



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### MINUTES

**Tuesday, February 22, 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  
 RENEE BROOKE, Zoning Supervisor  
 HEATHER BAKER, Project Planner  
 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 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.
<b>PROJECT DESIGN APPROVAL</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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are valid for one year. Project Design 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, extension 4577. 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 February 17, 2011 at 4:00 p.m., 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. The 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 Vice-Chair Sherry.

Members present: Aurell (arrived at 4:03), Gilliland, Mosel, Sherry, Zink (left at 4:03)

Members absent: Rivera, Manson-Hing

Staff present: Baker (left at 3:21), Boughman, Shafer

- A. Public Comment: No public comment.
- B. Approval of the minutes of the Architectural Board of Review meeting of Monday, February 7, 2011.  

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 7, 2011, as amended.

Action: Gilliland/Mosel, 4/0/0. Motion carried. (Aurell, Manson-Hing and Rivera absent)
- C. Consent Calendar.  

Motion: Ratify the Consent Calendar of February 14, 2011. The Consent Calendar was reviewed by Clay Aurell with landscaping reviewed by Chris Gilliland.

Action: Zink/Gilliland, 4/0/0. Motion carried. (Aurell, Manson-Hing and Rivera absent)

Motion: Ratify the Consent Calendar of February 22, 2011. The Consent Calendar was reviewed by Clay Aurell with landscaping reviewed by Chris Gilliland.

Action: Zink/Gilliland, 4/0/0. Motion carried. (Aurell, Manson-Hing and Rivera absent)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  1. Mr. Boughman made the following announcements and changes to the agenda:
    - a) Chair Manson-Hing, and member Rivera will be absent.
    - b) Items 2, 401 ½ Old Coast Highway and 3, 1226 Montecito will be heard in reverse order.
    - c) Item #4, 735 W. Micheltorena, has been postponed two weeks at the applicant's request.
  2. Heather Baker, Project Planner, presented proposed changes to abstention and reconsideration procedures. Ms. Baker suggested that when board members have been absent from a prior meeting when an item was reviewed, that they review meeting videos, read prior minutes, and review project plans for that item before participating in subsequent reviews. Ms. Baker stated that reconsiderations are to be requested during a meeting or within 48 hours.
- E. Subcommittee Reports – No reports.

**REFERRED FROM SIGN COMMITTEE CONSENT CALENDAR****1. 3313 B STATE ST.**

C-L/C-P/SD-2 Zone

**(3:10)** Assessor's Parcel Number: 051-100-001  
 Application Number: SGN2011-00013  
 Applicant: Signs by Ken  
 Business Name: Harry's Plaza Café

(Proposal for a 25 square foot wall sign with logo. An exception to the Sign Ordinance and to the Loretto Plaza sign program is requested for the proposed 14 inch maximum height letters.)

Actual time: 3:21

Present: Ken Sorgman, Applicant; John Scott, Owner

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

**Motion: Continued one week to Sign Conforming with the following comments:**

- 1) Remove the wall logo.
- 2) The following grounds for granting the exception to allow 14 inch letters have been shown: 1) There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity. Harry's is a large anchor tenant with a small store frontage and is set back far from public streets. 2) The granting of the exception will not be materially detrimental to the public welfare or injurious to the properties or improvements in the vicinity. 3) The proposed sign is in conformance with the stated purpose and intent of the Sign Ordinance. The larger letters will aid wayfinding, especially during evening business hours.
- 3) Provide additional details, including lighting and mounting.

Action: Gilliland/Zink, 3/1/0. Motion carried. (Sherry opposed. Aurell, Manson-Hing and Rivera absent)

The Board recessed from 4:03 p.m. until 4:04 p.m.

**FINAL REVIEW****Items 2 and 3 were heard in reverse order.****2. 401 1/2 OLD COAST HWY**

C-P/R-2 Zone

**(3:35)** 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: 4:03

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

Public comment was opened at 4:16 p.m.

Silvio Guadagnini, opposed to the built-in barbecue and the reduced setback; requested a fence after demolition for safety; suggested returning to City Council for tenant accountability.

Public comment was closed at 4:19 p.m.

Ms. Brooke confirmed that the parking configuration shown on the plans is an improvement. She indicated that if the owner and neighbor work out an easement agreement and a formal appeal withdrawn the project could proceed; Ms. Brooke understands that an agreement has been reached, however a formal withdrawal of the appeal has not been submitted. Chair Sherry acknowledged receipt of letters confirming an easement agreement.

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

- 1) Provide an alternate solution to the three trees at east property line.
- 2) Relocate the Koelreuteria tree.
- 3) Specify dwarf citrus trees at the west side of property.
- 4) Provide a planter between the wheel stop for parking spaces 4 and 5 and the building.
- 5) Provide vines at the east property line backup area.
- 6) There is concern about the sizes of several proposed windows; applicant is to provide a solution that provides privacy for all bedrooms; and provides adequate light and ventilation to all rooms wherever possible, particularly at the living room of unit 3.
- 7) Resolve and provide all details, including the carport.
- 8) Simplify the design of the carport to match the detailing of existing and proposed architecture.
- 9) Note the fence extension at the east property line.
- 10) Relocate the barbeque to be outside of the required interior yard setback.

Action: Gilliland/Mosel, 3/0/1. Motion carried. (Aurell abstained. Zink stepped down. Manson-Hing and Rivera absent)

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 1226 E MONTECITO ST**

**R-2 Zone**

**(4:05)** Assessor's Parcel Number: 017-062-007  
 Application Number: MST2011-00034  
 Owner: Edward St. George  
 Architect: On Design

(Proposal for a new 1,537 square foot two-story residential dwelling unit and 500 square foot attached two-car garage to be attached to an existing 1,279 square foot one-story single-family dwelling to create a duplex. An existing detached two-car garage will be demolished. The existing 1,297 square foot one-story single-family dwelling and 475 square foot detached two-car carport will remain on the 11,667 square foot lot. The project will address violations in ENF2010-00756 by replacing the required parking spaces.)

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

Actual time: 3:46

Present: Justin Van Mullen, Architect.

Public comment was opened at 3:52 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent Calendar with comments:**

- 1) The project is ready for Project Design Approval at Consent Calendar. The addition matches the existing architecture; the additional outdoor living space is an improvement.
- 2) Provide a color board and details.
- 3) Verify noticing requirement with staff for the increased unit size.
- 4) Provide landscape and irrigations plans with details for the area of work and the publicly viewed areas.

Action: Zink/Gilliland, 4/0/0. Motion carried. (Aurell, Manson-Hing and Rivera absent)

**CONCEPT REVIEW - CONTINUED ITEM**

**4. 735 W MICHELTORENA ST**

**R-2 Zone**

**(4:35)**

Assessor's Parcel Number: 039-032-001

Application Number: MST2010-00293

Owner: Elias Khoury

Architect: Sherry and Associates Architects

(Proposal for a 736 square foot two-story addition to an existing 530 square foot one-story single-family residence that was damaged by fire. The residence would be attached to the existing one-story 1,570 square foot commercial building. Staff Hearing Officer review of zoning modifications is requested for the project to encroach into the interior setback and rear setback, and to provide less than the required open yard area.)

**(Second review. Comments only; project requires environmental assessment and Staff Hearing Officer review of zoning modifications.)**

Postponed two weeks at the applicant's request.

**ADJOURNMENT**

The Full Board meeting was adjourned at 4:49 p.m.

**CONSENT CALENDAR (1:00)**

Representatives present: Aurell and Gilliland

Staff present: Boughman

**ABR - REVIEW AFTER FINAL****A. 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 addition of roof-mounted solar panels on all buildings and change of roof material.)**

Review After Final Approved as submitted with the comment that the s-tile is to be "Eagle Blend" #3645.

**ABR - NEW ITEM****B. 602 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 017-030-003  
 Application Number: MST2011-00066  
 Owner: Levon Investments, LLC  
 Architect: Lenvik and Minor Architects

(Proposal to divide a building into two tenant spaces. Exterior alterations consist of relocating a double entry door to an adjacent wall, constructing two new handicapped ramps and paths of travel and revising landscaping.)

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

Final Approval of the hardscape and architecture with the condition to return to Consent Calendar with a planting plan prior to permit issuance.

**ABR – REVIEW AFTER FINAL****C. 1720 SAN ANDRES ST****R-3 Zone**

Assessor's Parcel Number: 043-191-015  
Application Number: MST2008-00066  
Owner: Cameron Porter  
Architect: Thomas Moore

(The project was previously approved by the ABR and it was discovered that the required open yard area requires a zoning modification. Staff Hearing Officer approval of a zoning modification is requested to allow the open yard to be 13.5 feet wide rather than the required 20 feet. Proposal to construct a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage, and 160 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes a 63 square foot first-floor addition to the existing 558 square foot one-story two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site. The project involves the removal of two existing palm trees.)

**(Review After Final for changes to open yard area. Comments only; project requires Staff Hearing Officer review of a zoning modification.)**

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) the minor reduction in the required open yard dimension poses no negative aesthetic impacts; 2) the property has a large amount of open yard in front of the property.