Black, Landscape Architect; and Kelly Brodison, Assistant Planner.

Public comment opened at 3:30 p.m.

Mr. Bill Spencer expressed concerns regarding the proposed use and related traffic and parking impacts.

Public comment closed at 3:36 p.m.

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

- 1) Reduce the apparent mass of the structure including the roof lines.
- 2) Provide more of a one story presence from street, including porches and trellises.
- 3) Study the proposed location of the ramp to soften the front yard and provide additional landscaping in the front elevation.
- 4) At this time, the Board needs more information regarding the requested modifications in order to make sufficient comment.
- 5) Increase the usable outdoor living open spaces.
- 6) Eliminate the wrought iron in front of the existing oak tree.
- 7) Further articulate the side and rear elevations to consolidate the architectural style of the entire structure.

Action: Sherry/Rivera, 6/0/0. Motion carried. (Gilliland/Zink absent).

**PRELIMINARY REVIEW****2. 300 W ORTEGA ST****DUMMY Zone**

Assessor's Parcel Number: 037-073-0RW  
Application Number: MST2007-00239  
Owner: City of Santa Barbara  
Applicant: Jim Colton

(Proposal to replace the existing Ortega Street Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek beneath the bridge consistent with the Lower Mission Creek Flood Control Project. The project would continue to accommodate two traffic lanes of the same size (one through lane in each direction), pedestrian access and utilities as it currently does. The banks of Mission Creek will be modified. As designed, existing buildings at 303, 306 and 309 W. Ortega Street will be affected by this project. One building will be demolished at 303 W. Ortega. Building at 309 W. Ortega has been purchased by the City and will be protected in place during construction. Building at 306 W. Ortega Street will be purchased by the city and will also be protected in place during construction. The Historic Landmark Commission (HLC) reviewed historic structure reports in 1999 and 2007 and an Environmental Impact Report in 2000 for the bridge replacement project (reference MST1992-00465). Right of Way negotiations are proceeding on schedule, with an estimated completion date of July 2010. The project received preliminary approval on 1/28/2008 and expired on 1/28/2009. A new Preliminary Approval is requested.)

**(Preliminary and Final Approval is requested.)**

(4:33)

Present: Jim Colton, Applicant/City of Santa Barbara; Shaun Kowalsky, MNS Engineering; David Black, Landscape Architect; and Michael Berman, Environmental Analyst.

Public comment opened at 4:54 p.m. As no one wished to speak, public comment was closed.

Mr. Berman clarified for the Board the lack of Ordinance fencing standardization requirements and requested the Board's direction.

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

- 1) Replace the proposed chain link fencing along the street frontage with wrought iron fencing.
- 2) Restudy and modify the walkway to ensure future protection of the landscaping.
- 3) Any proposed chain link should have a top rail.
- 4) Consider identification of "Mission Creek" somewhere in the proposal.
- 5) Include a graffiti protective coating to the proposed walls.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 1812 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 043-163-011  
 Application Number: MST2010-00097  
 Owner: Michael Szymanski  
 Architect: Hogarth & Associates

(Proposal for alterations and additions to an existing multifamily residential parcel to result in four residential units in two duplex configurations, including two three-bedroom units and two two-bedroom units on an 11,100 square foot lot. A façade remodel is proposed for the front elevation of the existing front duplex (Units A & B). A new two-bedroom 918 square foot residential unit (Unit D) is proposed above an existing two-bedroom 1,083 square foot single-family residence (Unit C). The proposal includes a remodel to Unit C to include a 165 square foot demolition resulting in a 918 square foot unit. A total of 8 parking spaces will be provided on site with four uncovered spaces and a new four-car garage. The proposal will abate the violations listed under enforcement case ENF2005-00016.)

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

Postponed indefinitely at the applicant's request.

**FINAL REVIEW****4. 3052 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-033  
 Application Number: MST2010-00016  
 Owner: Timothy and Claudia Garrett,  
 Contractor: Terra Nova Industries  
 Business Name: Beverages & More, Inc.  
 Architect: Hayashida Architects

(Proposal for an exterior facade remodel to include the demolition of a 1,288 square foot detached warehouse, demolition of 1,758 square feet of an existing 10,757 square foot building, to result in one 8,999 square foot commercial building with a 3,046 credit of Measure E square footage. The proposal includes site alterations to include 12 new parking spaces for a total of 34 on-site parking spaces, and revised parking lot and site landscaping to include the removal of two existing trees, the addition of nine new trees, and new site lighting. The proposal will abate the violations of ENF2009-00505.)

**(Final Approval is requested. Preliminary Approval was granted on 4/5/2010.)**

(5:30)

Present: Eric Marquart, Agent for Beverages & More, Inc.; Don Inaba, Hayashida Architects; and Roger Deutschman, for Mike Lombardi Landscape Architects.

Public comment opened at 5:38 p.m.

A letter of concern from the neighborhood was acknowledged by the Board.

Public comment closed at 5:39 p.m.

**Motion: Final Approval as submitted.**

Action: Sherry/Aurell, 5/1/0. Motion carried. (Mosel opposed, Gilliland/Zink absent).

**CONCEPT REVIEW - CONTINUED ITEM****5. 903 W MISSION ST****R-2 Zone**

Assessor's Parcel Number: 043-113-009  
Application Number: MST2009-00388  
Owner: Kenneth and Heidi Harbaugh  
Architect: AB Design Studio

(Revised proposal to construct a new 525 square foot second story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.)

**(Third Concept Review. Project requires Environmental Assessment and Staff Hearing Officer review for two requested zoning modifications.)**

(5:45)

Present: Josh Blumer, Architect, AB Design Studio; and Heidi Harbaugh, Owner.

Public comment opened at 6:02 p.m. As no one wished to speak, public comment was closed.

Staff clarified the Alternative Open Yard and Private Outdoor Living Space Requirements, per SBMC 28.18.060.C.3, for proposals involving an accessory dwelling unit.

**Motion: Continued indefinitely to Staff Hearing Officer and return to Full Board with comments:**

- 1) The Board finds the requested modifications acceptable to achieve the open space, recognizing that it is a small corner lot, which makes it difficult for compliance with standard open space lot requirements.
- 2) The Board is appreciative of the proposed change in architectural design as it reduces the overall mass of the building.
- 3) The Boards finds acceptable the second floor setbacks away from the garage, and the inclusion of the planter element to soften that corner of the building.
- 4) The Board looks forward to refinement of the garage elevation to include secondary architectural elements to add additional scale at the garage doors and the lower wing of the west elevation.

**LANDSCAPING:**

- 1) Locate the perimeter fencing five feet back from the existing retaining wall to comply with Ordinance requirements.
- 2) Study providing a landscape area between the two garage doors.
- 3) Study introducing a trellis structure on the large garage door to soften with a vine planting.
- 4) Study incorporating some ground cover relief at the new driveway to be consistent with the character of the neighborhood.

Action: Rivera/Sherry, 4/1/0. Motion carried. (Mosel opposed, Aurell stepped down, Gilliland/Zink absent).

**ADJOURNMENT:**

**The Full Board meeting adjourned at 6:40 p.m.**

**CONSENT CALENDAR****REFERRED BY FULL BOARD****A. 1008 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-242-015  
Application Number: MST2007-00646  
Owner: DB Partners, LLC  
Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing 1,878 square foot building footprint, and construct three new two-story, single-family residential condominiums with three attached two-car garages, on an 11,250 square foot lot in the R-2 Zone. Units A and B are proposed to be 1,232 square feet, and Unit C is proposed to be 1,132 square feet. Each unit will include a 440 square foot attached two-car garage. A total of 258 cubic yards of grading is proposed. The project received Staff Hearing Officer approval of a Tentative Subdivision Map on 1/27/2010.)

**(Preliminary Approval was granted on 5/3/10. Final Approval is requested.)**

**Final Approval as submitted.**

(Gary Mosel noted for the record that the windows received Preliminary Approval by the Full Board on 5/3/10..)

**NEW ITEM****B. 301 W CABRILLO BLVD****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018  
Application Number: MST2010-00083  
Owner: City of Santa Barbara

(Proposal to replace approximately 10,000 square feet of existing concrete and install a new 800 square foot floating dock at the Santa Barbara Harbor launch ramp. The California Coastal Commission is the governing body for the Coastal Development Permit (CDP) for the project. The project requires a recommendation from the Community Development Director to the California Coastal Commission for the CDP.)

**(Comments only; Project requires a recommendation from the Community Development Director to the California Coastal Commission for a Coastal Development Permit.)**

**Continued indefinitely with comments:**

- 1) Ready for Final Approval.
- 2) Remove of the bollards is appreciated.

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