



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### MINUTES

**Monday, October 18, 2010**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**      CHRISTOPHER MANSON-HING, Chair  
                                     DAWN SHERRY, Vice-Chair  
                                     CLAY AURELL  
                                     CHRISTOPHER GILLILAND  
                                     GARY MOSEL  
                                     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  
                     MICHELLE BEDARD, Planning Technician  
                     GLORIA SHAFER, Commission Secretary

**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	<u>Master Application &amp; 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 <u>folded</u> 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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 ABR 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 Tony Boughman, at (805) 564-5470 extension 4539, or by email at [toughman@santabarbaraca.gov](mailto:toughman@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.

**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. On Wednesday, October 13, 2010, 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 Noon and the following Monday at 9:00 a.m. 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.

**ATTENDANCE:**

Members present: Aurell, Gilliland, Manson-Hing, Mosel (in at 3:13), Rivera (left at 4:41), Zink  
Members absent: Sherry

Staff present: Bedard, Brodison (in 4:41 to 5:03), Limon (in 3:04 to 3:55 and 4:13 to 4:41), Shafer

**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 October 4, 2010, as amended.

Action: Aurell/Gilliland, 6/0/0. Motion carried. (Mosel absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of October 11, 2010. The Consent Calendar was reviewed by Gary Mosel with landscaping reviewed by Chris Gilliland

Action: Gilliland/Aurell, 6/0/0. Motion carried. (Mosel absent.)

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

1. No changes to the agenda were announced.

2. Board members made the following announcements:

a) Mr. Rivera announced that he will leave after Item #2.

b) Mr. Zink announced that he will step down from Item #2, 401 ½ Old Coast Highway.

3. Mr. Limon reported on the October 12 Ordinance Subcommittee's discussion of proposed Ordinance amendments. Mr. Limon stated that there was public testimony and objection to proposed language limiting the number of real estate "For Sale" signs. There was also discussion about language indicating that LCD monitor screens at various outdoor locations are considered to be signs. Mr. Limon stated that the Ordinance Subcommittee discussion was continued to November 9. Mr. Limon suggested that either the ABR can take a position on the monitor screens or direct Dawn Sherry, ABR-SIGN Committee Representative to represent the Board. Ms. Sherry stated that in her opinion balloons and LCD monitor signs should be reviewed on a case by case basis. It was agreed that Mr. Manson-Hing will obtain further information and prepare a draft letter for review by the Board.

**E. Subcommittee Reports.**

None.

**DISCUSSION ITEM****ARCHITECTURAL BOARD OF REVIEW RULES, MEETING PROCEDURES AND GUIDELINES**

**(3:10)** Staff: Jaime Limón, Senior Planner  
(Review of updated guideline document to reflect proposed ordinance amendments and additional information.)

Actual time: 3:20

Mr. Limon provided the presentation of proposed amendments to ABR Guidelines, Sections 1, 2 and 3. After some discussion, Mr. Limon encouraged Board members to e-mail their written comments concerning the proposed changes.

Public comment was opened at 3:51 p.m.

A letter from Paula Westbury addressing concerns regarding the Guidelines was acknowledged. As no one wished to speak, public comment was closed.

**CONCEPT REVIEW - NEW ITEM****1. 826 DE LA VINA ST****C-2 Zone**

**(3:35)** Assessor's Parcel Number: 037-042-001  
Application Number: MST2010-00289  
Owner: Gold Lab, LLC  
Architect: Henry Lenny

(Proposal to remodel the south and west elevations consisting of thickening exterior walls, recessing windows, and stuccoing the exterior.)

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

Actual time: 3:52

Present: Henry Lenny, Architect.

Public comment was opened at 3:59 p.m.

A letter expressing concerns from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

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

- 1) There is support for the architectural direction of the façade improvements.
- 2) Consider the red color carefully, study alternatives.
- 3) Study the relationship between the color of the existing building in relation to the adjacent larger building mass.
- 4) Study the use of the wainscot on the street façade.

Action: Rivera/Aurell, 7/0/0. Motion carried.

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

**(4:05)** Assessor's Parcel Number: 015-291-010  
 Application Number: MST2009-00500  
 Owner: William Pritchett  
 Architect: Garcia Architects Inc.

(This is a revised proposal to address 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.)**

Actual time: 4:10

Present: Gil Garcia, Architect; Ricardo Castiano, Landscape Architect; Everett Woody, Architect.

Public comment was opened at 4:18 p.m.

David Munoz: addressed concerns with fire safety issues due to landscaping, and run-off.

A letter addressing concerns from Paula Westbury was acknowledged.

Public comment was closed at 4:20 p.m.

Mr. Limon explained that an increase in height necessary for a parapet roof as requested, for the existing building located within the interior setback, would require an additional zoning modification.

**Failed**

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

- 1) Connect walkway to trash enclosure.
- 2) Show types, sizes, and operability of windows on all fenestrations.
- 3) Specify appropriate trees and root barriers where required.
- 4) Show locations and types of all proposed skylights.

Action: Sherry/Gilliland, 3/3/0. Motion failed. (Zink stepped down.)

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

- 1) Connect the walkway to the trash enclosure.
- 2) Show the types, sizes, and operability of windows on all fenestrations.
- 3) Specify appropriate trees and root barriers where required.
- 4) Show locations and types of all proposed skylights.
- 5) Add a parapet roof to the south elevation of Unit 3.

Action: Riviera/Gilliland, 4/2/0. Motion carried. (Zink stepped down.)

**CONCEPT REVIEW - CONTINUED ITEM****3. 1820 DE LA VINA ST****R-4 Zone**

**(4:40)** Assessor's Parcel Number: 027-022-022  
 Application Number: MST2009-00536  
 Owner: Maldonado Living Trust  
 Architect: Hochhauser Blatter Architects  
 Engineer: Mario Alarcon

(Proposal to construct a new two-story, 22,775 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.)

**(Fourth Concept Review. A glass sound wall is now proposed. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission Review.)**

Actual time: 4:41

Present: Jay Blatter, Architect.

Public comment was opened at 4:47 p.m.

A letter of concern from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to the Full Board with the following comments:**  
 Provide a solution which does not require a glass screen, or work with staff to consider options such as relocating the outdoor living space to avoid the necessity of a sound wall at the front of the building.

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

**FINAL REVIEW****4. 814 ORANGE AVE****R-3 Zone**

**(5:05)** Assessor's Parcel Number: 037-024-007  
 Application Number: MST2010-00256  
 Owner: Edward St. George  
 Applicant: On Design Architects

(Proposal to construct 2 two-story 1,553 square foot detached residential units and a detached 413 square foot two-car garage and two uncovered parking spaces on a 5,515 square foot vacant lot.)

Actual time: 5:03

Present: Justin Van Mullem, Architect.

Public comment was opened at 5:06 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

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

1) Carry forward and add to the comments from 10/4/2010:

1. Return with a preliminary landscape plan, including a preliminary plant selection and layout. Study how the landscaping will guide the entry to the rear unit and provide privacy for the open space.
2. The suggestions for the metal awning on south elevations are acceptable.
3. Return with a proposed alternate entry on the south side of 816 Orange Avenue. Study an option for the front door at the east elevation of the rear unit with an awning to signify the entry.
4. Study pedestrian circulation with regard to planting.

2) Provide a professionally prepared landscape plan.

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

**ADJOURNMENT**

The Full Board meeting was adjourned at 5:19 p.m.

**CONSENT CALENDAR – ABR Consent Calendar was cancelled.**