



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 23, 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
 CHRISTOPHER GILLILAND – PRESENT
 GARY MOSEL - PRESENT
 PAUL ZINK – 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 – PRESENT
 TONY BOUGHMAN, 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) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <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. <u>Plans</u> - floor, roof, etc. <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: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. 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: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <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 Tony Boughman, 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 TBoughman@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, August 19, 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.
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 3:02 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry, Mosel, Aurell, Rivera, and Gilliland.
Members absent: 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 **August 9, 2010, as amended.**
Action: Aurell/Gilliland, 4/0/2. Motion carried. (Sherry/Rivera abstained, Zink absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **August 16, 2010**. The Consent Calendar was reviewed by **Clay Aurell and Chris Gilliland**.
Action: Aurell/Rivera, 6/0/0. Motion carried. (Zink absent).
Motion: Ratify the Consent Calendar of **August 23, 2010**. The Consent Calendar was reviewed by **Clay Aurell and Chris Gilliland**.
Action: Aurell/Gilliland, 6/0/0. Motion carried. (Zink absent).

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

- 1) Mr. Limon reported the new changes to the Sign Conforming and Sign Consent review process. Ratification of the most recent Conforming and Sign Consent reviews for the past few weeks will be continued two weeks and agendized for the next Full Board meeting on Tuesday, September 7, 2010.
- 2) Mr. Boughman announced that Board member Zink will be absent from the meeting.
- 3) Board members Aurell and Gilliland announced that they will be stepping down on agenda Item #2, 903 W. Mission Street.

E. Subcommittee Reports: None.

PRELIMINARY REVIEW**1. 803 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-042-028
Application Number: MST2009-00356
Owner: 803 North Milpas Street, LLC
Applicant: Jarrett Gorin
Landscape Architect: Lane Goodkind

(Proposal for temporary improvements to a vacant site that includes minor site grading, a 625 square foot trailer for use as a temporary business office, 4 parking spaces, new permeable paving, and new landscaping. A proposed mixed-use development for this site is currently under separate review under application MST2006-00510.)

(Third Review. Preliminary or Final Approval is requested.)

(3:10)

Present: Jarrett Gorin, Applicant; and Lane Goodkind, Landscape Architect.

Public comment opened at 3:15 p.m.

Bill Mahan expressed concern for any related "bulb-outs" of the proposed project; the applicant ensured there would be none since it is not related to this proposed temporary project, but to an approved project at this site.

A letter in opposition from Paula Westbury, and emails from Bonnie Raisin and Eric Durak with concerns about bulb-outs were acknowledged.

Public comment closed at 3:18 p.m.

Motion: Preliminary Approval and continued two weeks to the September 7, 2010 Consent review with comments:

- 1) Coordinate plans and elevations
- 2) Show the trash enclosure delineated and AC unit location, a detailed gate design, ramp details and locations, and exact trailer unit details and locations, etc.
- 3) Return with a color board of proposed earth-tone colors.

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

PRELIMINARY REVIEW**2. 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.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 041-10.)

(3:36)

Present: Josh Blumer, Architect, AB Design Studio; and Heidi Harbaugh, Owner; Chris Gilliland, Landscape Architect; and Kelly Brodison, Assistant Planner.

The Chair read out to the Board the Staff Hearing Officer Resolution #041-10 requirements.

Public comment opened at 3:49 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Mimi Greenberg (submitted letter as adjacent property owner) - in opposition regarding privacy issues and possible decreased property values.
- 2) Pam Brandon, (submitted letter) - in opposition regarding previous notification issues, privacy issues, possible decreased property values and solar access.

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

Public comment closed at 3:56 p.m.

Motion: Preliminary Approval and continued indefinitely to Full Board with comments:

- 1) Reconsider the material choice for the entry canopy.
- 2) Return with sizable material samples of all final finishes, except the concrete, for a final review; the proposed metal finish is to be non-reflective.

Action: Rivera/Sherry, 3/1/0. Motion carried. (Mosel opposed to architectural style. Aurell and Gilliland stepped down, Zink absent).

ADJOURNMENT:

The Full Board meeting adjourned at 4:15 p.m.

CONSENT CALENDAR**ABR - REFERRED BY FULL BOARD****A. 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.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

ABR - CONTINUED ITEM**B. 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.)

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval and continued one week to Consent with comments:

- 1) Redesign to have an awning over the stair rather than the eave projection; return with this detail.
- 2) Provide clinging vines in vine pockets to soften the building's appearance.

ABR - REVIEW AFTER FINAL**C. 2222 BATH ST****C-O Zone**

Assessor's Parcel Number: 025-181-019
Application Number: MST2008-00565
Owner: MSB Properties Inc.
Architect: Patrick Marr

(Review After Final for a revised proposal for minor alterations to an existing 1,452 square foot commercial building to eliminate the previously approved 74 square foot addition, eliminate the new ADA path of travel, revise the parking configuration of the 7 on-site parking spaces, and the addition of 14 removable bollards. The remaining components of the existing approved project include replacement of the existing front entry porch, a new ADA parking space, loading zone, and path of travel at the rear of the building, the demolition of the existing fireplace, and replacement of the existing trash enclosure.)

(Review After Final to provide handicap access at the front of the building. Two concepts will be presented, a ramp, and a lift.)

An opposition letter from Paula Westbury was acknowledged.

Continued two weeks to the September 7, 2010 Consent review with comments:

- 1) Return with the lift option relocated to front left of building.
- 2) Show a concrete or brick path.
- 3) Provide a tree and landscaping to screen the lift.

ABR - NEW ITEM**D. 826 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-192-007
Application Number: MST2010-00208
Owner: Valentino and Edith Zilliotto
Architect: Peter Ehlen

(Proposal for minor alterations to an existing multi-family parcel consisting of two residential duplexes and a fourplex. The existing residential units will remain unaltered. The alterations involve a new 510 square foot storage space with new wrought iron gates, restoring two parking places by returning one as-built storage space back to a parking space and demolishing an "as-built" storage area to provide an uncovered parking space. The proposal will abate enforcement case ENF2010-00181 and provide the eight legal-nonconforming parking spaces.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

ABR - NEW ITEM**E. 2727 MIRADERO DR COMMON****R-2 Zone**

Assessor's Parcel Number: 051-460-001
Application Number: MST2010-00243
Owner: Nelson Family Trust
Applicant: Janet Reid
Owner: Villa Miradero East HOA
Agent: Tom Wagner

(New drought tolerant landscape to replace existing landscape as part of grading project required to direct drainage away from building foundation.)

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

An opposition letter from Paula Westbury was acknowledged.

Continued one week to Consent with comments:

- 1) Show plants drawn to their correct sizes on the plan and label all plants.
- 2) Reduce number of Bougainvillea at sign to 1 to 3 plants.
- 3) Reduce the number of Mexican sage plants. 4) Return with light fixture cut sheet.

ABR - NEW ITEM**F. 201 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-016
Application Number: MST2010-00233
Owner: Mission Linen Supply
Applicant: URS Corporation
Contractor: Brady Environmental Inc.
Agent: Don Bock

(Proposal for a temporary 90-day on site soil remediation project as required by the California Regional Water Quality Control Board (CRWQCB). The proposal will involve the removal and treatment of contaminated soil, which involves on site equipment to include an excavator, wheel loader, four soil containers, fuel tank, two carbon units, an evaporative adsorption unit, an RV trailer, a job trailer. The proposal involves approximately 1,700 cubic yards of grading which will be treated, replaced, and re-graded onsite, an access easement to remove and treat the contaminated soil on the adjacent property at 211 E. Haley, and allowance for temporary vehicle storage, for the use of the adjacent property, to be located on the 201 E. Haley parcel while the work is being performed on the adjacent parcel. Approval is requested to allow the occupancy of a temporary RV trailer by the site superintendent during the duration of the remediation work, which is proposed to occur 24-hours a day. The site has an existing 6-foot tall chain link fence. The project proposes to place a temporary green screen on the fence to screen the site.)

(Comments only; Project requires Environmental Assessment.)

An opposition letter from Paula Westbury was acknowledged.

The project is acceptable as submitted and may return to staff for approval pending Environmental Assessment.

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