



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA

### MINUTES

**Monday, April 18, 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</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> . <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 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](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 April 13, 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 3:01 p.m. by Chair Manson-Hing.

Members present: Gilliland, Manson-Hing, Mosel, Sherry, Zink (in at 3:03)

Members absent: Aurell, Rivera

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of April 4, 2011.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 11, 2011, as submitted.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of April 11, 2011. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

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

The Consent Calendar of April 18, 2011 was cancelled.

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

Mr. Boughman made the following announcements:

a) Board members Aurell and Rivera will be absent today.

b) An appeal of the approval of the Review After Final for 336 N. Milpas has been filed by Tony Fischer for Constantino Frangos.

E. Subcommittee Reports.

Mr. Manson-Hing reported that he, Mr. Gilliland, and Mr. Zink attended the Highway 101 Subcommittee meeting on Thursday, April 14 for an in-progress review of the project. Mr. Manson-Hing reported an appeal of the Planning Commission approval of a Coastal Development Permit has been filed by Phil Suding. Mr. Gilliland added that a second appeal has been filed by the Sunrise RV Park.

The Board recessed from 3:08 until 3:12 p.m.

**REVIEW AFTER FINAL****1. CITYWIDE - U.S. HIGHWAY 101**

**(3:10)** Assessor's Parcel Number: 099-MSC-PW  
Application Number: MST2004-00701  
Owner: City of Santa Barbara/State of California  
Applicant: Julie McGuigan, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

**(Third review of Review After Final. The project was last reviewed on April 4, 2011.)**

Actual time: 3:12

Present: David Emerson, Landscape Architect; Aaron Wolfraan, Project Engineer; Greg Hart, Santa Barbara County Association of Governments.

Daniel Gullett, Associate Planner reported on the DRT meeting of Thursday, April 14.

Public comment was opened at 3:36 p.m.

Beth Collins-Burgard, of Brownstein, Hyatt, Farber & Schrek, representing Sunrise RV Park, opposed: expressed concerns about lack of presentation of proposed changes to the sound wall and resulting increased visibility and noise; large trees may interfere with large RVs; safety of cars exiting Highway 101.

Phillip Suding: concerned that the median is less than half the approved 10 foot width and the large expanse asphalt. Suggested adding trees on city property behind the sound wall; suggested a guardrail at the gore area, as well as a tree or shrubs if possible.

Public comment was closed at 3:46 p.m.

Public comment reopened at 3:55 p.m.

Beth Collins-Burgard, of Brownstein, Hyatt, Farber & Schreek, representing Sunrise RV Park: requested clarification of proposed changes to the safety lane.

Public comment was closed at 3:56 p.m.

Motion: Continued indefinitely to the Full Board for in-progress review with the following comments:

- 1) It is disappointing that a 6 foot median was not taken into consideration when the width between the fixed barrier sound wall and the railroad right-of-way was envisioned in the original proposal.
- 2) City Council is requested to direct the Parks and Recreation to allow the ABR to suggest additional skyline trees on the City tennis court property to enhance the freeway experience.
- 3) The proposed landscape mitigation to the north is appreciated due to the loss of landscaping in the median.
- 4) There is concern with the Salinas island/gore area. If safety improvements are to occur at this location in the future landscape improvements are to be included.

- 5) Provide to City Council photo examples of similar median islands; in particular an aerial or landscape shot of the landscape island at La Cumbre and Highway 101, and El Sueno and Highway 101, and any other photos to support the lack of median landscaping.
- 6) Provide to City Council photo documentation of existing and proposed reductions to the sound wall at the Sunset RV Park.
- 7) Applicant is encouraged to meet with an ad-hoc committee comprised of ABR, HLC, and SFDB landscape representatives after the April 26 City Council hearing and prior to the next ABR hearing to discuss planting plan details.
- 8) Define the final proposed height of the landscape green screen in the median.
- 9) Provide the percentage of landscaping change from 1990 through the approved plan and to this Review After Final.
- 10) Study the use of trees in the median wherever possible.

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

Mr. Gullett requested ABR representation at the City Council appeal hearing on Tuesday, April 26.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **2. 27 E COTA ST**

**C-M Zone**

**(3:40)** Assessor's Parcel Number: 037-132-033  
 Application Number: MST2011-00146  
 Owner: The Lyon Building  
 Applicant: Tricia Knight  
 Architect: Omni Design Group  
 Owner: Lyon Building

(Proposal for the installation of an additional wireless communications facility which consists of 12 new roof mounted antennas for AT&T Mobility. The existing rooftop HVAC screening enclosure will be extended to screen the new antennas.)

**(Action may be taken if sufficient information is provided. Project requires a finding of No Visual Impact.)**

Actual time: 4:43

Present: Tricia Knight, Applicant.

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

Failed

Motion: Final Approval as submitted with finding of no significant aesthetic visual impacts.

Action: Sherry/Gilliland, 2/2/1. Motion failed. (Mosel opposed, Zink abstained, Aurell and Rivera absent)

Alternative

Motion: Continued two weeks to the Full Board with the comment to study a slight reduction in the screen to the northwest in order to minimize the size, bulk, and scale.

Action: Sherry/Gilliland. 3/1/1. Motion carried. (Zink abstained, Mosel opposed, Aurell and Rivera absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 740 DOLORES DR****E-1 Zone**

**(4:10)** Assessor's Parcel Number: 035-033-013  
Application Number: MST2011-00147  
Owner: City of Santa Barbara  
Applicant: Tricia Knight

(Proposal to remove two existing small microwave antennas and to install one eight foot diameter microwave antenna on an existing 45 foot tower.)

**(Action may be taken if sufficient information is provided. Project requires finding of No Visual Impact.)**

Actual time: 5:04

Present: Tricia Knight, Applicant.

Public comment was opened at 5:07 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide additional photographs from all surrounding areas.
- 2) Provide photo simulations of an 8 foot dish antenna as viewed from surrounding public viewing locations.
- 3) Study alternative screening of the antenna.
- 4) Study landscaping screening opportunities.

Action: Sherry/Gilliland, 5/0/2. Motion carried. (Aurell and Rivera absent)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 530 W COTA ST****R-3 Zone**

**(4:40)** Assessor's Parcel Number: 037-102-024  
Application Number: MST2011-00124  
Owner: Terri Trevillian  
Agent: Mark Morando

(Proposal to replace a 48 inch tall section of CMU wall along San Pascual Street, replace railroad ties with a CMU wall not to exceed 36 inches in height along Cota and San Pascual Streets, install a new 8 foot wood fence 14.5 feet in length at the northeast property line, and a new 6 foot wood fence 121 feet in length at the north property line. Zoning modifications are required for the CMU wall at San Pascual Street to exceed 42 inches in height at the front property line and for the 6 foot wood fence to exceed 8 feet in height when its height is combined with an existing wall and guardrail on the adjoining property. The project will address violations in ENF2010-00315.)

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

Actual time: 5:13

Present: Mark Morando, Agent.

Public comment was opened at 5:25 p.m.

Joyce McCullough, Habitat for Humanity, opposed: appreciates the 4 foot CMU wall, however opposed to the proposed 6 foot fence because it blocks light and air to the Habitat property.

Detliv Peikert, Architect, opposed: modification would be inappropriate and loss of air and light would be deleterious to the quality of life of the residents.

Teri Trevillian, property owner: in support of the project.

Will Rivera, Board member Habitat for Humanity, opposed: removal of trees is unfortunate however concerned that the fence would be a detriment.

Public comment was closed at 5:39 p.m.

Public comment was reopened at 5:45.

Ms. McCullough explained that Ms. Trevillian was informed in writing that the applicant's intent to excavate, lower the ground floor, and offered to provide and maintain landscape screening on Trevillian's property.

Terri Trevillian, owner: expressed concern that she is being deprived of a six foot privacy wall due to lowering of the grade on the adjacent property; refused to grant an easement on her property for landscaping for the Habitat property.

Mr. Peikert explained that grade on Trevillian's property was lowered after construction of the high retaining wall and caissons that are now exposed; offered to remove the excessive height of the walls and caissons.

Public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer and return to Full Board with the following comments:

- 1) The 36 inch retaining walls at the sidewalk along San Pascual and Cota Streets are supportable.
- 2) The 4'8" CMU wall closing the gap between existing wall and adjacent parcels to is an appropriate modification to complete the retaining wall along San Pasqual Street.
- 3) The over-height fence along the property line is not supportable. Applicant is encouraged to use landscaping for privacy screening.
- 4) Return with a landscape plan addressing areas that have been disturbed.

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

The Full Board adjourned at 6:00 p.m.