



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 11, 2011**

**630 Garden Street: David Gebhard Public Meeting Room**

**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  
HEATHER BAKER, Project Planner  
TONY BOUGHMAN, Planning Technician  
GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

#### **GENERAL BUSINESS:**

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

Members present: Gilliland, Mosel, Rivera, Sherry, Zink

Members absent: Aurell, Manson-Hing

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of June 27, 2011.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 27, 2011, as amended.

Action: Mosel/Rivera, 4/0/1. Motion carried. (Aurell/Manson-Hing absent)

C. Consent Calendar. Consent Calendar meetings of June 5 and June 11 were cancelled.

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

Mr. Boughman made the following announcements:

a) Chair Manson-Hing will be absent.

b) There will be a Design Charrette to envision compact downtown neighborhoods sponsored by the American Institute of Architects Santa Barbara Chapter, the American Planning Association, and the Community Environmental Council on Saturday, July 16

from 9:00 a.m. to 4:00 p.m. and Saturday, July 23 from 9:00 a.m. to 1:00 p.m. at the Santa Barbara High School Gymnasium, 721 E. Cota Street. The objective is to give decision makers and the public an opportunity to learn more about proposed residential densities.

E. Subcommittee Reports. None.

### **CONCEPT REVIEW - NEW ITEM**

#### **1. 118 & 122 LOS AGUAJES**

R-4/SD-3 Zone

**( 3:10)**

Assessor's Parcel Number: 033-041-014  
 Application Number: MST2011-00193  
 Owner: Helen Marital Reeder, Q-tip Trust  
 Owner: Ed St. George  
 Architect: Justin Van Mullem

(Proposal for a voluntary lot merger of two lots and a complete exterior remodel for the existing apartment complex. No new square footage is proposed.)

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

Actual time: 3:15

Present: Keith Nolan and Laura Weinstein, On Design Architects.

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

Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the comments the following comments:

- 1) The mass, bulk, and scale are acceptable.
- 2) The new open space and enhanced architecture are appreciated.
- 3) Provide a landscape plan and architectural details.

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

The Board recessed at 3:32 and reconvened at 3:33.

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

#### **2. 1312 E GUTIERREZ ST**

R-2 Zone

**( 3:40)**

Assessor's Parcel Number: 031-392-003  
 Application Number: MST2011-00249  
 Owner: Jasen Bodie Nielsen  
 Architect: David Burke

(Proposal to convert an 886 square foot garage and storage area into a second dwelling unit, add 90 square feet of storage space on the first floor, and enclose a second-floor porch. Staff Hearing Officer approval of modifications are requested to convert a portion of garage and storage area to habitable within the interior setback, to provide greater than 850 square feet of open yard area in the remaining front yard and for a wall to exceed 3 1/2 feet in height at the front lot line and within 10 feet of a driveway. The project will address violations in enforcement case ENF2011-00131.)

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

Actual time: 3:33

Present: Dave Burke, Architect.

Public comment was opened at 3:43 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modification for the front yard over-height fence is acceptable and poses no negative aesthetic impact.
- 2) The open yard location is acceptable in the front yard.
- 3) The existing side-yard has no negative aesthetic impact.
- 4) Provide a landscape plan that provides mitigation of proposed tree removal, a detailed description of proposed planting. Move the fence at the parking area back to provide a space for landscaping in front of the fence behind the front parking spaces.
- 5) Coordinate all plans and elevations and accurately show proposed window locations.
- 6) Confirm that the proposed south facing windows are not an intrusion into the privacy of the adjacent neighbor's north facing windows.
- 7) Study resolution of the south addition design to integrate with the existing architecture.

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

### **REVIEW AFTER FINAL**

#### **3. 601 E MICHELTORENA ST**

C-O Zone

**( 4:10)**

Assessor's Parcel Number: 027-270-030  
 Application Number: MST2003-00827  
 Owner: Santa Barbara Cottage Hospital Foundation  
 Agent: Ken Marshall  
 Architect: Cearnal, Andrulaitis LLP  
 Landscape Architect: Katie O'Reilly-Rogers

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures, and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. The project was approved by the Planning Commission on September 21, 2006 [Resolution No. 039-06], and by City Council on December 19, 2006 [Resolution No. 06-103], and April 29, 2008 [Resolution No. 08-038].)

**(Review After Final for changes to landscaping. Request for review of the new tree dispositions on the tree protection plan, review of the new tree relocation plan and revised site landscape plans, and review of mitigation requirements for removed trees. Project requires compliance with City Council Resolution No. 06-103.)**

Actual time: 4:10

Present: Courtney Miller, Landscape Architect; Joe Andrulaitis, Architect.

Public comment was opened at 4:23 p.m.

Gary Hoffman, neighbor, questioned height of proposed King Palm trees along the street, concerned about loss of views.

Public comment was closed at 4:28 p.m.

Motion: Review After Final Approved as submitted with the comment to consider the height of the furthest uphill palm trees to respect views of the adjacent neighbors.

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

Allison De Busk, Project Planner, explained that the mitigation replacement ratio of 165 is for boxed trees that died or were removed, and any trees beyond that number are for additional trees previously approved by the ABR.

MEETING ADJOURNED AT 4:39 P.M.

**CONSENT CALENDAR - CANCELLED**