



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 29, 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
 PAUL ZINK
 KEITH RIVERA

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
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (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 & 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 <u>folded</u> plans are required at the <u>time of submittal & each time plans are revised</u>.</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 & 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.</p> <p><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.</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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project was reviewed is shown below the project description. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would have been postponed indefinitely and would not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee would 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 have granted an approval for any project scheduled on the agenda if sufficient information was provided and no other discretionary review is required. Substitution of plans was not allowed, if revised plans differing from the submittal sets were taken to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- The Board may have referred 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 at these meetings, 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. On Thursday, November 23, 2010, the 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 was broadcast live on City TV-18, and on computers via <http://www.santabarbaraca.gov/Government/Video/> and then clicking *City TV-18 Live Broadcast*. This meeting was rebroadcast 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 3:04 p.m.

ATTENDANCE:

Members present: Manson-Hing, Mosel, Rivera, Sherry, Zink
Members absent: Aurell, Gilliland
Staff present: Limón, Shafer

GENERAL BUSINESS:

- A. Public Comment: Wanda Livernois requested copy of a photograph of 617 Bradbury which was submitted at the May 25, 2010 ABR meeting.
- B. Approval of Minutes:
Motion: Approval of the minutes of the Architectural Board of Review meeting of November 15, 2010, as amended.
Action: Rivera/Sherry, 4/0/1. Motion carried. (Manson-Hing abstained, Aurell/Gilliland absent.)
- C. Consent Calendars:
Motion: Ratify the Consent Calendar of November 22, 2010. The Consent Calendar was reviewed by Clay Aurell/Gary Mosel and Chris Gilliland.
Action: Zink/Sherry, 5/0/0. Motion carried. Aurell/Gilliland absent.)
Motion: Ratify the Consent Calendar of November 29, 2010. The Consent Calendar was reviewed by Clay Aurell/Gary Mosel and Chris Gilliland.
Action: Rivera/Mosel, 5/0/0. Motion carried. (Aurell/Gilliland absent.)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - a. Mr. Limon made the following announcements:
 - a) Mr. Gilliland is absent.
 - b) Item 2, 535 Montecito, has been postponed two weeks, at the applicant's request.
 - c) The review times for Items 5 and 6 have been adjusted accordingly.
 - d) On Tuesday, November 23, the City Council adopted the ABR Ordinance amendments.
 - e) An appeal to City Council of the Preliminary Approval for 401 Old Coast Highway has been filed, a hearing date has not yet been scheduled.
 - b. Mr. Mosel announced that he will step down from Item 5, 617 Bradbury Avenue.
- E. Subcommittee Reports.
Mr. Manson-Hing reported that a Highway 101 Subcommittee site meeting was held, to which he was unable to attend. Mr. Limon reported that Caltrans is having difficulty obtaining permission from Southern Pacific Railroad to allow bicycle passage under the railroad bridge structure.

PRELIMINARY REVIEW**1. 216 NATOMA AVE****R-4/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 033-062-019
Application Number: MST2010-00145
Owner: Nancy Mammel
Architect: Pacific Architects, Inc.

(Proposal for alterations and additions to an existing 1,803 square foot, two-story duplex, on a 6,000 square foot lot, to include a new 101 square foot, one-story addition and a 220 square foot, two-story addition, to total 2,124 square feet, the demolition of the existing detached 460 square foot garage and construction of two new one-car garages, totaling 613 square feet. The proposal includes replacing the existing driveway, construction of new site walls at the front and rear, replace all existing doors and windows, construct a new ground floor patio, add new wooden decks, a new trash/recycle enclosure, and permit an "as-built" outdoor fireplace in the rear yard. Staff Hearing Officer approval is requested for alterations within the required interior setback. The parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review and monitoring for any ground disturbance.)

(Project requires compliance with Staff Hearing Officer Resolution No. 051-10.)

Actual time: 3:17

Present: Bill Wolf, Architect; Rob Fowler, Landscape Architect

Public comment was opened at 3:32 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval of the architecture as noted on the plans, and return to Consent Calendar for the Landscaping.

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

REVIEW AFTER FINAL**2. 535 E MONTECITO ST****M-1 Zone****(3:40)**

Assessor's Parcel Number: 031-351-010
 Application Number: MST2006-00530
 Owner: City Ventures
 Applicant: Bill McReynolds
 Architect: William Hezmalhalch Architects, Inc.
 Landscape Architect: Katie O'Reilly Rogers

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in four, two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 994 and 2,086 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with a mix of side by side configuration and tandem configuration. Four guest parking spaces would be provided, resulting in a total of 100 on-site parking spaces. Vehicle access would be provided from both East Montecito Street and Calle César Chávez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project received a Substantial Conformance Determination at the Planning Commission on November 19, 2009.)

(Review after Final referred from Consent Calendar for addition of solar panels and change of roof material.)

Postponed two weeks at the applicant's request.

CONCEPT REVIEW - CONTINUED ITEM**3. 120 S HOPE AVE F-20****C-2/SD-2 Zone****(4:10)**

Assessor's Parcel Number: 051-010-014
 Application Number: MST2010-00333
 Owner: Nettleship Family Trust
 Architect: Benson & Bohl Architects

(Proposal for facade remodel and storefront improvements to accommodate a new tenant (ANGL) in space F-119, and minor alterations to tenant space F-120, including new fabric awnings.)

(Action may be taken if sufficient information is provided. Project requires compliance with La Cumbre Plaza Tenant Design Criteria.)

Actual time: 3:53

Present: Richard Benson, Architect

Public comment was opened at 3:59 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project with return to Full Board with the comments:

1. Study lowering of canopy structure, if feasible
2. Provide all details, materials, and colors.

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

REVIEW AFTER FINAL**4. 29 N MILPAS ST****C-2 Zone****(4:40)**

Assessor's Parcel Number: 017-123-014
Application Number: MST2009-00259
Owner: McDonald's Corporation
Architect: Elord Fajardo

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonald's Restaurant. The addition will result in a 4,497 square foot building (including the existing 1,305 square foot basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and landscaping will remain.)

(Review After Final to address violations in ENF2010-00334 by reviewing as-built lighting mounted on the building and for alternative proposals for building-mounted or pole-mounted lighting, and review of landscaping.)

Actual time: 4:22

Present: Mel Cruz, McDonalds Corporation; Dave Pierson, Owner; Elord Fajardo, Architect

Mr. Limon informed the Board that items for consideration include: security lighting, spot roof lighting, and landscape turf. Mr. Limon stated that the turf was previously found acceptable on Consent Calendar, however the City Public Works does not allow turf on commercial sites; he also stated that the metal halide-light outdoor lighting is not the preferred fixture type in accordance with the City's Outdoor Lighting Design Guidelines.

Public comment was opened at 4:37 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with comments:

- 1) An exception to allow the turf is acceptable.
- 2) Option #4, the pole mounted parking lot security lighting is preferred; minimize the height as much as possible.
- 3) Applicant is encouraged to add additional sconces and possibly relocate the existing wall mounted sconces at the face of building to match existing.
- 4) The two proposed goose neck lights would be an acceptable means of illuminating the existing front signage, assuming the signage is not internally lighted.
- 5) Provide a photometric of proposed lighting.

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

PRELIMINARY REVIEW**Item heard out of order****5. 617 BRADBURY AVE****C-2 Zone****(5:10)**

Assessor's Parcel Number: 037-122-006
 Application Number: MST2007-00559
 Owner: LEED Santa Barbara, LLC
 Architect: AB Design Studio

(The project has been revised in response to concerns expressed by the City Council at the December 8, 2009, appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.)

(Project requires compliance with City Council Resolution.)

Actual time: 3:33

Ms. Riegle, Associate Planner, reported that on May 25, 2010, City Council determined that all project criteria outlined in December 2009 had been met and Council upheld the denial of an appeal.

Present: Josh Blummer, AB Design Studio, Jack Kessel, Landscape Architect, Fae Perry, Owner.

Public comment was opened at 3:40 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the architecture with return to the Full Board, and continued one week to Consent Calendar for the landscaping with the following comments:

- 1) Provide additional details of the building cornices, provide photo examples.
- 2) Provide a final color and material board.
- 3) Provide a landscaping plan.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 136 S HOPE AVE B-10****C-2/SD-2 Zone****(5:30)**

Assessor's Parcel Number: 051-010-007
 Application Number: MST2010-00165
 Owner: Riviera Dairy Products
 Agent: DMA
 Architect: Ryan Mills
 Business Name: GNC

(Proposal for minor facade alterations and new rooftop equipment at an existing tenant space in the La Cumbre Plaza. Project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

(Project requires compliance with La Cumbre Plaza Tenant Design Criteria.)

Actual time: 4:55

Present: Ryan Mills, Architect.

Public comment opened at 5:04 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval with comments:

- 1) Study the return of the adjacent parapet at the mall side of project.
- 2) Study the parapet cornice detail on parking lot side.

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

ADJOURNMENT:

The Full Board meeting adjourned at 5:11 p.m.

CONSENT CALENDAR (1:00)

CONTINUED ITEM

A. 936 SAN PASCUAL ST BLDG D R-3 Zone

Assessor's Parcel Number: 039-292-019
 Application Number: MST2010-00319
 Owner: Pini Dario
 Agent: Catherine Dunbar

(Proposal to permit as-built window and door changes and paint color changes, and review of landscaping for an existing apartment complex. The proposal will address the violations outlined in ENF2010-00384.)

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

Continued one week to Consent Review with the following comments: 1) Return with floor plans for the units. 2) Provide photographs of all of the elevations. 3.) The landscape plan is to be reviewed by the ABR Landscape Architect.

NEW ITEM

B. 608 ANACAPA ST C-M Zone

Assessor's Parcel Number: 031-151-017
 Application Number: MST2010-00362
 Owner: Jason D. Leggitt
 Architect: James Wilson

(Proposal to create a new exterior patio for outdoor dining. Proposed is a new exterior door and operable windows, new outdoor patio furniture including tables, chairs and umbrellas, and a new landscape plan. The project will address violations in ENF2010-00811.)

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

Continued one week to Consent Review with the following comments: 1) Return with an alternate plan to off-set the landscaping loss. 2) The new doors and windows are to match the existing in materials.

FINAL REVIEW**C. 333 CONSUELO DR****R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-003
Application Number: MST2010-00217
Owner: Leslie K. Egst Houston Trust
Architect: Paul Zink

(Proposal for a 234 square foot one-story addition and an interior remodel to the existing 1,079 square foot residence of an existing one-story 1,903 square foot residential duplex. The proposal includes the demolition of an "as-built" patio cover and construction of a new covered entrance, new covered patios on the west and north elevations, five new skylights, a new air conditioning unit, gas service, and a new exterior barbeque. Three on-site covered parking spaces are proposed to remain unaltered. No alterations are proposed to the existing front residence. The project requires Staff Hearing Officer review for a requested zoning modification for the configuration of the required open space.)

(Project requires compliance with Staff Hearing Officer Resolution No. 050-10.)

Final Approval with the comment that Item #2, on the existing plan indicates lights at the eave level and that lighting is acceptable.

FINAL REVIEW**D. 1015 SAN ANDRES ST****R-2 Zone**

Assessor's Parcel Number: 039-242-011
Application Number: MST2006-00438
Owner: The Rodriguez/Espinosa Family Trust
Agent: Ben Woodall
Designer: Amaro Design

(Proposal to demolish the existing 1,581 square foot single family residence and detached two-car garage and construct a new 4,510 square foot two-story duplex on an 8,000 square foot lot in the R-2 Zone. Unit one is a proposed two-story, three-bedroom, 2,107 square feet. Unit two is a proposed two-story, three-bedroom 2,403 square feet, including a two-car garage for each unit.)

Continued one week to Consent Calendar with the comment that the Storm Water Management tanks are to be placed underground; or to be located so that they can be concealed from view and located outside of the setbacks.

Items on Consent Calendar were reviewed by Gary Mosel. Staff present: Jo Anne La Conte, Assistant Planner.