



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, December 12, 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 3:08 p.m. by Chair Manson-Hing.

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

Members absent: None

Staff present: Boughman, Limon (left at 3:15), 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 November 30, 2011, as submitted.

Action: Mosel/Rivera, 5/0/1. Motion carried. (Gilliland abstained.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of December 5, 2011. The Consent Calendar was reviewed by Gary Mosel with landscaping reviewed by Chris Gilliland.

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

Motion: Ratify the Consent Calendar of December 12, 2011. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Jaime Limon, Design Review Supervisor, announced that today is Chair Manson-Hings's last ABR meeting and thanked Mr. Manson-Hing for eight years of service to the City.
 2. Mr. Manson-Hing gave thanks for the opportunity of serving on the ABR and thanked fellow board members for their support throughout the years.
 3. Mr. Gilliland and Mr. Mosel announced that they will step down from #2, 517 W. Figueroa Street.

E. Subcommittee Reports:

Mr. Manson-Hing reported that he and Ms. Sherry attended a joint ABR/HLC subcommittee meeting for discussion of architectural details such as chimney terminations, two-piece Mission roof tile, and accessible handrail terminations. Mr. Manson-Hing reported that Ms. Sherry will remain on the subcommittee and report on future progress.

REVIEW AFTER FINAL

1. 500 FOWLER RD

A-F/SD-3 Zone

(3:10) Assessor's Parcel Number: 073-450-003
 Application Number: MST2007-00002
 Owner: Santa Barbara Airport
 Architect: Fred Sweeney
 Architect: Joseph Grogan

(Proposal for construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. Project received Planning Commission Approval on 9/20/2007 (Resolution No. 037-07). The project received Final Approval by the ABR on 5/19/08.)

(Review After Final of emergency generator for terminal building.)

Actual time: 3:16

Present: Leif Reynolds, Airport Terminal Project Engineer; Karen Ramsdell, Airport Director.

Public comment was opened at 3:24 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with the comment to study screening and painting options to visually blend the generator and muffler equipment into the surroundings.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 517 W FIGUEROA ST****R-3 Zone**

(3:40) Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Mark Wienke

(Proposal for a new 16,946 square foot, three-story, five-unit apartment building. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four two-story five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary approval by the ABR in 2008 for a similar building containing nine units has expired.)

(Second concept review. Project requires environmental assessment. Project was last reviewed on November 28, 2011.)

Actual time: 3:45

Present: Mark Wienke, Architect; Chuck McClure, Landscape Architect.

Public comment was opened at 3:55 p.m. As no one wished to speak, public comment was closed.

Motion: Continued to the January 9, 2012, Full Board meeting with the following comments:
1) The changes from the previous scheme are appreciated.
2) Provide further articulation of the architecture, especially the wall planes to provide variation and articulation to the building mass. The street façade is of particular concern; add further three-dimensional massing articulation to soften the three-story plane.
3) Study changes to the parapets and rooflines for additional undulation.

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

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. 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. The project received Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

(Final approval of residential buildings, grading, and landscaping is requested. Project was last reviewed on November 14, 2011 and requires conformance with City Council Resolution No. 11-061.)

Actual time: 4:19

Present: Justin Van Mullem, Architect; David Black, Landscape Architect; Michael Caccese, Civil Engineer

Public comment was opened at 4:39 p.m.

Ruth Georgi, adjacent neighbor, appreciated meeting with the applicant, addressed landscaping concerns, including potential for views blocked by proposed oak trees; consider replacing the liquid amber trees at the new parking lots for fall color.

Public comment was closed at 4:43 p.m.

Motion: Final Approval as submitted with the comment that any changes to the hardscape or landscape are to return to the Consent Calendar.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 101 N SALINAS ST****R-2 Zone**

(4:40) 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 zoning modifications.)

Actual time: 5:03

Present: Bree Medley, Designer.

Public comment was opened at 5:10 p.m.

Beth Jones, adjacent property owner, asked about proposed citrus trees, window concerns have been addressed.

Public comment was closed at 5:11 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The project design is supported.
- 2) The Board looks forward to further design of the paving and adjacent landscape area, and architectural detailing and articulation of the second floor porch and landing elements.
- 3) The proposed modifications have no negative aesthetic impacts.

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

****The Full Board adjourned at 5:21 p.m.****

CONSENT CALENDAR (1:00)

Representative present: Chris Gilliland and Paul Zink

Staff present: Tony Boughman

PROJECT DESIGN AND FINAL REVIEW**A. SHORELINE PARK****P-R/SD-3 Zone**

Assessor's Parcel Number: 045-240-004
 Application Number: MST2009-00495
 Owner: City of Santa Barbara
 Applicant: Keven Strasburg

(Proposed replacement of the landslide-affected sidewalk segment with 2,000 square feet of sidewalk landward of the previous location, removal of temporary fencing and installation of 240 linear feet of black vinyl fencing in the landslide area and 57 linear feet of black vinyl fencing at MacGillivray Point, repair of 1,000 linear feet of existing fencing, removal of 1,060 square feet of existing concrete, installation of two new park benches, replacement of eight existing light fixtures and poles, and new landscaping.)

(Project requires compliance with Planning Commission Resolution No. 024-11.)

Present: Jill Zachary and Jan Hubbell, Parks and Recreation

Project Design Approval and Final Approval with the following conditions: 1) Add light shroud at the upper restroom; 2) okay to change to wrought iron fence at MacGillivray Park; fence color to be the same as the wrought iron fence at Chase Palm park.

ABR - NEW ITEM**B. 302 - 306 MEIGS ROAD****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005
 Application Number: MST2011-00443
 Owner: Jeffrey Panosian
 Landscape Architect: Arcadia Studio

(Proposal to restore shopping center landscaping to conformance with previously approved landscape plans. The project will address violations in ENF2011-00962.)

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

Present: Bob Cunningham, Landscape Architect

Public comment: Ed Gamble expressed concerns about lack of privacy to neighboring residential properties since landscaping was removed, encourages improvements beyond replacing approved landscaping.

Project Design approval and Final Approval with the condition to increase the sizes of several shrub varieties to 15-gallon as noted on the plans.

ABR - FINAL REVIEW**C. 800 CACIQUE ST****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-240-020
 Application Number: MST2011-00378
 Architect: Edwin Lenvik
 Architect: Lenvik & Minor
 Owner: Marborg Industries

(Proposal to install a new 803 square foot manufactured paint spray and drying booth and construct a 1,079 square foot canopy structure over the booth. The canopy would be attached to the rear of the existing building. The project includes relocating the existing iron fence and gates at the front of the building to the front property line, removing a portion of chain link fence toward the front of the property to be replaced with new iron fencing at the front property line, installing a new concrete pad for the trash dumpsters, and installing new landscaping at the front of the property.)

Present: Ed Lenvik, Architect; Bob Cunningham, Landscape Architect

Final Approval as submitted.

ABR - CONTINUED ITEM**D. 203 LADERA ST****R-4 Zone**

Assessor's Parcel Number: 037-260-013
 Application Number: MST2011-00429
 Owner: 203 Ladera Street, LLC
 Applicant: Matthew Platler
 Architect: A. David Walker

(Proposal for minor exterior alterations for an existing apartment building consisting of new paint colors, new windows and doors, courtyard railing, and new architectural facade details. The proposal includes replacing existing wood fences that enclose the private patios, installing a wood trellis on the existing office/laundry building, and constructing a new trash enclosure.)

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

Present: Matthew Platler, Applicant

Project Design Approval and Final Approval as submitted with colors as noted: 1) all wrought iron is to be brown; 2) foam trim around windows is to match wall color.

ABR - FINAL REVIEW**E. 501 E GUTIERREZ ST****M-1 Zone**

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.)

Final approval of the architecture as submitted. Landscaping continued to the January 3, 2012 Consent Calendar with the following comments: 1) limit plants to 18 inch height in parkway strips at the red curb on Gutierrez; 2) increase ground cover instead of using mulch; 3) provide an irrigation plan that includes a weather-based controller; 4) check sizing of proposed plants, some are too large.

ABR - FINAL REVIEW

F. 1950 CLIFF DR

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-009
Application Number: MST2011-00112
Owner: Levon Investments LLC
Architect: Paul Poirier

(Proposal to remodel the storefront for an existing tenant space in the Mesa Shopping Center. The proposal would reduce square footage by 49 square feet and includes a new trellis and landscaping.)

Present: Paul Poirier, Architect.

Final approval of the architecture with the condition to reverse the door and sidelight positions, and reverse the door swing. Final approval of the landscaping as submitted.