



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, August 16, 2010

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative) – PRESENT  
CHRISTOPHER GILLILAND (Consent Calendar Representative) – PRESENT  
GARY MOSEL (Consent Calendar Representative)  
KEITH RIVERA  
PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT STELLA LARSON (ALTERNATE)

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, Planning Technician – PRESENT  
KATHLEEN GOO, Commission Secretary

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

---

### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item “A” listed on the Consent Calendar will be heard first and item “Z” heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. 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.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

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, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

**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 Tony Boughman, at (805) 564-5470 extension 4539, or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

**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.

**POSTING:** That on Wednesday, August 11, 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).

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

### **FINAL REVIEW**

#### **A. 525 E MICHELTORENA ST**

**C-O Zone**

Assessor's Parcel Number: 027-260-031  
Application Number: MST2010-00049  
Owner: PB Micheltorena LLC  
Agent: Suresite Consulting Group, LLC  
Architect: MSA Architecture & Planning  
Applicant: T-Mobile

(Proposal to construct two faux chimneys on the roof of an existing three-story commercial building to install an unmanned wireless facility for T-Mobile. The project includes eight panel antennas to be located within the proposed two faux chimneys, six radio equipment cabinets to be located within the existing building, and two new mechanical rooftop equipment units to be screened behind the existing roof line. An existing wireless facility for Sprint is located in two existing faux chimneys and is proposed to remain. The project requires a Finding of "No Visual Impacts" per SBMC28.94.030.DD.1.)

**(Project requires a Finding of No Adverse Visual Impact.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with findings made of no adverse visual impacts, and with the condition that the new screening is to have a finish and details to match the existing faux chimney screen.**

### **REFERRED BY FULL BOARD**

#### **B. 616 W MICHELTORENA ST**

**R-3 Zone**

Assessor's Parcel Number: 043-251-014  
Application Number: MST2010-00043  
Owner: Antonio J. Gijon  
Architect: Jose Luis Esparza

(Proposal to construct a new two-story 1,148 square foot single-family residence and attached 457 square foot two-car garage on a 4,450 square foot lot currently developed with an existing one-story 613 square foot single-family residence. The proposal also includes the demolition of an existing 57 square foot enclosed porch, a 100 square foot addition to the existing 613 square foot residence, a new 298 square foot one-car garage, and one new uncovered parking space. A total of four parking spaces will be provided, two for each unit, with three covered spaces and one uncovered space. A total of 14 cubic yards of grading is proposed. The project will abate the violations of enforcement case ENF2009-01334.)

A letter of concern from Paula Westbury was acknowledged.

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

#### **ARCHITECTURE:**

- 1) Restudy colors and consider separate color boards.
- 2) On the existing building, study window sizes and locations based upon rooms and proportions; use only two or three window sizes.
- 3) Study proposed garage doors to be different from other unit.

- 4) Show simpler light fixtures, and include on elevation drawings.

LANDSCAPING:

- 1) Return with Arborist letter.
- 2) Restudy pathways near the oak tree.
- 3) Consider using decomposed granite rather than pavers.
- 4) Remove path from garage to proposed parking.
- 5) Eliminate wall under the oak tree and replace with fence.
- 6) Propose additional landscaping in parkway strip.

**NEW ITEM**

**C. 520 CASTILLO ST**

**C-P Zone**

Assessor's Parcel Number: 037-152-030  
 Application Number: MST2010-00237  
 Owner: West Coast Athletic Clubs  
 Architect: Thomas McMahon

(Proposal for minor exterior changes including a new exit door with awning and handicapped access ramp on the south and east elevations, new upper level deck canopy, and relocation of two handicapped-accessible parking spaces with a new path of travel.)

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

A letter of concern from Paula Westbury was acknowledged.

**Continued one week with the following comments:**

- 1) Revise canopy to maintain similar details, fascia, and colors.
- 2) Add vine pockets at top and bottom of ramp.

**NEW ITEM**

**D. 500 BLK W MISSION ST 1353 SEG ID**

Assessor's Parcel Number: ROW-001-353  
 Application Number: MST2010-00244  
 Owner: California Dept of Transportation

(Proposal for improvements for an existing stormwater pumping station at the southbound off ramp to Mission Street. The proposal includes expanding the existing building six feet toward the off ramp, the height and exterior color would match existing, the existing fencing around the stairway will be removed.)

**(Courtesy Review; Comments are requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Courtesy Review comments were favorable with the following suggestions:**

**Applicant to add 3 to 4 native shrubs such as:**

- 1) Toyon, native Plums in 4 to 5 gallon containers.
- 2) Catalina Island Cherry in 4 to 5 gallon containers.

Items on Consent Calendar were reviewed by **Clay Aurell** and **Chris Gilliland**.