



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, August 13, 2012 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS:

DAWN SHERRY, *Chair*
PAUL ZINK, *Vice Chair* (Consent Calendar Representative)
CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
KIRK GRADIN
STEPHANIE POOLE

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

Representatives present: Gilliland and Rivera

Staff present: Boughman

ABR - NEW ITEM

A. 302 - 306 MEIGS ROAD

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-005
Application Number: MST2012-00287
Owner: Jeffrey B. Panosian
Engineer: John Maloney
Landscape Architect: Rob Fowler

(Proposal to replace existing pole-mounted and building-mounted parking lot lighting with energy efficient LED lighting. Proposed are six new replacement poles with nine fixtures, and nine new wall-mounted fixtures. The project includes removal of two large Eucalyptus trees on the west side of the building, to be replaced with a large specimen Coast Live Oak tree.)

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

Public comment: A letter from John and Judy Kolars expressing concern about light trespass was acknowledged.

Project Design Approval and Final Approval with comments: 1) New light fixtures to be bronze color. 2) Removal of two Eucalyptus trees is acceptable. 3) The Coast Live Oak (*Quercus agrifolia*) proposed as a replacement is to be a minimum of 48-inch box size.

ABR - REVIEW AFTER FINAL**B. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00146
Owner: Graham Family Trust
Architect: Cearnal Andrulaitis Architects

(Proposal to thicken and raise a portion of one arch at the front facade and paint it blue for the existing Chevrolet dealership.)

(Review after final to change the approved facade color for the Chevrolet dealership.)

Continued one week to consent. The proposed blue color is too intense. A blue color in between the proposed and approved colors may be acceptable, provide color samples. The clear anodized aluminum storefront color is not acceptable as it is not compatible with the architectural style of the building.

ABR - NEW ITEM**C. 740 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-030
Application Number: MST2012-00286
Owner: Southern California Edison Company
Agent: John Gilhoun

(Proposal to replace antennas and tower-mounted equipment, and replace ground-mounted equipment cabinets at the existing T-Mobile wireless facility.)

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

Postponed one week.

ABR - FINAL REVIEW**D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Copus Family Trust
Designer: The Schmandt Group

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 1200 square foot hardscape patio with a 530 square foot cover, replacement of this concrete patio in the same location, adding a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, replacing the concrete for the existing 950 square foot concrete patio with new and adding a new exterior oven and bar area, new outdoor heaters and patio lighting, and replacing existing 6-7 foot tall wood fence, add a new planter area, removal of an existing 48-inch diameter Cypress tree located within the existing concrete patio, interior remodel, and new landscaping including new trees. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

Final approval with the condition that the proposed replacement Monterey Cypress in the right-of-way is approved by the Parks and Recreation Commission. Two Evergreen Pear trees (street tree for Middle Road) are acceptable as an alternative if required by Parks and Recreation.

ABR - REVIEW AFTER FINAL**E. 500 FOWLER RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2007-00002
Owner: Santa Barbara Airport
Architects: Fred Sweeney, Joseph Grogan, Thea Van Loggernberg

(Proposal for the 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 details of the emergency generator for the terminal building. The generator was last reviewed on June 25, 2012.)

Review After Final approved with the condition that the proposed screening on the generator be field verified to be no more than six inches higher than the exhaust equipment on top of the generator.

ABR - REVIEW AFTER FINAL**F. 825 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-041-024
Application Number: MST2007-00400
Owner: 825 De La Vina LLC
Architect: Keith Rivera

(Proposal for two new, three-story, mixed-use buildings to include a total of seven residential condominiums and three commercial condominiums on an existing 14,750 square foot lot. The proposal includes four, one-bedroom and three, two-bedroom residential units, varying in size from 699 to 1,649 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 7,877 square feet of residential area and 686 square feet of commercial area for a total of 8,563 square feet. A total of 19 parking spaces will be provided on site (14 covered and 5 uncovered). The project received Planning Commission approval for a Tentative Subdivision Map on 3/18/10 (Resolution No. 002-10). The project received City Council approval on 5/11/10.)

(Review After Final to request removal of an existing Eucalyptus tree that was shown to remain on the approved landscape plan.)

Review After Final approved as submitted for the tree removal.

ABR - NEW ITEM**G. 2912 DE LA VINA ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029
 Application Number: MST2012-00293
 Owner: SBCG Properties LLC
 Designer: Sohpie Calvin

(Proposal for exterior tenant improvements to the previous Taco Bell restaurant building. The project consists of removing the exterior roof parapet arch, a new entry and custom door, new exterior lighting, and an enlarged trash enclosure.)

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

Project Design Approval and Final Approval with conditions: 1) Trash enclosure color to match building body color. 2) Add a course of trim block at each end of new parapet wall. 3) Add planters or add vine pockets at two sides of the new trash enclosure, depending on space available per Transportation requirements.

ABR - FINAL REVIEW**H. 2550 TREASURE DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
 Application Number: MST2012-00284
 Owner: Covenant Retirement Communities West
 Landscape Architect: Arcadia Studio

(Proposal for Phase 2 landscape renovations for the Samarkand Retirement Community. The project includes removal of 80 trees and replacement of 67 trees; replacement of lawn areas with shrubs and groundcovers; improvements to decomposed granite paths; a new concrete patio with pergola, garden wall, and gate at the health center; conversion of spray irrigation to drip irrigation and conversion to recycled water.)

Final Approval with the condition to return to staff with trellis connection details per the ABR Full Board's comments.

ABR - REVIEW AFTER FINAL**I. 409 ORILLA DEL MAR DR R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-013
 Application Number: MST2012-00271
 Owner: Story Family Trust

(Proposal for minor exterior alterations to an existing one-story duplex consisting of removal of eight windows and relocating one existing window. The project includes replacement of a courtyard fence with a CMU wall and interior remodeling, and addresses violations in ZIR2012-00174.)

(Review After Final for revisions to courtyards consisting of replacement of fences with concrete block walls, new gates, new spas, new fire pits; and revisions to building consisting of adding a window and removing a door on the street elevation.)

Review After Final approved as submitted.