



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, November 14, 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
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:07 p.m. by Chair Manson-Hing.

Members present: Gilliland, Manson-Hing, Sherry, Zink

Members absent: Mosel, Rivera

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 31, 2011, as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of November 7, 2011. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Zink/Gilliland, 4/0/0. Motion carried. (Mosel/Rivera absent)

Motion: Ratify the Consent Calendar of November 14, 2011. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Boughman made the following announcements:
 - a) Board members Mosel and Rivera are absent.
 - b) Item #3, 900 Calle De Los Amigos, only the residential buildings will be reviewed, grading is not yet ready for review.
 2. Mr. Zink made the following reports:
 - a) During the Airport T-hanger site visit it was noted that a large emergency generator was installed next to one of the glass jetways; it is large and not appropriate. Mr. Zink requested Staff to determine whether the generator received ABR approval. If it was not reviewed in previously submitted drawings it should return for review after final approval..
 - b) There is a large sprinkler backflow device and piping being installed at the front of the building at 16 W. La Cumbre. Mr. Boughman explained that the project was previously reviewed on Consent Calendar. Mr. Gilliland explained that landscape screening and painting the equipment was required.
- E. Subcommittee Reports – none.

CONCEPT REVIEW - CONTINUED ITEM

1. 1085 COAST VILLAGE RD

C-1/SD-3 Zone

(3:10) Assessor's Parcel Number: 009-281-003
 Application Number: MST2010-00026
 Architect: Designarc
 Owner: Bob and Linda Uellner

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a food-mart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain.)

(Second concept review; comments only; project requires Environmental Assessment and Planning Commission review of an amendment to the Conditional Use Permit, a Coastal Development Permit and Zoning Modifications. The project was last reviewed on July 25, 2011.)

Actual time: 3:14

Present: Kevin Dumain, Designarc, Architect; Erin Carroll, Arcadia Studio, Landscape Architect; Linda and Bob Uellner, Owners.

Public comment was opened at 3:26 p.m.

As no one wished to speak, public comment was closed.

Motion: Continued to Planning Commission with the following positive comments:

- 1) Site planning, massing, landscaping are fine.
- 2) Provide details about the roof tile material.
- 3) Consider adding faux corbel at the column supports to the existing canopy.

- 4) Study the landscaping at the fence along highway 101 for breaking up of the horizontal line of the fence.
- 5) Provide building details to show design style.

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

CONCEPT REVIEW - NEW ITEM

2. 501 E GUTIERREZ ST

M-1 Zone

(3:40) Assessor's Parcel Number: 031-292-001
 Application Number: MST2011-00414
 Architect: Doug Reeves
 Owner: Michael Kourosh

(Proposal to remodel two facades of an existing 18,787 square foot, one-story commercial building. The project would remove existing rolling doors and replace with overhead doors, small man doors, and windows on the west elevation, and remove and replace doors, expand elevated porch/loading dock on south elevation, relocate existing trash enclosures, and provide ADA improvements.)

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

Actual time: 3:43

Present: Doug Reeves, Architect.

Public comment was opened at 3:56 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide trash enclosure details.
- 2) Return with all finishes, lighting fixtures, and details.
- 3) Add as much landscaping as possible.
- 4) Study adding street trees along Olive Street, confer with Parks Department regarding specific street tree.

Action: Sherry/Zink 4/0/0. Motion carried. (Mosel/Rivera absent)

FINAL REVIEW

3. 900 CALLE DE LOS AMIGOS

A-1 Zone

(4:10) Assessor's Parcel Number: 049-040-050
 Application Number: MST2005-00742
 Owner: American Baptist Homes of the West
 Applicant: Tynan Group
 Agent: Cameron Carey
 Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet. Proposed are 83 new parking spaces for a total of 414 parking spaces. Also proposed are 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils on the 59.75 acre site.)

(Final approval of residential buildings is requested. Project was last reviewed on September 6, 2011 and requires conformance with City Council Resolution No. 11-061.)

Actual time: 4:13

Present: Justin Van Mullem, Architect.

Public comment was opened at 4:30 p.m.

Ruth Georgi, closest neighbor: hopes to maintain views, concerned unit 6 size is larger, supports units 12 and 13 being lowered.

Heike Kilia, conceded speaking time to Ms. Chastain.

Jermaine Chastain, second closest neighbor, concerned about pendant lighting at porches proposed to remain on throughout the night.

Public comment was closed at 4:35p.m.

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

- 1) Comments 1, 4, 5, 6, and 7 from the minutes of 9/6/11 are carried forward:
 1. Work with neighbors to the north regarding final landscape placement. 4. Study the retaining wall, fence, and berm landscape of the Mesa Verde parking lot area. The wood fence is not needed; screen with landscaping. 5. Only one trailhead entrance off Torino Drive is encouraged. Study the entry landscape and sign details. 6. Incorporate arborist recommendations and identify locations on the landscape plans. 7. Step back retaining walls adjacent to pedestrian sidewalks to provide planting pockets.
- 2) Provide a site campus lighting plan with fixture cut sheets and consider providing photometrics.
- 3) Study the porch columns and provide details for architectural character.

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

FINAL REVIEW

4. 2550 TREASURE DR

E-3/SD-2 Zone

(4:40)

Assessor's Parcel Number: 051-330-003
 Application Number: MST2008-00469
 Owner: The Samarkand of Santa Barbara Inc.
 Agent: Susan Basham; Price, Postel and Parma
 Architect: Todd Kilburn
 Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal for a new LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,455 square foot, two-story LifeCenter consisting of an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, campus market, mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite.)

(Project requires compliance with Planning Commission Resolution No. 010-11.)

Actual time: 4:56

Present: Todd Kilburn, Architect; Martha Degasis, Landscape Architect.

Public comment was opened at 5:12 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.

Action: Zink/Gilliland, 3/0/1. Motion carried. (Sherry abstained, Mosel/Rivera absent.)

CONCEPT REVIEW - NEW ITEM

5. 3825 STATE ST

C-2/SD-2 Zone

(5:10)

Assessor's Parcel Number: 051-010-014
Application Number: MST2011-00404
Owner: Nettleship Family Trust
Owner: Macerich La Cumbre, LLC
Architect: DeVincente Mills Architecture

(Proposal for a facade remodel to the existing canopy structure of Building E, located within the La Cumbre Plaza Mall. The proposal consists of remodeling the canopy, columns, parapets and corner elements on the north, south, and east elevations but not the elevation facing the parking lot, or any of the existing tenant storefront facades.)

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

Actual time: 5:22

Present: Tray Lindle, Owner; Ryan Nelson, DeVicente Mills Architecture.

Public comment was opened at 5:35 p.m. As no one wished to speak, public comment was closed.

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

- 1) Restudy the proposed project.
- 2) Return with a more traditional, human scale, arcade concept.

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

**** Meeting adjourned at 6:03 p.m. ****

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Zink

Staff present: Boughman

ABR - PROJECT DESIGN AND FINAL REVIEW**A. 331 N ALISOS ST & 930 E GUTIERREZ ST R-2 Zone**

Assessor's Parcel Number: 031-371-005
 Application Number: MST2011-00336
 Owner: Richard S. and Joyce Axilrod, Trustees

(Proposal to convert an existing second-story accessory space to a new 404 square foot one-bedroom dwelling unit over an existing carport. Exterior alterations consist of two new uncovered parking spaces. There are two existing three-bedroom units, and one existing four-bedroom unit on the 16,929 square foot site and four covered parking spaces.)

(Project requires compliance with Staff Hearing Officer Resolution No. 043-11.)

Project Design Approval and Final Approval as submitted.

ABR - NEW ITEM**B. 550 OLIVE ST C-M Zone**

Assessor's Parcel Number: 031-221-020
 Application Number: MST2011-00417
 Owner: Santa Barbara Metropolitan Transit
 Applicant: Jared Bazar

(Proposal to install three self-contained emergency standby generators with surround walls for screening and sound attenuation.)

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

Project Design Approval and Final Approval with conditions: 1) add two Bougainvillea plants on fence at generator closest to Salsipuedes Street and preserve and protect the existing Bougainvillea; 2) the generator for the bus shelter is approved as submitted; 3) for the generator at the administration building plaster the sound wall to match the building; 4) the generator itself is to be sandstone color.

ABR - NEW ITEM**C. 2661 TALLANT RD E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
 Application Number: MST2011-00418
 Owner: Covenant Retirement Communities West
 Applicant: Arbor Services

(Proposal to remove 30 trees and replace 14 trees as part of the Samarkand landscape renovation project.)

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

Final Approval as submitted with the comment that removal of the topped Oak is acceptable and mitigation is not needed.

ABR - NEW ITEM**D. ALISAL ROAD RIGHT OF WAY****E-1 Zone**

Assessor's Parcel Number: 019-312-007
Application Number: MST2011-00420
Owner: Alfred G. Keuroghlian
Applicant: Genie Gable
Architect: Lane Goodkind

(Proposal to replace a group of mailboxes in the same location and add landscaping within the City's Alisal Road right-of way [ROW-000-549].)

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

Public comment: James F. Scafide, opposed: does not appreciate others proposing a project in front of his house; does not want to be responsible for landscape maintenance; concerned that proposed trees will obstruct his views, and the mailbox is too large and not in character with the area.

Continued indefinitely with the following comments: 1) the style should be more in keeping with the Rivera style and incorporate sandstone; 2) work with all adjacent landowners for a project agreed upon by all agree.