



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 8, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

- MARK WIENKE, Chair - PRESENT
- CHRISTOPHER MANSON-HING, Vice-Chair - ABSENT
- CLAY AURELL - ABSENT
- JIM BLAKELEY – PRESENT UNTIL 5:20 P.M.
- CAROL GROSS (NORMALLY LEAVES AT 5 P.M.) – PRESENT UNTIL 6 P.M.
- GARY MOSEL - PRESENT
- DAWN SHERRY - PRESENT
- PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT (announcement item only)
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

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 folded plans 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>
PRELIMINARY REVIEW	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 preliminary 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 22.68 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.
- Concept review comments are valid for one year. A Preliminary 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. 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 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. 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, September 4, 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.
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 8:00 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*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:10 p.m.

ROLL CALL:

Members present: Wienke, Mosel, Zink, Blakely until 5:30 p.m., and Gross until 6:00 p.m.
Members absent: Manson-Hing and Aurell.
Staff present: Limón, Bedard and Goo.

GENERAL BUSINESS:**A. Public Comment:**

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 25, 2008, as amended.
Action: Sherry/Zink, 6/0/0. Motion carried. (Manson-Hing and Aurell absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of September 2, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing.
Action: Sherry/Zink, 6/0/0. Motion carried. (Manson-Hing and Aurell absent).
Motion: Ratify the Consent Calendar of September 8, 2008. The Consent Calendar was reviewed by Paul Zink.
Action: Zink/Mosel, 6/0/0. Motion carried. (Manson-Hing and Aurell absent).

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

- 1) Ms. Bedard made the following announcements:
 - a) Board members Manson-Hing and Aurell will be absent from the meeting.
 - b) Ms. Bedard provided the Board with the updated Landscape Design Standards for Water Conservation.
 - c) Item #5, 1015 San Andres Street will be continued two weeks to the next meeting due to lack of quorum.
 - d) Proposed cancellation of meeting's break in order to complete the remaining agenda items before losing quorum. Item #4, 303 Rosario Drive will therefore be heard at 5:20 p.m., and not 5:40 p.m. as stated on the meeting agenda (Applicant informed).

Motion: To cancel the scheduled meeting break.

Action: Zink/Sherry, 6/00. Motion carried. (Manson-Hing and Aurell absent.)

- e) Mr. Limón announced the proposed ordinance amendments, and compatibility and design review criteria are scheduled to be introduced to City Council next Tuesday, September 16th for anticipated adoption the following week. In addition, on September 23rd a proposed interim ordinance will be discussed at the Ordinance Committee regarding more comprehensive City-wide requirements, such as height, number of units, etc.
- f) Board member Zink reported on the art show event “Images of Our City – A Photo Party” to be held on Friday, October 3rd from 6-8pm hosted by the Architectural Foundation of Santa Barbara.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

Staff gave updates on various violations reported by Board members Manson-Hing, Wienke and Blakely regarding whether have been abated or are currently pending abatement:

1. The Lyon’s Building elevator lobby entrance – Staff reported a review after final was approved that included the removal of a metal canopy.
2. McDonald’s at the Mesa Shopping Center - Staff reported that the McDonalds portion of the landscaping plan was approved as part of the landscape plan for the entire Mesa Shopping Center.
3. McDonald’s exposed rooftop equipment - Staff reported that an enforcement case was created with an elevated priority status.
4. Chevron Car Wash at Castillo and Montecito Streets – Staff reported that an enforcement case was created with an elevated priority status.
5. Comaniche’s and Mom’s on Cota Street - Staff reported that the change of building color to orange and purple is currently under design review.
6. Staff reported that there is no ordinance regulation restricting the hours of operation of Drive-through facilities.
7. Board member Mosel requested staff to research a possible enforcement case at 415 W. De La Guerra Street regarding color palette, the roof line does not appear to match the approved plans, sidewalk safety issues, and alterations to the approved landscape plan, including the removal of some hedges which are part of the approved landscaping plan.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 3230 STATE ST****C-2/SD-2 Zone**

Assessor’s Parcel Number: 053-332-030
 Application Number: MST2008-00395
 Owner: Thomas Thompson
 Applicant: Omni Point (T-Mobile)
 Agent: Courtney Schmidt

(This is a new application for a proposal to install a new unmanned wireless communications facility to consist of a T-Mobile panel antenna to be located in a faux chimney on an existing commercial building. Additional equipment will be located within a lease area of the existing commercial building. The project includes replacement of the existing faux chimney with a new faux chimney, with a three foot increase in total height, to match the existing style. The proposal also includes the demolition of the

existing "as-built" storage area at the rear, repaint and texture the existing trash enclosure to match the existing building, add a new tree on the rear elevation, and replace the "as-built" pavers with landscaping planters along the State Street elevation.)

(Project requires Finding of No Visual Impacts.)

(3:27)

Present: Scott Dunaway, T-Mobile.

Public comment opened at 3:35 p.m.

Mr. James Kahan, attorney representing Friends of Outer State Street, expressed concern on whether the application had been changed enough to re-apply. He doesn't think it is appropriate to expand the use of the site. He expressed health hazards of the antennas and requested additional environmental review is necessary, especially for the school on-site. Mr. Limon, Senior Planner, responded that the project no longer requires a modification, which was the result of the original project denial, and therefore the project has been revised sufficiently to submit a new project application.

Mr. Scott Sanderfer, neighbor, expressed concern regarding the wall along the curb.

Public comment closed at 3:43 p.m.

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

- 1) FAUX CHIMNEY:
 - a) The board finds that a three foot height increase is still too tall and would prefer a two foot maximum height increase.
 - b) The board continues to suggest moving the arrays into the corner to take advantage of the angle of the antennae array and the existing roof form.
 - c) The proposed stone is acceptable if it is matching into the existing stone; however, if a total refacing of the veneer is proposed as believed, a more regionally accepted stone shall be used, such as Santa Barbara sandstone.
- 2) LANDSCAPING:
 - a) Document all existing significant landscaping on the property and in the right-of-ways, such as existing street trees, existing plants and trees, and landscaping in the planters on both sides of the driveway.
 - b) Both planters on either side of the driveway shall have landscape improvements.
 - c) In the rear of the property, develop landscape and wall solutions which provides landscape screening and enhancement to the alley for the benefit of residential neighbors; including the trash and recycling containment.
 - d) Provide cascading plants down the front walls, at State Street, to deter graffiti.
 - e) Show all existing doors and trash enclosure, landscaping, and hardscape and softscape; including planting in the right-of-way area adjacent to the alley.
 - f) The Board appreciates replanting the existing "as-built" paved patio planters at the front of the building.

Action: Gross/Zink, 5/1/0. Motion carried. (Mosel opposed/Manson-Hing and Aurell absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 824 CACIQUE ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 017-240-019
Application Number: MST2007-00357
Owner: Ramirez Family Trust 8/28/03
Architect: Rex Ruskauff

(Proposal to construct a new, one-story 2,288 square foot warehouse building. Also proposed is to increase the interior floor area of an existing two-story commercial building by 906 square feet, the building footprint of which will remain the same. New fencing, gates, and landscaping are also proposed on this 13,530 square foot parcel. The project will require Development Plan Approval and a Transfer of Existing Development Rights at the Planning Commission.)

(Comments only; project requires Environmental Assessment and Planning Commission Review for a Transfer of Existing Development Rights and Development Plan Approval.)

(4:21)

Present: Rex Ruskauff, Applicant.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

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

- 1) The board finds the overall project and site plan acceptable.
- 2) Concern exists for the proposed building height. Applicant to verify the operations of the fork lift for the internal use of the building. Show the adjacent building heights on the plans.
- 3) Minimize the parapet heights as much as possible.
- 4) Study using a cornice design on the parapet.
- 5) Study relief of the starkness of the façade; one suggestion is to use scoring lines.
- 6) The board would like to see the design of the wrought iron fence at the entry and across the planted parking area.
- 7) The use of metal windows on the plans is acceptable for both their industrial nature, and scale and break-up of the mutins.
- 8) The use of photovoltaic panels on the roof is appreciated
- 9) Restudy moving the south and east wall off the property line a bit to encourage growth of vines on the east wall, adjacent to the parking lot, and on the existing 8-foot ivy fence to continue on the south property line.
- 10) Show all trees on neighboring properties as they may be significant landscaping.
- 11) Plant some trees in the area where the lines intersect the planting area across from the parking stalls.
- 12) Introduce two canopy trees in the planting bays, and explore triangular planting pockets for at least two palm trees in the planter strip.

Action: Gross/Blakely, 6/0/0. Motion carried. (Manson-Hing and Aurell absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 800 MIRAMONTE DR****A-1/C-X/E-1 Zone**

Assessor's Parcel Number: 035-050-063
Application Number: MST2008-00383
Owner: Dreier Properties, LLC
Architect: Bill Wolf

(Proposal for a 508 square foot addition to an existing 20,886 square foot commercial office building. The proposed addition will be located under the existing building roof line. The project received approval for an additional 2,117 square feet under MST2005-00352 and only 922 square feet of the project was built leaving a remaining 1,195 square feet of approved and un-built square footage. The project requires a substantial conformance determination by Planning Commission (Resolution No. 004-06).

(Comments only; project requires Environmental Assessment and a Substantial Conformance Determination.)

(4:54)

Present: Bill Wolf, Pacific Architects.

Staff announced that the requirements for Environmental Assessment and Substantial Conformance Determination have been completed and that the Board may take action on this item.

Public comment opened at 5:00 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval as submitted and continued to Consent for Final Review.
Action: Gross/Blakely, 6/0/0. Motion carried. (Manson-Hing and Aurell absent).

**** THE BOARD BRIEFLY RECESSED AT 5:00 P.M. AND RECONVENED AT 5:25 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 303 ROSARIO DR****R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-009
Application Number: MST2008-00397
Owner: Frederick and Esther A. Milstein
Architect: Bob Easton

(Proposal for a two-story addition of 1,254 square feet to an existing 1,612 square foot duplex. The existing, nonconforming 375 square foot two-car garage will be demolished and a new 400 square foot garage will be constructed in its place. One additional uncovered parking space is proposed for a total of two covered and two uncovered parking spaces.)

(Comments only; project requires Environmental Assessment.)

(5:25)

Present: Sherry Schmandt for Bob Easton; and Frederick and Esther A. Milstein, Property Owners.

Staff announced that the Environmental Assessment has been completed and that the Board may take action on this item.

Public comment opened at 5:34 p.m. As no one wished to speak, public comment was closed.

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

- 1) There is unanimous concern regarding the bulkiness of second floor central area addition. The applicant to study and simplify the forms of the addition and the roof lines abutting the new addition. The board feels simpler platonic forms would be more successful.
- 2) The board would prefer to see an overall upgrade of the home to include replacing windows at the ground floor level. Replacing the wood siding is the trigger to replace the windows. It is strongly encouraged that if the wood siding is to be replaced, the applicant is to study the window fenestration, and window and wall improvements.
- 3) Study introduction of a front door covered porch or entry structure.
- 4) Submit a landscape plan, especially as it affects the new work, including the front yard area, front entries, and around the driveway

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

IN-PROGRESS REVIEW

5. 1015 SAN ANDRES ST

R-2 Zone

(6:20)

Assessor's Parcel Number: 039-242-011

Application Number: MST2006-00438

Designer: Carlos Amaro

Owner: The Rodriguez/Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single family residence and detached two car garage and construct a new 4,905 square foot two-story duplex on an 8,000 square foot lot. Unit one is proposed to be 1,728 square feet and a 457 square foot attached two-car garage. Unit two is proposed to be 2,289 square feet and a 431 square foot attached two-car garage.)

(Preliminary Approval granted March 10, 2008.)

Continued two weeks due to lack of quorum.

ADJOURNMENT:

The Full Board meeting adjourned at 5:54 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 608 ANACAPA****C-M Zone**

Assessor's Parcel Number: 031-151-017
Application Number: MST2008-00160
Owner: Jason D. Leggitt
Owner: Mark Harris
Architect: David Hiatt
Applicant: Jeb Wilson

(Proposal to reconfigure the existing entry way to the building to provide a more pedestrian and ADA friendly entrance. The proposal includes removing an existing step, raising the pathway to the building above the street level, removing the existing accessible ramp, and additional landscaping to match existing.)

(Review After Final revisions to add window tinting to lower floor tenant of building.)

Approval of Review After Final of the NV35 window tinting.

REVIEW AFTER FINAL**B. 504 E ARRELLAGA ST****R-3 Zone**

Assessor's Parcel Number: 027-260-001
Application Number: MST2003-00298
Owner: Annemarie Schoepp, Trustee
Architect: Brian Nelson

(Proposal for a three unit condominium development incorporating the existing 2,148 square foot residence and adding a new 2,326 square foot duplex on a 7,500 square foot lot. The project was previously approved on February 17, 2005, as apartments.)

(Review After Final to revise project consisting of the following: Unit A revised second floor plan including bay window at dining room, Unit B revised to add a new deck on the north side and remove the patio on the west side, Units A, B and C to add new wood burning fireplaces with new chimneys, Units B & C to alter roof design over stairs, all units window changes from double hung to casement and lower floors are to be plaster finish instead of wood.)

Approval as submitted of Review After Final.

NEW ITEM**C. 115 S SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-222-021
Application Number: MST2008-00410
Owner: Keeter 2 Limited Partnership
Designer: Paul Henderson

(Proposal to replace the exterior wood siding with stucco, replace the existing plywood garage doors with new insulated aluminum doors and add a new wood trellis above the garage on a 10,750 square foot parcel in the R-2 Zone. The proposal to replace the existing wood siding with stucco occurs on the second story unit and is proposed to match the existing stucco of the ground floor unit.)

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

Continued one week with the following comments: 1) Provide details through all windows (on first and second floors) showing plaster and trim condition. 2) Provide a color board, and note colors on elevations. 3) Provide make and model and cut sheet of the proposed garage doors.

Items on Consent Calendar were reviewed by **Paul Zink**. Consent Calendar ended at 1:45 p.m.