



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

TUESDAY, September 7, 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 – ABSENT
 GARY MOSEL – PRESENT @ 3:07 P.M.
 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 – ABSENT
 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	<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.
	Suggested	<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.
PRELIMINARY REVIEW	Required	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.
	Suggested	<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.
FINAL & CONSENT	Required	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.

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, extension 4539, 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, September 2, 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 3:00 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry, Mosel (present @ 3:07 p.m.), Aurell, and Rivera.
Members absent: Zink 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 **August 23, 2010, as submitted.**

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

C. ABR Consent Calendars and Sign Committee Consent:

Motion: Ratify the Consent Calendar of **August 30, 2010** as reviewed by **Clay Aurell** and **Chris Gilliland**.

Action: Aurell/Sherry, 4/0/1. Motion carried. (Mosel abstained, Zink/Gilliland absent).

Motion: Ratify the Consent Calendar of **September 7, 2010** as reviewed by **Clay Aurell** and **Chris Gilliland**.

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

Motion: Ratify the Sign Committee Minutes of **August 3, 2010**.

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

Motion: Ratify the Sign Consent Calendar of **August 23, 2010**, as reviewed and recommended for approval by **Bob Cunningham** and **Dawn Sherry**.

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

Motion: Ratify the Sign Consent Calendar Review of **September 7, 2010**, as reviewed and recommended for approval by **Bob Cunningham** and **Dawn Sherry**.

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

D. Listing of Approved Conforming Signs:

The signs approved on Conforming Sign Review of **August 10, 2010:**

- 1) 516 E. Gutierrez Street (Sierra Pacific Windows) – Final Approval as submitted.
- 2) 2220 Bath Street (Las Aves Café & Cocktails) – Final Approval as submitted.

The signs approved on Conforming Sign Review of **August 31, 2010:**

- 1) 231 W. Pueblo Street (Summit Surgery) – Final Approval as submitted.
- 2) 306 E. Haley Street (Angelica's Beauty Salon) – Approved as submitted of the Review After Final.
- 3) 3952 State Street. (BevMo) – Final Approval as submitted.
- 4) 3957 State Street (Starbucks) – Final Approval as submitted.
- 5) 427 E. Carrillo Street (Rogers Scheffield & Campbell, LLP) – Final Approval as submitted.
- 6) 4050 Calle Real (Cencal Health) – Final Approval with conditions.

The Conforming Sign Review of **September 7, 2010**, was cancelled due to lack of sufficient items.

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

- 1) Mr. Boughman announced that Board member Zink will step down from the one agenda item, and Board member Gilliland will be absent from the meeting.
- 2) Board member Sherry announced that she will be absent from the next scheduled Full Board meeting on September 20, 2010.
- 4) Board member Aurell announced he will be absent from the September 27th ABR Consent meeting. Staff will coordinate with members for an alternate Consent reviewer.

E. Subcommittee Reports.

None.

PRELIMINARY REVIEW**1. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

Application Number: MST2009-00500
 Owner: William Pritchett
 Architect: Garcia Architects, Inc.

(This is a revised proposal to abate violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review for a requested zoning modification to allow living space to be permitted in the required rear setback.)

(Project was referred by the City Council and requires compliance with Council Resolution.)

(3:15)

Present: Gil Garcia and Everett Woody, Garcia Architects; Tony Fischer, Attorney; and Renee Brooke, Zoning and Enforcement Supervisor.

Ms. Brooke introduced the proposed project and explained the project's history.

Public comment opened at 3:24 p.m.

The following public comment spoke of various concerns regarding the proposed project:

- 1) Silvio Guadagnini, concerns regarding invasive tree roots in utilities easement, over height trees/shading, parking, noise and garbage.
- 2) Eustacchio Guadagnini, opposed, concerns regarding invasive tree roots in utilities easement, noise.
- 3) David Muñoz, with various concerns regarding easement, carport and related vehicle turnaround, and landscaping.
- 4) Paul Zink, (Representative for David Muñoz) submitted site plan raising concerns regarding the property line and easement, request to resolve easement, legal access, parking, and related legal usage issues.
- 5) Doug Fell, (Attorney for David Muñoz) submitted parcel map and easement documents and requested resolution of easement, legal access, parking, and related legal usage issues.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:45 p.m.

Motion: Continued indefinitely to Full Board with the comment for the applicant to resolve all easement issues and return with site survey clearly identifying all easements shown on the plans with an explanation of their purpose and use.

Action: Rivera/Sherry, 5/0/0. Motion carried. (Zink stepped down/Gilliland absent).

ADJOURNMENT:

The Full Board meeting adjourned at 3:50 p.m.

CONSENT CALENDAR**ABR - CONTINUED ITEM****A. 605 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 021-120-011
Application Number: MST2010-00255
Owner: City of Santa Barbara
Applicant: Ken Young

(Proposal to install a new emergency back-up generator for El Cielito Pump Station. The equipment will be enclosed with an 8 foot tall wall, 18 by 41 feet, adjacent to an existing building.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval with the condition to note on the plans that the color, finish, and materials will match the existing building.

ABR - REVIEW AFTER FINAL**B. 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.)

(Second review of Review After Final to provide handicap access lift at the front of the building.)

Postponed one week at the applicant's request.

ABR - REVIEW AFTER FINAL**C. 516 & 518 W LOS OLIVOS ST****R-3 Zone**

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Architect: Edwards Pitman
Owner: Los Olivos Partners LLC

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Second review of Review After Final for: (1) meter enclosure, (2) replace railing with fence at unit 1, (3) add 2 solar tubes to unit 2, (4) add paved patio at rear of unit 2, (5) add 6 foot high lattice at unit 1 carport, (6) substitute shingles for board and batten at gable of unit 1, (7) change approved colors.)

An opposition letter from Paula Westbury was acknowledged.

Approval of Review After Final as submitted.

ABR - REVIEW AFTER FINAL**D. 2950 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 051-132-001
Application Number: MST2010-00054
Owner: Stewart White
Architect: Rex Ruskauff

(Proposal to replace and alter existing doors and windows on the existing commercial building to include replacing one window with a larger window, the addition of one new window, install a new exterior door, change the configuration of an existing door to change the swing direction, and remove an existing door and fill in with like materials to match the existing building. The proposal also includes the replacement of 279 square feet of the existing path of travel and compliance with ADA requirements, the addition of a new 24 square foot planter, and the relocation and addition of downspouts.)

(Review After Final to eliminate approved brick cap at H/C ramp, revised H/C ramp rail to single verticals, remove brick veneer at side of H/C ramp.)

An opposition letter from Paula Westbury was acknowledged.

Approval of Review After Final with conditions:

- 1) Plant Dymondia along the plaster wall of the ramp.
- 2) Provide a 1 gallon Ficus plant at the corner of the plaster wall, trained to grow on the wall.

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