



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 11, 2008**

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

**3:00 P.M.**

**BOARD MEMBERS:**

- MARK WIENKE, *Chair* – Present
- CHRISTOPHER MANSON-HING, *Vice-Chair* – Present
- CLAY AURELL – Present
- JIM BLAKELEY – Present
- CAROL GROSS – Present
- GARY MOSEL – Present
- DAWN SHERRY – Absent
- PAUL ZINK – Present

**CITY COUNCIL LIAISON:** DALE FRANCISCO – Absent

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT – Absent

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor – Absent
- MICHELLE BEDARD, Planning Technician – Present
- KATHY GOO, Commission Secretary – Absent
- GABRIELA FELICIANO, Commission Secretary – Present

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

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PLEASE BE ADVISED**

- The approximate time the project was reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee would need to 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 Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- 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 these meetings, 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 Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). 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. That on Thursday, August 7, 2008, at 4:00 p.m., 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](http://www.SantaBarbaraCa.gov/abr).
2. The regular meeting of the Architectural Board of Review was broadcast live on City TV-18 and scheduled for rebroadcast on Wednesday at 12:00 p.m. A live broadcast could also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable on computers with high speed internet access by the following Wednesday at [www.santabarbaraca.gov/abr](http://www.santabarbaraca.gov/abr) and then clicking *Online Meetings*.

**GENERAL BUSINESS (3:05):**

## A. Public Comment.

No public comment.

## B. Approval of the minutes of the Architectural Board of Review meeting of July 28, 2008.

**Motion: To table the approval of the July 28, 2008, meeting minutes to the next meeting.**

Action: Blakeley/Manson-Hing, 7/0/0. (Sherry absent.) Motion carried.

## C. Consent Calendar.

**Motion: Ratify the August 4, 2008, Consent Calendar as reviewed by Paul Zink.**

Action: Manson-Hing/Zink, 7/0/0. (Sherry absent.) Motion carried.

**Motion: Ratify the August 11, 2008, Consent Calendar as reviewed by Christopher Manson-Hing; with the exception of the landscape plans for Items G and H as also reviewed by Carol Gross.**

Action: Manson-Hing/Gross, 7/0/0. (Sherry absent.) Motion carried.

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

1. Ms. Bedard announced that enforcement cases report for the McDonald's at the Mesa Shopping Center with the exposed roof top equipment and exterior lighting at the gas station on Montecito Street have been elevated to a higher status, per the Zoning Enforcement Supervisor.
2. Board member Zink announced he would be stepping down from Item 2, 32 N. Calle César Chávez.

## E. Subcommittee Reports.

Board member Blakeley reminded the Board that the sculptures chosen to be part of the 2008 State of the Art Gallery exhibition on State Street are now on display (beginning August 9<sup>th</sup>).

**F. Possible Ordinance Violations.**

Board member Manson-Hing requested research regarding the metal canopy approved to be installed at the Brooke's Institute elevator lobby entrance. He would like to know whether there was an approved alteration to the design that does not include the previously approved metal canopy.

Board member Blakeley requested research regarding whether the landscaping plan for the McDonald's was approved as part of the landscape plan for the entire Mesa Shopping Center.

**\*\* THE BOARD RECESSED FROM 3:13 P.M. TO 3:22 P.M. \*\***

**DISCUSSION ITEM****1. MEASURE G APPROVED FOR NOVEMBER 4, 2008, ELECTION BALLOT**

**(3:22)** Staff Presentation: Robert Peirson, Finance Director

(On July 1, 2008, the Santa Barbara City Council voted to place a measure on the November 4, 2008 ballot to reduce the Utility User's Tax (UUT) on telecommunications and cable TV from 6% to 5.75% and modernize the tax ordinance. Due to an IRS ruling and changes in telecommunications technology, the City of Santa Barbara could lose approximately \$4 million of its annual \$13 million UUT revenue. The UUT provides funding for essential government services such as police, fire, streets, libraries, parks and recreation. The City's UUT Ordinance was written prior to the introduction of cell phones, voice-over-Internet technology, and other telecommunication methods. The proposed UUT Ordinance will update provisions for telecommunications and specifically exclude Internet access service charges. Modernizing the City's UUT Ordinance as it relates to telecommunications requires a majority approval from City voters.)

**(Board comments are requested.)**

Present: Robert Peirson, Finance Director

Discussion held.

**\*\* THE BOARD RECESSED FROM 3:45 P.M. TO 3:51 P.M. \*\***

**CONCEPT REVIEW - NEW ITEM****2. 32 N CALLE CESAR CHAVEZ****M-1/SD-3 Zone****(3:51)**

Assessor's Parcel Number: 017-030-016  
Application Number: MST2008-00359  
Applicant: Kathleen Weinheimer  
Business Name: Pat Scott Masonry

(Appeal of Denial at Sign Committee. The proposal presented to the Sign Committee was for two "as-built" wall signs, with 8-inch pin-mounted bronze metal lettering, at 6.7 square feet each. An Exception is requested for the sign height to exceed 5.6 feet above the finished second floor (§SBMC 22.70.030.D.8). This application will abate enforcement case ENF2007-01240.

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

Present: Kathleen Weinheimer, Attorney  
Eddie Longhorn, Business Owner  
Steve Hausz, HLC Liaison to the Sign Committee

Staff comment: Michelle Bedard, Planning Technician, explained that the applicant is no longer requesting an exception for the height to exceed 5.6 feet above the finished second floor.

Public comment opened at 4:03 p.m.

Chair Wienke acknowledged receipt of the following letters:

1. Paula Westbury, local resident, objects to the installation of any sign at the current location.
2. Randy Mudge, local resident, urged the Board to uphold the Sign Committee's decision: distracts from the architecture, constitutes advertising, and it is in violation of the intent of the Sign Ordinance.

Public comment closed at 4:05 p.m.

**Motion:** **To uphold the decision of the Sign Committee and deny the appeal with the following comments:** 1) The sign as installed is not per the Sign Ordinance. 2) Its location is not related to an entrance. 3) It was suggested that, on the south side of the building in the driveway area, a sign be installed giving direction to delivery trucks.

**Action:** Gross/Blakeley, 4/1/1. (Mosel opposed. Aurell abstained. Zink stepped down. Sherry absent.) Motion carried.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 826 W PEDREGOSA ST****R-2 Zone**

Assessor's Parcel Number: 043-121-020  
Application Number: MST2008-00011  
Owner: Juan and Theresa Escobar  
Architect: Scott Branch

(Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.)

**(Review After Final for a reduced roof pitch, revised chimney cap, and removal of the bay window on the west elevation.)**

**Final Approval as submitted of the Review After Final.**

**FINAL REVIEW****B. 900 BLK FELLOWSHIP RD****E-1 Zone**

Assessor's Parcel Number: 041-156-001  
Application Number: MST2008-00185  
Owner: City of Santa Barbara  
Agent: Amanda Flesse

(Proposal for an "as-built" fence replacement of the existing eight (8) foot chain link fence with a new eight (8) foot Sheppard's Hook fence surrounding the La Mesa Reservoir. The project received Staff Hearing Officer Approval on July 30, 2008, for a fence to exceed 3 ½ feet along the front property line and within the first twenty (20) feet of a driveway. The proposal involves abatement of the violations in ENF2008-00769.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 065-08.)**

**Final Approval as submitted.**

**NEW ITEM****C. 730 MIRAMONTE DR****A-1/E-1 Zone**

Assessor's Parcel Number: 035-050-060  
Application Number: MST2008-00363  
Owner: Driscoll-Roche, LLC  
Designer: Western Exterminator Company  
Business Name: KEYT TV Station

(Minor exterior alteration including replacement of 13 windows at the rear of an existing commercial building in the Hillside Design District.)

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

**Continued one week with the following comments:** 1) Provide appropriate elevations to clearly delineate the windows proposed to be replaced and the type of material proposed at each location. 2) Provide cut-sheet of details for proposed windows. 3) Window trim should be brown to match existing.

**NEW ITEM****D. 1699 FIRESTONE ROAD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2008-00368  
Owner: City of Santa Barbara  
Applicant: B & T Contractors

(Proposal for an EVR Phase II Fuel System upgrade to install a Healy clean air separator at an existing fueling facility at the airport. The proposal also includes the placement of 8 bollards, to be located a total of 42 inches below grade and 36 inches above grade, around the Healy clean air system.)

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

**Final Approval as submitted.**

**NEW ITEM****E. 423 W VICTORIA ST****P-R Zone**

Assessor's Parcel Number: 039-161-014  
Application Number: MST2008-00374  
Owner: City of Santa Barbara  
Applicant: Kevin Strasburg

(Proposal for improvements to the Westside Community Center to include a new concrete path, fencing, new benches, and the addition of new security lights. The proposal also includes a revised parking configuration which relocates six existing parking spaces and maintains the existing 43 parking spaces, revised landscaping, including the removal of 6 trees and the addition of 12 trees, and an irrigation system. No exterior alterations are proposed of the existing building.)

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

**This item was postponed two weeks at the applicant's request.**

**NEW ITEM****F. 740 DOLORES DR****E-1 Zone**

Assessor's Parcel Number: 035-033-013  
Application Number: MST2008-00375  
Owner: City of Santa Barbara  
Architect: Campbell & Campbell  
Applicant: Santa Barbara Amateur Radio Club, Inc.

(Proposal to add a 220 square foot block wall building to the existing sheds at the telecommunications facility located at the Vic Trace Reservoir.)

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

**Final Approval with the following conditions:** 1) Provide landscape vine screening on existing exposed chain link perimeter fencing at a distance of 6'0" on center. 2) Provide irrigation.

**FINAL REVIEW****G. 2541 MODOC RD****E-1 Zone**

Assessor's Parcel Number: 049-170-011  
Application Number: MST2008-00169  
Owner: MRP Santa Barbara, LLC  
Applicant: Shawn Mercer  
Architect: Rick Huang

(Proposal for an exterior remodel to an existing 37 unit apartment complex to include new exterior finishes, new roofing material, replacing all existing windows and doors, exterior lighting, adding balconies and patio areas, replacing the existing play structure and barbeque area, new landscaping and two three-foot high retaining walls. The lot is legal non-conforming to density and therefore no new additional square footage is allowed.)

**(Preliminary Approval granted August 4, 2008. Final Approval of Architecture and Landscaping is requested.)**

**Final Approval of architecture as submitted. The review of the landscape is continued two weeks with the following comments:** 1) Add eight shrubs on the site. 2) Provide a permanent irrigation plan.

**CONTINUED ITEM****H. 100 BARRANCA AVE COMMON****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018  
Application Number: MST2008-00153  
Owner: Sandoval Family Trust  
Applicant: Shoreline Homeowners Association  
Architect: CSA Architects  
Landscape Architect: Bob Cunningham

(Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone (SD-3). The project includes the removal of rooftop parapets and new roofing, replace existing exterior wood siding with stucco, replacement of all windows, existing railings, and the existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Drive. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. The project requires review by the Staff Hearing Officer for a modification for the as-built trash enclosure to be located in the front yard setbacks.)

**(Preliminary and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 051-08.)**

**Preliminary Approval with the following conditions:** 1) The architecture continued one week for hardscape details. 2) The landscape continued two weeks with the condition that three skyline trees shall be introduced. It was suggested to place the additional trees at the corners and in the middle on the street frontage of Shoreline Drive.

**\*\* THE FULL BOARD MEETING ADJOURNED AT 4:14 P.M. \*\***