



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### MINUTES

**Monday, October 17, 2011    630 Garden Street: David Gebhard Public Meeting Room    3:00 P.M.**

**BOARD MEMBERS:**            CHRISTOPHER MANSON-HING, Chair  
   DAWN SHERRY, Vice-Chair  
   CHRISTOPHER GILLILAND  
   GARY MOSEL  
   KEITH RIVERA  
   PAUL ZINK

**CITY COUNCIL LIAISON:**    DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**    BRUCE BARTLETT

**STAFF:**            JAIME LIMÓN, Design Review Supervisor  
                                 KATHLEEN ALLEN, 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 3:01 p.m. by Chair Manson-Hing.

Members present:        Aurell, Gilliland, Manson-Hing, Mosel (arrived 3:03), Rivera, Sherry, Zink

Members absent:        None

Staff present:            Allen, Limon (present 3:06 to 3:48), Shafer

A.    Public Comment:        No public comment.

B.    Approval of the minutes of the Architectural Board of Review meeting of October 3, 2011.

Motion:    Approval of the minutes of the Architectural Board of Review meeting of October 3, 2011, as amended.

Action:    Zink/Gilliland, 5/0/0. Motion carried. (Mosel absent.)

C.    Consent Calendar.

Motion:    Ratify the Consent Calendar of October 10, 2011. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action:    Rivera/Sherry, 5/0/0. Motion carried. (Mosel absent.)

The Consent Calendar of October 17, 2011 was cancelled.

D.    Announcements, requests for continuances, withdrawals, and future agenda items – No announcements.

E.    Subcommittee Reports – No reports.

**CONCEPT REVIEW - CONTINUED ITEM****1. 3849 STATE ST****C-2/SD-2 Zone**

**(3:10)** Assessor's Parcel Number: 051-010-011  
Application Number: MST2011-00372  
Owner: Macerich La Cumbre, LLC  
Architect: Benson & Bohl Architects

(Proposal to remodel 150 linear feet along five tenant spaces for the exterior of the Building I front facade. The proposal includes removal of the canopy overhang, installation of new parapets, new trellis, new awnings, and new light-posts.)

**(Second review; project last reviewed on October 3, 2011. Action may be taken if sufficient information is provided.)**

Actual time: 3:04

Present: Richard Benson, Benson & Bohl Architects.

Public comment was opened at 3:15 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to Consent Calendar with the following comments:

- 1) Eliminate the exposed fire sprinklers or provide an alternate solution.
- 2) Resolve the awning breakups.
- 3) Provide a minimal return at the north portion of the parapet.
- 4) Remove the west elevation roof screening if not required, or provide an alternate solution using a different material.
- 5) Study the proposed colors on the west elevation with regard to screening issues.
- 6) Consider the shape and layout of the northern most planter; and consider extending the adjacent planter to the south.
- 7) Provide a color and material board.
- 8) Show the bus stop and bus stop improvements on the site plan.

Action: Sherry/Rivera, 5/1/0. Motion carried. (Manson-Hing opposed.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 101 N SALINAS ST****R-2 Zone**

**(3:40)** Assessor's Parcel Number: 017-073-012  
Application Number: MST2011-00010  
Owner: Jennifer Marie Checchio  
Designer: Bree Medley

(Proposal for a new detached residential dwelling unit and conversion of the basement of the existing dwelling to habitable space. The proposed two-story structure consists of a 530 square foot unit above a 530 square foot two-car garage. The 540 square foot basement under the existing 1,013 square foot single-family residence would be lowered to create new habitable space. A new uncovered parking space, new driveway, and landscaping are proposed on the 6,399 square foot lot. Staff Hearing Officer review of zoning modifications for parking, open yard area, and new habitable space within the front setback is requested.)

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

Actual time: 3:48

Present: Bree Medley, Designer.

Public comment was opened at 3:59 p.m.

Elvira Tafoya, adjacent neighbor: concerned that the unit could be a rental, and inadequate parking.  
Bill Jones, adjacent property owner: concerned about street parking, requested clarification of setback.  
Beth Jones, adjacent property owner: requested clarification of the stairs located within the setback.

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

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

- 1) The proposed zoning modifications pose no negative aesthetic impacts.
- 2) Provide a site plan showing neighboring structures and adjacent window locations.
- 3) Provide context photos of adjacent buildings and the surrounding neighborhood.
- 4) Show tree locations on site plan; include existing, proposed new, and any to be removed.
- 5) Show accurate set backs on the site plan.
- 6) Restudy the orientation of the new second-floor unit with an entry that addresses the street.
- 7) Provide composite elevations showing both buildings in relation to each other.

Action: Rivera/ Mosel, 6/0/0. Motion carried.

**\*\* THE MEETING WAS ADJOURNED AT 4:31 P.M.\*\***

**CONSENT CALENDAR - CANCELLED**