



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, October 15, 2012**      **630 Garden Street: David Gebhard Public Meeting Room**      **3:00 P.M.**

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**BOARD MEMBERS:**

DAWN SHERRY, *Chair*  
PAUL ZINK, *Vice Chair* (Consent Calendar Representative)  
CHRISTOPHER GILLILAND (Consent Calendar Representative)  
GARY MOSEL  
KIRK GRADIN (Consent Calendar Alternate)  
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](http://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](http://www.santabarbaraca.gov/abr) and select [Meeting Videos](#).

#### GENERAL BUSINESS:

The Full Board meeting was called to order at 3:03 p.m. by Chair Sherry.

Members present:      Gilliland, Gradin, Mosel (arrived at 3:07), Poole (left at 5:02), Sherry (left at 6:02), Zink

Members absent:      None

Staff present:      Boughman, Limon (left at 3:35), 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 1, 2012 as amended.

Action:      Gradin/Poole, 5/0/1. Motion carried. (Mosel abstained.)

C.      Consent Calendar.

Motion:      Ratify the Consent Calendar of October 8, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action:      Gradin/Gilliland, 5/0/1. Motion carried. (Poole abstained.)

Motion:      Ratify the Consent Calendar of October 15, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Board members made following announcements:
    - a) Mr. Gilliland will be absent from Consent and Full Board on November 12.
    - b) Ms. Poole will leave today at 5:00 p.m.
    - c) Mr. Mosel will leave today at 6:00 p.m.
    - d) Ms. Sherry will step down from item #6, 528 Anacapa St.
    - e) Ms. Sherry will be absent on October 29.
  2. Mr. Limon made the following announcements:
    - a) The City Attorney and Community Development Director plan to provide a discussion regarding abstentions and sole proprietors on October 29. The City Council has provided direction regarding training for Board and Commission members.
    - c) As of Friday, October 12, there have been no applications submitted for a Landscape Architect. Ms. Sherry may reapply for the ABR and City Council has the discretion to extend current appointments.
    - d) HLC is reviewing final details of the Airport Terminal and discussed appropriate detailing of weep screeds. The ABR should consider proper weep screed detailing in project reviews.
- E. Subcommittee Reports. There were no reports.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **1. 535 E YANONALI ST**

**OM-1/SD-3 Zone**

**(3:10)**

Assessor's Parcel Number: 017-540-004  
 Application Number: MST2012-00368  
 Owner: Santa Barbara Rescue Mission  
 Applicant: Margaret Chang

(Proposal for improvements to the existing AT&T wireless facility. The project consists of replacing eight existing panel antennas and installing six new panel antennas. The 14 antennas will be concealed within enlarged screening enclosures at the corners of the existing building observation tower.)

**(Action may be taken if sufficient information is provided. Project requires a finding of no visual impacts.)**

Actual time: 3:17 p.m.

Present: Jane Norine, representing AT&T Wireless.

Jaime Limon, Design Review Supervisor provided design review factors pertaining to this application.

Public comment was opened at 3:22 p.m. As no one wished to speak, public comment was closed.

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

1. The design as presented is unacceptable.
2. Return with a solution that incorporates the equipment into the body of the tower.
3. Alternatively, design a new tower that incorporates their facilities needs and is compatible with the building.

Action: Zink/Gradin, 6/0/0. Motion carried.

**FINAL REVIEW****2. 4151 FOOTHILL RD****COUNTY Zone**

**(3:40)** Assessor's Parcel Number: 059-160-017  
Application Number: MST2008-00496  
Owner: Webster Properties LP  
Applicant: Michael Towbes  
Architect: Lenvik & Minor Architects  
Agent: Steve Fort, SEPPS  
Engineer: Penfield & Smith Engineers

(Proposal to construct 2 two-story, commercial office buildings, for a total of 60,122 square feet to be used by Sansum, on a proposed four acre site in the proposed C-1 and SD-2 Zones. Building A is proposed to be 46,600 square feet. Building B is proposed to be 13,522 square feet. The proposal includes the demolition of the existing 1,750 square foot gas station and on-site remediation. The project proposes 56,691 square feet of landscaping, bio-swales, 225 parking spaces and 24 bike spaces, and public improvements including sidewalks, and parkways. 17,327 cubic yards of grading is proposed. The project received approvals for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.)

**(Project was last reviewed on September 4, 2012 and requires conformance with Planning Commission Resolution No. 009-12.)**

Actual time: 3:35 p.m.

Present: Richard Six, Architect; Bob Cunningham, Landscape Architect; Craig Myers, Towbes Group; Steve Fort, Agent.

Public comment was opened at 3:53 p.m.

Ron Lopez ceded his time to Delbert Britschgi.

Delbert Britschgi, Britschgi I LLC, expressed concerns about landscaping, parking easement, drainage (written comments were submitted)

Public comment was closed at 3:57 p.m.

Motion: Final Approval of the project with conditions, and return to Full Board for review of color details:

1. Provide accurate color chips and a color scheme that provides less contrast than shown on the color elevation drawings.
2. Provide an update on the relationship with the pet hospital and provide a resolution for access easement and planting.
3. Extend the plaster down to the finished surface.
4. Paint the exposed GI flashing to match adjacent plaster.
5. The green painted plaster areas on the element shall be changed to match the slate proposed elsewhere.

Action: Zink/Poole, 5/1/0. Motion carried and revised. (Gradin opposed.)

**REVIEW AFTER FINAL****3. 601 E MICHELTORENA ST****C-O Zone**

**(4:10)** Assessor's Parcel Number: 027-270-030  
Application Number: MST2003-00827  
Owner: Santa Barbara Cottage Hospital Foundation  
Agent: Ken Marshall  
Architect: Cearnal, Andrulaitis LLP  
Landscape Architect: Katie O'Reilly-Rogers

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).

**(Continued Review After Final for revised color boards including building finishes paint colors, window colors, roof coverings and stonework.)**

Actual time: 4:29 p.m.

Present: Joe Andrulaitis, Architect; Courtney Miller, representing Katie O'Reilly-Rogers

Public comment was opened at 4:37 p.m. As no one wished to speak, public comment was closed.

Motion: Approval of the Review After Final with the following conditions:

1. The secondary wall (N1) will be a stone veneer matching other variable 5-pt stone veneer walls.
2. Painting the upper wall (N2) the "Shogun" color is acceptable.
3. Plastering the sloping side walls at the staircase is acceptable; however, the Board would like to see a pillar or thickening of the wall to provide a termination point to the guard walls and a transitioning to the true stone wall on north side of stairway.
4. The existing Ashlar pattern at walls J1 and J2 are acceptable to remain with the addition of a stone cap.
5. Study matching the existing grout color.
6. The additional detailing at porch D1 is acceptable as proposed.
7. Repair the corner mitered stone to make it appear as a continuous stone corner.
8. The revised color boards are approved.

Action: Gradin/Poole, 4/2/0. Motion carried. (Mosel and Zink opposed.)

**FINAL REVIEW****4. 901 OLIVE ST****C-2 Zone**

**(4:40)** Assessor's Parcel Number: 029-302-018  
Application Number: MST2012-00048  
Owner: 433 ECP LP  
Architect: Design Arc  
Owner: 901 Holdings LLC.

(Proposal to construct ten, one-story, studio apartment units and nine, two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 60,060 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer approval of a zoning modification was granted for a reduction of required parking spaces.)

**(Project was last reviewed on June 11, 2012; requires conformance with Staff Hearing Officer Resolution No. 016-12, and Tier 3 Storm Water Management Program compliance.)**

Actual time: 5:02 p.m.

Present: Mark Kirkhart, Architect; Thomas Hashbarger Architect; Phil Suding, Landscape Architect.

Public comment was opened at 5:26 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the following conditions:  
1. The real Santa Barbara sandstone veneer cap shall be 3 dimensional in shape, with no mitered corners at the top cap.  
2. Increase the Chamaedorea palms from 5 to 15 gallon.

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

**PROJECT DESIGN REVIEW****5. 635 OLIVE ST****C-M Zone**

**(5:10)** Assessor's Parcel Number: 031-160-012  
Application Number: MST2012-00156  
Owner: David Potter  
Architect: Michael Porter

(Proposal to demolish an existing 940 square foot one-story single-family residence and construct a three-story mixed-use building with a basement and roof deck. The project consists of 2,997 square feet of commercial wine production and storage space and 1,429 square feet of residential space with an attached 424 square foot one-car garage and three uncovered parking spaces. Development Plan approval by the ABR is requested for the 2,997 square feet of commercial square footage.)

**(Project requires Development Plan approval findings.)**

Actual time: 5:44 p.m.

Present: Michael Porter, Architect; Erin Kearson, Architect; Robert Adams, Landscape Architect.

Public comment was opened at 5:52 p.m. As no one wished to speak, public comment was closed.

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

1. Provide details when returning to Consent.
2. The Board prefers to have a parkway planter, not concrete all the way to the curb. Provide taller planting adjacent to the red zones, if allowable.
3. Provide landscaping in the planting strip to soften the sidewalk appearance.
4. The 6-foot sidewalk is an appropriate width.
5. Development Plan findings were made per Staff memo dated 10/8/2012.
6. The standard archaeological discovery condition shall be reproduced on the plans.

Action: Zink/Gilliland, 3/1/1. Motion carried. (Gradin opposed, Sherry abstained, Poole absent)

The 10-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **6. 528 ANACAPA ST**

**C-M Zone**

**(5:40)**

Assessor's Parcel Number: 031-201-029  
 Application Number: MST2012-00300  
 Owner: 528 Anacapa Street LLC  
 Architect: AB Design Studios  
 Business: French Press

(Proposal for a 3,000 square foot one-story addition to the existing 3,218 square foot one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, and the parking lot would be reconfigured and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.)

**(Project requires Development Plan approval findings.)**

Actual time: 6:02 p.m.

Present: Clay Aurell, Architect; and Eric Behr, AB Design Studios.

Public comment was opened at 6:12 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to the Full Board with comments:

1. Study the sheet metal detail for the main entrance canopy.
2. The Board is concerned about the trash enclosure detail, if the planting becomes unsightly address the concern with a Landscape architect.
3. Development Plan findings were made per Staff memo dated 10/8/2012.
4. The standard archaeological discovery condition shall be reproduced on the plans.

Action: Gradin/Mosel, 4/0/0. Motion carried. (Sherry stepped down. Poole absent)

**\*\*MEETING ADJOURNED AT 6:23 P.M.\*\***

**CONSENT CALENDAR (1:00)**

Representatives present: Gilliland and Zink

Staff present: Boughman

**ABR - NEW ITEM****A. 520 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-016  
Application Number: MST2012-00391  
Owner: City of Santa Barbara  
Applicant: Lisa Arroyo, Project Engineer  
Applicant: Kathleen Allen

(Proposal for a new 541 linear foot, 8 foot tall black metal shepherd hook style fence with a 12 foot double gate and a 4 foot gate located toward the rear of El Estero wastewater treatment plant. The fence will remain in this location temporarily, and be proposed for relocation in the future.)

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

Final Approval as submitted.

**ABR - CONTINUED ITEM****B. 207 W ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 039-221-008  
Application Number: MST2012-00369  
Owner: Down & Out Trust  
Business Name: Good Karma Market  
Applicant: Suresh Singh

(Proposal to permit the following as-built alterations to an existing commercial building: repaint exterior, install new window on the south elevation, install two new window boxes, and install new screening for rooftop HVAC unit. This application will address violations in enforcement case ENF2005-00822.)

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

Final Approval with conditions: 1) tone down the white wash twice toward a less yellow, more white color; 2) this color shall be matched for the roof screening.

**ABR - NEW ITEM****C. 554 CORONEL PL****R-3 Zone**

Assessor's Parcel Number: 037-143-017  
Application Number: MST2012-00392  
Owner: Consolidated Coronel, LLC  
Applicant: Walter Kane

(Proposal to replace all existing aluminum windows with new almond colored vinyl windows Amsco Studio Series and replace sliders on 2 two-story apartment buildings: 555 Coronel and 554 Coronel (49 dwelling units), and repaint the buildings like-for-like, with doors to be painted brown.)

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

Final Approval as submitted.

**ABR - CONTINUED ITEM****D. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019  
Application Number: MST2012-00374  
Owner: Paul Uyesaka  
Architect: Rex Ruskauff  
Business Name: Uptown Grill

(Proposal to permit as-built tenant improvements to the existing commercial building to merge two tenant spaces. Alterations consist of new plaster and color change, two new fabric awnings on the front facade, new parking configuration and striping, new storage space connecting the main building to the detached storage building, new block stucco walls enclosing the rear patio with wood gate and awning, new wood fence and gate at alley, painting the existing doors and windows, new block stucco trash enclosure, replacement of the existing concrete slab with pavers, new light fixtures, and new festoon lighting on the rear patio and along the south side of building over the side alley. The as-built signage will be reviewed by the Sign Committee.)

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

Continued one week with comments: 1) study shortening the existing cabinet wall sign to expose some plaster wall area on the façade to break up the long black mass of awnings and sign; 2) substitute Queen palms for the King palms in the rear planter, tree size to be 8 feet brown trunk height; 3) add 5 gallon Aloe Arborecence plants; 4) include 1 or 5 gallon Aloe Nobilis plants.

**ABR - PROJECT DESIGN REVIEW****E. 334 W MISSION ST****R-4 Zone**

Assessor's Parcel Number: 025-292-023  
Application Number: MST2012-00299  
Owner: Michael W Gilson  
Architect: Don Hogarth

(Proposal to convert an existing single-family residence and detached garage to a duplex. Proposed is a 78 square foot addition linking the 1,265 square foot residence to the 498 square foot converted garage for a total of 1,841 square feet. Also proposed is one new uncovered parking space on the existing driveway, and interior remodeling. An existing two-car carport is proposed to remain. Staff Hearing Officer approval of modifications was granted for conversion of storage space to habitable space within the setback and to allow three parking spaces rather than the required four.)

**(Project requires conformance with Staff Hearing Officer Resolution No. 038-12.)**

Project Design Approval and Final Approval with conditions: 1) provide a new 12 inch wide planter between the walkway and the driveway; 2) fence along driveway to be 1x6 redwood, 3.5 feet high, replacing the lattice fence and intended to be covered with two, 1 gallon creeping fig plants; 3) gate between fence and walkway to be 1x6 redwood, 3.5 feet high, provide a detail on plans; 4) show a 3-foot planter next to the uncovered parking to the west to prevent parking within the setback; 6) provide window details with trim sizes for the new unit; 7) the color board as submitted matches existing; 7) the trellis is to have a solid weatherproof roof; 8) reproduce Staff Hearing Officer Resolution No. 038-12 on the permit plans.

**ABR - REVIEW AFTER FINAL****F. 3132 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-021  
Application Number: MST2012-00239  
Owner: Kioko Uchiyama Blanc  
Applicant: Michael Blanc  
Business Name: Igrill Korean BBQ

(Proposal for an exterior storefront alteration consisting of paint color change, stone veneer, new front door, new light fixtures. Added to the project are a stone wall at the rear parking lot and an accessible ramp to the back door.)

**(Review after final to install a low wall at the rear parking lot and an accessible ramp to the rear door.)**

Continued one week with comments: 1) return with a landscape plan; 2) increase the planting area; 3) provide a stone wall detail.

**ABR - NEW ITEM****G. 1425 ALMOND AVE****C-P Zone**

Assessor's Parcel Number: 039-041-004  
Application Number: MST2012-00375  
Owner: Tasca Living Trust

(Proposal to address violations in ENF2011-00818. The proposal would permit a carport to replace the existing one that was removed without permits. The previous carport encroached into the front and interior setbacks and is proposed at the same location, height, and size which will not require zoning modifications. The project also includes permitting an as-built picture window on the front facade of the rear dwelling unit. There are two detached dwelling units, one covered parking space, and one uncovered parking space on the property.)

**Action may be taken if sufficient information is provided.**

Final Approval with a condition to provide a 3-foot barrier matching the front porch railing imbedded in concrete.