



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### MINUTES

**Monday, January 10, 2011**      **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  
                     TONY BOUGHMAN, 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 plans</u> 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 [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.

**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, January 6, 2011, 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](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*.

**GENERAL BUSINESS:**

The Full Board meeting was called to order at 3:05 p.m. by Acting Chair Zink.

Members present: Aurell, Gilliland, Manson-Hing, Mosel, Rivera, Zink

Members absent: Manson-Hing, Sherry

Staff present: Boughman, Limon (left at 3:10), Shafer

- A. Election of Chair and Vice-Chair for 2011: Postponed two weeks.
- B. Consent Calendar Review Appointments: Postponed two weeks.
- C. Public Comment: No public comment.
- D. Approval of the minutes of the Architectural Board of Review meeting:  
Motion: Approval of the minutes of the Single Family Design Board meeting of December 13, 2010, as submitted.  
Action: Rivera/Gilliland, 4/0/1. Motion carried. (Aurell abstained. Manson-Hing, Sherry absent)
- E. Consent Calendar.  
Motion: Ratify the Consent Calendar for January 10, 2011. Items on the Consent Calendar were reviewed by Mosel with landscaping reviewed by Gilliland.  
Action: Mosel/Rivera, 5/0/0. Motion carried. (Manson-Hing, Sherry absent)
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  1. Mr. Boughman announced that the applicant for Item 5, 826 De La Vina Street may arrive late or not at all, and the item may be heard last or postponed two weeks.
  2. Board member Rivera announced he will step down from Item #1, 2550 Treasure Drive.
  3. Board member Gilliland announced that he will attend a Highway 101 meeting on Wednesday, January 12, 2011.
- G. Subcommittee Reports: None.

**CONCEPT REVIEW - CONTINUED ITEM****1. 2550 TREASURE DR****E-3/SD-2 Zone****(3:10)**

Assessor's Parcel Number: 051-330-003  
 Application Number: MST2008-00469  
 Owner: The Samarkand of Santa Barbara Inc.  
 Agent: Susan Basham; Price, Postel and Parma  
 Architect: Todd Kilburn  
 Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal for a new LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,455 square foot, two-story LifeCenter consisting of an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, campus market, mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite. The proposal requires an Amendment to the existing Conditional Use Permit.)

**(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of an Amendment to a Conditional Use Permit.)**

Actual time: 3:10

Present: Susan Bashim, Agent, Price, Postel and Parma; Tod Kilburn, Architect.

Public comment was opened at 3:27 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Planning Commission with the following comments:**

- 1) Carry forward the first two comments from the Minutes of 10/4/2010 including the Compatibility Analysis:
  1. *The Compatibility Analysis is as follows:*
    - a. *The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.*
    - b. *The project's design is compatible with the City and the architectural character of the neighborhood.*
    - c. *The project's mass, size, bulk, height, and scale are appropriate for the neighborhood, given compliance with the comments provided here.*
    - d. *There are no impacts to adjacent City Landmarks, adjacent historic resources or nearby designated historic resources, City structures of merit, sites, or natural features.*
    - e. *The project's design does not block established public views of mountains or ocean.*
    - f. *The project's design provides an acceptable/appropriate amount of open space and landscaping.*
  2. *The project mass, bulk and scale are appropriate for the site. The Board appreciates the overall design of the project.*
- 2) Redesign the kitchen mechanical well on the roof.
- 3) Provide information about the CMU block walls at back of the building.
- 4) Continue working on the front plaza area, particularly the landscape area adjacent to the front wall.

- 5) The improvements to building D are satisfactory. Show the existing chimneys on the elevations.
- 6) Study the adequacy of the natural light at the spa entry.
- 7) Study the arches over the garages.
- 8) Study the trash enclosure location and use.

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

## **CONCEPT REVIEW - CONTINUED ITEM**

### **2. 513 GARDEN ST**

**C-M Zone**

**(3:40)**

Assessor's Parcel Number: 031-202-009  
 Application Number: MST2010-00168  
 Architect: Barry Winick  
 Owner: Macy Cornerstone LLC  
 Architect: Mark Macy

(Proposal for a two-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.)

**(Second Concept Review. Comments only; project requires environmental assessment.)**

Actual time: 3:48

Present: Barry Winick, Architect representing Mark Macy, Architect; Allen Macy, Owner; David Black, Landscape Architect.

Public comment was opened at 4:04 p.m.

Elaine LeVasseur, neighbor to the north, not opposed to the project, however is concerned that the front building will negatively impact her property if the second floor is not recessed back from the property line.

A letter in support from Nina Dunbar was acknowledged.

Public comment was closed at 4:09 p.m.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) The Board is split on the massing options of a one story at the north property line or the addition of the third story.
- 2) Study the property line walls to incorporate additional scale and detail, particularly at more visible corners. Study possible variations in the wood fence material and heights.
- 3) Study the overall paving design of project, particularly incorporation and resolution of ADA access at the driveway. Study having a separate ADA pedestrian access.
- 4) Provide cistern material and details.
- 5) Study opportunities for incorporating additional planting throughout the project, especially along the driveway.
- 6) Study the trash enclosure to incorporate more planting and open the project.
- 7) The Board is comfortable with the bridge element.

Action: Rivera/Aurell, 4/1/0. Motion carried. (Zink opposed, prefers a one-story building adjacent to north neighbor. Manson-Hing, Sherry absent)

**CONCEPT REVIEW - NEW ITEM****3. 22 N CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 017-030-015  
Application Number: MST2010-00393  
Owner: McCormix Corporation  
Owner: B & T Service Station Contractors

(Proposal for a new 2,226 square foot canopy over two existing gas pump islands. Photovoltaic panels are proposed on the canopy.)

**(Project requires environmental assessment and coastal review.)**

Actual time: 4:42

Present: Keith Slocum, Owner, B & T Contractors; Ken Olsen, Owner, McCormix Corporation.

Public comment was opened at 4:45 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) Study an alternate color scheme that minimizes or eliminates the blue fascia color.
- 2) Study adding minor architectural enhancements at the base of the canopy columns.
- 3) Study additional landscaping on the site, including street trees.

Action: Rivera/Aurell, 5/0/0. Motion carried. (Manson-Hing, Sherry absent)

**FINAL REVIEW****4. 120 S HOPE AVE F-20****C-2/SD-2 Zone**

**(4:30)** Assessor's Parcel Number: 051-010-014  
Application Number: MST2010-00333  
Owner: Nettleship Family Trust  
Architect: Benson and 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.)

**(Final Approval is requested.)**

Actual time: 4:58

Present: Richard Benson, Architect.

Public comment was opened at 5:02 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval as submitted.**

Action: Rivera/Gilliland, 5/0/0. Motion carried (Manson-Hing, Sherry absent)

**IN-PROGRESS REVIEW****5. 826 DE LA VINA ST****C-2 Zone**

**(4:50)** 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.)

Postponed two weeks due to the applicant's absence.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 226 S VOLUNTARIO ST****R-3 Zone**

**(5:15)** Assessor's Parcel Number: 017-252-013  
Application Number: MST2010-00381  
Architect: On Design  
Owner: Ed St. George

(Proposal for a new three-story 2,439 square foot single residential unit with attached 327 square foot one-car garage and a new 478 square foot two-car garage at the rear of a site currently developed with two detached single residential units.)

**(Comments only; project requires environmental assessment.)**

Actual time: 5:07

Present: Justin Van Mullen, On Design Architects.

Public comment was opened at 5:15 p.m. As no one wished to speak, public comment was closed.

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

- 1) Overall the Board is supportive of the site planning and architectural design of the project.
- 2) Look for opportunities to introduce additional fenestration at the first floor to provide additional light.
- 3) Study the fenestration of the second floor, third bedroom to minimize or avoid potential privacy conflicts.
- 4) Look for ways to reduce the height by minimizing the second and third floor plate heights.
- 5) Provide a preliminary landscape plan.

Action: Rivera/Aurell, 5/0/0. Motion carried. (Manson-Hing, Sherry absent)

**ADJOURNMENT**

The Full Board meeting was adjourned at 5:24 p.m.

**CONSENT CALENDAR (1:00)****ABR - CONTINUED ITEM****A. 936 SAN PASCUAL ST BLD 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.)**

Postponed one week at the applicant's request.

**ABR - NEW ITEM****B. 117 HARBOR WAY E HC/SD-3 Zone**

Assessor's Parcel Number: 045-250-011  
Application Number: MST2010-00400  
Owner: City of Santa Barbara  
Agent: Dawn Sherry  
Business Name: Minnow Cafe

(Proposal for tenant improvement remodel to combine two lease spaces E and F into one for restaurant use, alter existing exterior doors and windows.)

Final Approval with the following conditions: 1) Copper downspout and gutters are to be used. 2) All colors and materials are to match.

**ABR - NEW ITEM****C. 30 S QUARANTINA ST M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-031  
Application Number: MST2010-00401  
Owner: Pegseven, LLC  
Architect: Edwin Lenvik  
Business Name: Marborg Industries

(Proposal to install new electrical generator to power CNG facility for emergency use generator. Height is 4 ft 4 X 12ft by 10- 7 ft high.)

**(Environmental Assessment required. Action may be taken if information is provided.)**

Continued back to Consent Calendar with the comment that the project is ready for Final Approval pending environmental assessment with the condition to install concrete plank fence to match existing fence. The new fence is to be 8 feet tall, approximately 18 feet across, and 10 feet long on two sides.



**ABR - NEW ITEM****D. 3430 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-322-011  
Application Number: MST2011-00003  
Owner: The Southland Corporation  
Agent: Dave Wesolowski  
Applicant: MaintCo Corporation

(Review of modified landscape plan to address Enforcement Case 2008-00413)

**(Review of Landscape Plan.)**

Continued back to Consent Calendar with the following comments: 1) Correct the drawings to accurately represent the site. Remove parking lot gas pump islands if they no longer exist. Show low retaining wall correctly. Show light poles, trees, street trees accurately. 2) Consider eliminating the driveway on Amapola at the corner of the property and installing more landscaping area where there is unused parking lot area.

**ABR - REVIEW AFTER FINAL****E. 535 E MONTECITO ST****M-1 Zone**

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

(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 Cesar Chavez. 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 11/19/2009.)

**(Review After Final for revisions to landscaping.)**

Approved as submitted of the Review After Final.

Items on Consent Calendar were reviewed by Gary Mosel with landscaping reviewed by Chris Gilliland.  
Staff present: Tony Boughman.