



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, March 21, 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (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 plans</u> are required at the time of submittal & each time plans are revised.</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>
PROJECT DESIGN APPROVAL	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 Project Design 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 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 generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- 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 **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. 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, March 17, 2011, 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 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 and then clicking *Online Meetings*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:09 by Vice-Chair Sherry.

Members present: Aurell, Manson-Hing (arrived at 3:25), Mosel, Rivera, Sherry

Members absent: Gilliland, Zink

Staff present: Boughman, Shafer

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

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

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

Motion: Ratify the Consent Calendar of March 14, 2011. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

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

Motion: Ratify the Consent Calendar of March 21, 2011. The Consent Calendar was reviewed by Keith Rivera.

Action: Aurell/Mosel, 4/0/0. Motion carried. (Gilliland, Manson-Hing, and Zink absent)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 1. Mr. Boughman made the following announcements:
 - a) Item 1, 336 N. Milpas Street, is postponed two weeks at applicant's request.
 - b) Members Gilliland and Zink are absent. Chair Manson-Hing will arrive late.
 - c) Member Zink attended the Planning Commission hearing for Highway 101 on Thursday, March 17. The Coastal Development Permit was approved and the project will be returning to ABR; Mr. Boughman requested that board members review the Planning Commission meeting video.
 2. Kelly Brodison, case planner, reported that the Final Approval by the ABR on March 7, 2011 for the project at 903 West Mission Street is deemed void, as well as the project's Preliminary Approval. It was brought to staff's attention by the adjacent neighbor that the project's proposed second-story cantilever over the required open yard does not comply with the Zoning Ordinance.
 3. Member Sherry reported that she will step down from Item #4, 602 Anacapa Street.

E. Subcommittee Reports: No reports.

REVIEW AFTER FINAL

1. 336 N MILPAS ST

C-2 Zone

(3:10) Assessor's Parcel Number: 031-371-021
 Application Number: MST2006-00236
 Owner: E. R. Unterman Family Trust
 Architect: Perkowitz and Ruth Architects

(This is a revised proposal for a new one-story 11,468 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

(Second review of Review After Final for changes to entry tower, ramp, doors, rear parapet. Project last reviewed on March 7, 2011.)

Postponed two weeks at the applicant's request.

REVIEW AFTER FINAL

2. 29 N MILPAS ST

C-2 Zone

(3:40) Assessor's Parcel Number: 017-123-014
 Application Number: MST2009-00259
 Owner: McDonalds Corporation
 Architect: Elord Fajardo

(This is a 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.)

(Continued Review After Final to address violations in ENF2010-00334 with a proposal to remove as-built lighting mounted on the building and provide new lighting. Project last reviewed on February 7, 2011.)

Actual time: 3:19

Present: Cherry Protacio, Architect; David Peterson, McDonald's Corporation, Owner

Public comment was opened at 3:23 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the condition that the two new lighting fixtures are to be wall mounted Monterey Series in a bronze finish.

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

The Board recessed at 3:34 and resumed at 3:54 p.m.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. LOWER WEST DOWNTOWN LIGHTING PROJECT**

(4:10) Assessor's Parcel Number: ROW-001-946
Application Number: MST2011-00101
Owner: City of Santa Barbara

(This is a proposal for the installation of street lights in the lower west downtown neighborhood. Pole light fixtures with LED lamps are proposed at intersections and mid-block. The project is located along the 100, 200, and 300 blocks of W. Haley Street, the 100 and 200 blocks of W. Gutierrez Street, the 400 block of Bath Street, the 300 and 400 blocks of De La Vina Street, and along Cottage Grove. This proposal is Phase One of three street lighting projects in the lower west downtown area with the remaining two phases to be reviewed at a later date.)

(Comments only; project requires environmental assessment.)

Actual time: 3:55

Present: John Ewasiuk, Principal Engineer; Patrick Shanahan, Facilities and Energy Supervising Engineer; and Jim Dewey, Facilities and Energy Manager, City of Santa Barbara.

Public comment was opened at 4:11 p.m.

Sharon Byrne: in favor, lighting will help abate crime issues.

Tony Vassallo, Neighborhood Advisory Council member: in favor.

Wanda Livernois: in support with concerns about maintenance, graffiti and vandalism of the lights.

Kellam DeForest: in favor, but concerned about the aesthetics, material and the number of vertical objects in the parkway.

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

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) The lighting for the neighborhood is appreciated; the style of light is appropriate and acceptable; the use of LED lighting is appreciated.
- 2) Study the lighting at east corner of the alley at De La Vina and any other areas for additional or the relocation of lighting. Provide lighting photometrics for the entire project area.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 602 ANACAPA ST****C-M Zone**

(4:40) Assessor's Parcel Number: 031-151-017
 Application Number: MST2011-00105
 Owner: Hutton Parker Foundation
 Architect: Robert Kupiec
 Agent: Trish Allen, Sepps, Inc.

(This is a proposal for a new 2,646 square foot interior mezzanine floor between the existing first and second floors within the existing three-story building. The proposal includes demolition of a 1,691 square foot mezzanine floor in the existing parking garage, and 354 square feet of previously approved square footage will remain. Exterior alterations are proposed on the Cota Street side of the building for a new interior elevator. Development Plan Approval is requested for 3,000 square feet of new non-residential floor area.)

(Project requires Development Plan Approval findings.)

Actual time: 4:35

Present: Trish Allen, Agent; Robert Kupiec, Architect; Nancy Leffert, President of Antioch University.

Public comment was opened at 4:46p.m. As no one wished to speak, public comment was closed.

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

- 1) The proposed alteration for the elevator is appropriate in mass, bulk, and scale for the existing structure.
- 2) Study opportunities for additional landscaping on the site and parkway. Coordinate the parkway landscape design to be compatible with the recently approved landscape plan for the adjacent tenant "Arch Rock Fish".
- 3) Study the elevator tower roof to distinguish the roof from the adjacent larger tower.
- 4) Study additional coverage of the elevator roof.
- 5) Provide a complete site plan indicating compliance with ADA requirements for the entry as well as parkways and landscape areas.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 709 E HALEY ST****C-2 Zone**

(5:10) Assessor's Parcel Number: 031-232-017
 Application Number: MST2011-00077
 Owner: Corina A. Figueroa
 Owner: Jaime and Robin Melgoza
 Agent: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

(Action may be taken if sufficient information is provided. Project last reviewed March 7, 2011.)

Actual time: 5:06

Present: Rex Ruskauff, Agent.

Public comment was opened at 5:16 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) The architect's study of alternate site configurations is appreciated.
- 2) Study moving the trash enclosure away from the back sidewalk.
- 3) Provide a landscape plan with tree mitigation.
- 4) Study breaking up the large horizontal opening of the parking bays.
- 5) It was suggested that large doors accessing the storage area could enhance the architecture of the façade facing the street.
- 6) Provide dimensions on elevations.
- 7) Investigate minimizing the height required for the storage area to conceal contents.
- 8) Provide a dashed line showing proportions of the adjacent building at the south elevation.

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

ADJOURNMENT

The Full Board meeting was adjourned at 5:30 p.m.

CONSENT CALENDAR (1:00)

Representative present: Rivera

Staff present: Boughman

ABR - NEW ITEM

A. 1950 CLIFF DR

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-009
Application Number: MST2011-00112
Owner: Levon Investments LLC
Architect: Paul Poirier

(This is a proposal to remodel the storefront for an existing tenant space in the Mesa Shopping Center. The proposal would reduce square footage by 49 square feet and includes a new trellis and landscaping.)

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

Project Design Approval of the architecture for either of the proposed entry door schemes. Project to return for approval of details.

ABR - NEW ITEM**B. 301 W FIGUEROA ST****R-4 Zone**

Assessor's Parcel Number: 039-262-014
Application Number: MST2011-00111
Owner: Channel Islands Young Men`s Christian Association
Designer: Ocean View Designs
Business Name: Noah's Anchorage

(This is a proposal to replace all existing aluminum windows with Milgard vinyl windows and repaint the entire building and replace the 42" high fence at the front property line. The proposal also includes the replacement of existing siding on one-story portion of the building.)

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

Final Approval with the condition that the replacement picket fence is to match the existing.

ABR - CONTINUED ITEM**C. 1014 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-043
Application Number: MST2011-00095
Owner: Conners Family Limited Partnership
Contractor: Action Roofing
Applicant: KIBO Group

(This is a proposed replacement of the existing brown cement tiles for the Mansard roofs on two of the buildings on the site. The proposed roof material is brown tile rather than the previously proposed green clay tile. The roof for the Vons grocery store building is not included in this application.)

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

Postponed one week at applicants request.