



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Tuesday, February 21, 2012 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS: DAWN SHERRY, Chair
 PAUL ZINK, Vice-Chair
 CHRISTOPHER GILLILAND
 GARY MOSEL
 KEITH RIVERA
 KIRK GRADIN
 STEPHANIE POOLE

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

An archived video copy of this meeting will be viewable on computers with high-speed internet access at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:00 p.m. by Chair Sherry.

Members present: Gilliland, Gradin (left at 5:00), Mosel (arrived at 3:04), Poole, Rivera, Sherry, Zink

Members absent: None

Staff present: Allen, Limon (arrived at 5:30), 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 February 6, 2012, as amended.

Action: Rivera/Poole, 6/0/0. Motion carried. (Mosel absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of February 21, 2012. The Consent Calendar was reviewed by Paul Zink.

Action: Zink/Mosel, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Limon reported a concern that a variety of Spanish tile is being installed throughout the City and requested clarity and consistency in roofing description and details.
 2. Mr. Gilliland announced that he will be absent from the March 5, 2012 meeting.
 3. Mr. Gradin announced that he will leave at 5:00 p.m.
- E. Subcommittee Reports. None.

CONCEPT REVIEW - CONTINUED ITEM

1. 404 WILLIAM MOFFETT PL **A-F/SD-3 Zone**
(3:10) Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction
 Agent: Jon Love

(Project is revised to install two, rather than three, portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 5,640 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Fourth Concept Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Planning Commission review. Project last reviewed on October 3, 2011.)

Actual time: 3:13

Present: Kim Lilly, Agent; Roger Rondepierre, Atlantic Aviation; Andrew Bermond, Airport Case Planner.

Public comment was opened at 3:19 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 exterior elevations, particularly those visible from the street to be more in keeping with the best hangers that currently exist at the airport.
2. Study ways to integrate customized details into the proposed prefabricated building.
3. Restudy proportions and locations of windows.
4. Study options for alternative types of siding, rather than flat vertical panels.
5. Study opportunities for new landscaping wherever possible.
6. Provide composite elevations showing all three buildings together and a roof plan with roof slopes and gutters.
7. Provide details for rakes, eaves, windows and other exterior elements.
8. Provide an exterior lighting plan with cut sheets if exterior lighting is proposed.

Action: Gradin/Mosel, 6/0/1. Motion carried. (Poole abstained.)

FINAL REVIEW**2. 900 CALLE DE LOS AMIGOS****A-1 Zone**

(3:40) 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. Being proposed are 83 new parking spaces for a total of 414 parking spaces. Also proposed are on the 59.75-acre site are 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils. 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 maintenance building, laundry building, gazebo/clubhouse building, pool/cafe building, relocated trash enclosures. Project received project design approval on September 6, 2011 and requires conformance with City Council Resolution No. 11-061.)

Actual time: 3:52

Present: Justin Van Mullem, On Design Architects.

Public comment was opened at 4:06 p.m.

Haika Killian: concerned about the height and visibility of the maintenance building.

Ruth Georgi: concerned that proposed café will negatively affect available parking.

Public comment was closed at 4:10 p.m.

Motion: Final Approval with the following conditions:

1. Add window trim to the maintenance, laundry, and recreation buildings to match existing.
2. Add fenestration to south elevation of the laundry building.
3. Additional planting at deck area is encouraged.
4. Minimize the parapet flashing at detail 55.
5. Return to the Full Board with detail and locations for trash enclosures.

Action: Rivera/Mosel, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1130 N MILPAS ST****E-1/R-3 Zone**

(4:10) Assessor's Parcel Number: 029-201-004
 Application Number: MST2009-00551
 Owner: Santa Barbara Bowl Foundation
 Architect: Steve Carter
 Agent: Trish Allen, Sepps, Inc.

(Proposal to construct a new 2,210 square foot (net) one-story administration building, pedestrian plaza and walkway for the Santa Barbara Bowl with approximately 2,430 cubic yards of cut and 600 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

(Comments only; project requires environmental assessment, Compatibility Analysis, and Planning Commission review.)

Actual time: 4:29

Present: Steve Carter, Architect; Susan Van Atta, Landscape Architect; Trish Allen, Agent.

Kathleen Kennedy, Associate Planner, provided staff comments and remained available to respond to questions from the Board.

Public comment was opened at 4:49 p.m.

Peggy Martens: concerned about a permanent gate on Lowena Drive; supports an adequate turnaround at the proposed end of Lowena Drive.

Public comment was closed at 4:50 p.m.

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

Regarding the County property:

1. Replace the chain link fence with wrought iron to match existing.
2. Additional bike parking in the existing parking lot is encouraged.
3. Mitigate storm water runoff despite the paving requirements for truck maneuvers..

Regarding the City property:

1. The modifications are technical and pose no negative aesthetic impact.
2. Overall the Board is comfortable with the site-planning configuration, and the mass, bulk, and scale.
3. Reducing the overall height of the building is encouraged.
4. Further separation of barriers between the parking and pedestrian plaza is encouraged to promote safety.
5. Study the configuration of the existing retaining wall where it adjoins the sidewalk at Milpas Street, to ensure adequate visibility of pedestrians.
6. Study the street façade, specifically color /material selection to relate to existing Dreir Administration Building.
7. Some board members feel a vehicular turnaround on Lowena Drive is appropriate.

Action: Rivera/Gilliland, 5/1/0. Motion carried. (Mosel opposed, Gradin absent.)

CONCEPT REVIEW - NEW ITEM**4. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone****(4:40)**

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00062
Owner: Richard A. and Nancy J. Graham Trustees
Architect: Cearnal, Andrulaitis Architecture
Business Name: Graham Chevrolet Cadillac

(Concept Review of an exterior remodel for an existing 24,864 square foot auto dealership. The existing Spanish style building is proposed to be changed to a new architectural style.)

(Concept Review only; no action may be taken.)

Actual time: 5:30

Present: Brian Cearnal, Architect, Richard Graham, Owner.

Public comment was opened at 5:37 p.m. As no one wished to speak, public comment was closed.

Staff comments: the sign appears to be oversized; the sign should not drive the architecture.

Motion: Denied the project without prejudice with the comment that the proposed project is not in keeping with the neighborhood context of Santa Barbara and is not appropriate for the area.

Action: Zink/Mosel, 6/0/0. Motion carried. (Gradin absent.)

DISCUSSION ITEM:**5. EXCELLENCE IN CUSTOMER SERVICE, CODE OF CONDUCT AND MEETING PROCEDURES****(5:10)**

Staff: Jaime Limón, Senior Planner
(Review of Code of Conduct and review of specific meeting procedures. This item will not be televised.)

Tabled to the next Full Board meeting.

The meeting was adjourned at 5:31 p.m.

CONSENT CALENDAR (1:00)

Representatives present: Zink
 Staff present: Allen

ABR - FINAL REVIEW**A. 3851 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-011
 Application Number: MST2011-00450
 Owner: Macerich La Cumbre, LLC
 Applicant: Fancher Development
 Business Name: Panera Bread

(Proposal for a new 685 square foot outdoor dining patio with trellis, screen wall, and fireplace. The project includes relocation of existing parking spaces and accessibility improvements.)

Final Approval as submitted.

ABR - REVIEW AFTER FINAL**B. 4099 FOOTHILL RD R-2/SD-2 Zone**

Assessor's Parcel Number: 057-011-014
 Application Number: MST2011-00410
 Owner: La Colina Gardens Ltd.
 Applicant: Heather Parkin

(Proposal for a color change for all buildings.)

(Review After Final for changes to color scheme.)

Review After Final Approved as submitted.

ABR - REVIEW AFTER FINAL**C. 512 BATH ST**

Assessor's Parcel Number: 037-161-035
 Application Number: MST2009-00469
 Owner: Housing Authority of the City of Santa Barbara
 Architect: Peikert Group Architects

(The project consists of the demolition of an existing two-story, ten-unit apartment building and carport, and the construction of a two and three-story apartment complex on a 1.10-acre lot by the Housing Authority of the City of Santa Barbara. The proposal includes 53 studio efficiency apartments ranging in size between 320 and 445 square feet, affordable to very low- and low-income households to be occupied by tenants with special needs and downtown workers, one 2-bedroom 921 square foot managers apartment, two 138 square foot laundry rooms, a 610 square foot recreation room, and a 1,432 square foot community center, 13 covered and 17 uncovered automobile parking spaces, and 29 covered and 6 uncovered bicycle parking spaces. The project also includes a transfer of funds from the Housing Authority to the City of Santa Barbara for construction of a portion of the Lower Mission Creek Flood Control Project. The project received Staff Hearing Officer approval for requested zoning modifications for lot area, parking, distance between buildings, and an interior setback encroachment on June 16, 2010 (Resolution No. 029-10).)

(Review After Final request to remove an existing 8 inch Oak tree that was not shown on approved plans.)

Review After Final Approved as submitted.