



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, December 10, 2012 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 KATHLEEN GOO, Commission Secretary - Recorder

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/abr and then clicking on the *Meeting Videos* tab.

CALL TO ORDER:

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

ATTENDANCE:

Members present: Sherry, Zink (present at 4:15 p.m.), Gilliland, Mosel, Gradin, and Poole (present until 4:25 p.m.)
Members absent: None.
Staff present: Limón (present until 3:05 p.m.), Boughman and Goo.

GENERAL BUSINESS:

- A. Public Comment: None.
- B. Approval of Minutes:
 Motion: Approval of the minutes of the Architectural Board of Review meeting of **November 26, 2012**.
 Action: Mosel/Gradin, 4/0/1. Motion carried. (Gilliland abstained, Zink absent).
- C. Consent Calendars:
 Motion: Ratify the Consent Calendar of **December 3, 2012**. The Consent Calendar was reviewed by Zink and Gilliland.
 Action: Gradin/Poole, 5/0/0. Motion carried. (Zink absent).

Motion: Ratify the Consent Calendar of **December 10, 2012**. The Consent Calendar was reviewed by Zink and Gilliland.

Action: Gradin/Gilliland, 4/0/1. Motion carried. (Sherry abstained for Item A, Zink absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

- a. Board member Poole announced she would be leaving the meeting early at approximately 4:30 p.m.
- b. Mr. Boughman announced that Board member Zink will be in attendance later in the meeting.
- c. Mr. Limón thanked Board members Sherry and Gilliland for their efforts and dedication on the Architectural Board of Review. They will be retiring from their terms on the Board at end of the meeting, the last meeting of the current 2012 year. Mr. Limón also urged Mr. Gilliland to reapply and continue to serve as the Board's landscape architect until a replacement can be appointed.

E. Subcommittee Reports.

No Subcommittee reports.

PROJECT DESIGN REVIEW

1. 1130 N MILPAS ST

E-1/R-3 Zone

(3:10) 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 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 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.)

(Project requires conformance with Planning Commission Resolution 015-12.)

Actual time: 3:10 p.m.

Present: Steve Carter, architect, DesignARC; Trish Allen, agent, SEPPS Inc; and Kathleen Kennedy, Project Planner.

Public comment opened at 3:27 p.m., and as no one wished to speak, public comment was closed.

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

1. The Board finds a copper roof and gutters are preferable.
2. Provide a non-gloss finish for the metal doors and windows, and exposed metal.
3. The Board finds that the project is in conformance with Planning Commission Resolution 015-12.

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

FINAL REVIEW**2. 418 N SALSIPUEDES ST****M-1 Zone**

(3:40) Assessor's Parcel Number: 031-293-019
Application Number: MST2012-00387
Owner: Andros Family Trust
Architect: Architecture JA, Inc.

(Proposal for exterior alterations for the existing quonset hut commercial/manufacturing building consisting of a new translucent front facade with new windows and doors, two new windows on the side, and a parking canopy at the rear.)

Actual time: 3:40 p.m.

Present: Daniel Johnston, architect; Brian Thompson, applicant.

Public comment opened at 4:01 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

1. Provide all details on the front façade with dimensions, and call-out materials for details such as the vents, base, windows sills, door headers, weep screed, door material call-outs, including roll-up door, transition details between stucco and proposed poly-carbonate material.
2. Show an 18-inch minimum width for the new planter.
3. Some Board members prefer metal windows instead of the proposed fiberglass windows.
4. Study a refinement of the structural framing to better align with the poly-carbonate panels.
5. Study details of refinements to the framing behind the poly-carbonate material, with a suggestion to possibly line-up the poly-carbonate battens with the structural framing members to find a better alignment between the panels of the poly-carbonate and the framing; also study possibly extending the poly-carbonate window material fully out to the ends of the front façade.
6. Restudy the use of plaster material in the transitions on the side windows and existing quonset hut for sufficient structural strength.
7. Choose a different plant species that can better withstand the heat and sun, include the size and quantities, and include a note on the plans if there will be hand-watering or installed irrigation.

Action: Gradin/Gilliland, 4/1/1. Motion carried. (Mosel opposed, Zink abstained).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone****(4:10)**

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00451
Owner: Richard and Nancy Graham, Trustees
Architect: Cearnal Andrulaitis, LLP

(Proposal for a 2,946 square foot, one-story addition of an automobile showroom including a mezzanine floor, 12 new customer parking spaces, and consequent alterations to the existing landscaping. The project requires development plan review by the Planning Commission for the new square footage.)

(Comments only; project requires environmental assessment and Planning Commission review of new commercial square footage.)

Actual time: 4:19 p.m.

Present: Martin Hartmann and Brian Cearnal, architects; and Richard and Matt Graham, owners.

Public comment opened at 4:25 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board. The project is acceptable and moving is the right direction.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 546 SCENIC DR****E-2 Zone****(4:40)**

Assessor's Parcel Number: 015-280-017
Application Number: MST2012-00438
Owner: Vaughn Family Trust
Applicant: Morando Design

(Proposal to permit an as-built driveway gate, pilasters, lighting, and walls located within the public right-of-way. The project will address violations called out in enforcement case ENF2012-00769. A public works encroachment permit is requested.)

(Referred from the Consent Calendar on November 19, 2012. Action may be taken if sufficient information is provided.)

Actual time: 4:28 p.m.

Present: Mark Morando, applicant; and Spencer Vaughn, owner.

Public comment opened at 4:36 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Calendar with comments:

1. Transportation Planning staff to review proposed walls and gates for safe ingress and egress to and from the project site.
2. Provide walls and column height details on the plans.
3. Provide alternative light fixtures at the columns. The current fixtures are not aesthetically acceptable and do not comply with lighting guidelines.
4. The Board has no aesthetic issues other than the light fixtures at the columns.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 213 W COTA ST****R-3 Zone**

(5:10) Assessor's Parcel Number: 037-161-004
Application Number: MST2012-00447
Owner: Soon Sik Tansen
Designer: Tom Kress

(Proposal for a new three-unit two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

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

Actual time: 4:45 p.m.

Present: Tom Kress, designer.

Public comment opened at 5:05 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

1. Verify the flood floor elevation for all three units.
2. Verify the creek setback.
3. Provide landscaping space and planting in front of the wall at the sidewalk.
4. Provide details for the following: a) for Unit A, provide a covering for the front door; b) for Unit B, study the proportions of the corbel, and provide a covered entry way or porch; and c) for the front Unit C, study moving the door to face the street, and incorporate more street-friendly architecture to the project.
5. Provide additional information and details at the gable portion of the roof.
6. Provide trash enclosure details and location on the plans.
7. Address the planting in the parkway and provide details (i.e., existing to remain or adding ground cover).
8. Study alternate front yard and common area ground plant material details instead of the proposed bark or mulch.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 222 N MILPAS ST****C-2/C-P Zone**

(5:45) Assessor's Parcel Number: 017-051-002
Application Number: MST2012-00412
Owner: Scolari's Properties LLC
Architect: Jose Cervantes, Little Diversified Architectural Consulting

(Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front facade, interior remodel to divide the building into two tenant lease spaces, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot to remain.)

(Fourth concept review; project last reviewed on November 26, 2012. Action may be taken if sufficient information is provided.)

Actual time: 5:42 p.m.

Present: Jose Cervantes, Architect; and Keith Weik, agent, The Fresh Market.

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

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

1. The Board appreciates the changes made by the applicant, and finds the project is moving in the right direction.
2. Study refinement to the cornice at the parapet cap to reduce its overhang.
3. The height of the side openings are to match, or be lower than, the front of the new entrance arch elements.
4. Study the height and color of the awnings and provide colors for the material.
5. One Board member finds the roof over the entry arch element requires further study.
6. Clarify and provide landscaping details of existing or proposed plantings for the areas shown as solid green on the plans along Milpas and Montecito Streets frontages and along the eastern property boundary and clarify the additional landscape details around the main building.

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

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Paul Zink and Chris Gilliland.

Staff present: Tony Boughman

ABR - NEW ITEM

A. 824 REDDICK ST

M-1 Zone

Assessor's Parcel Number: 031-304-006
 Application Number: MST2012-00436
 Owner: Deux, LLC
 Architect: Dawn Sherry

(Proposal for a 249 net square foot one-story addition to connect two existing one-story commercial buildings. The project includes two uncovered parking spaces, new trash enclosures, widening the existing curb cut, and changes to landscaping. The total square footage will be 1,157 square feet on the 2,500 square foot lot.)

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

Continued one week to the Consent Calendar.

- 1) Contact Tim Downey regarding the location and species of trees in the parkway. It is preferred to relocate the existing palm; simply removing it is not acceptable. Reduce the driveway curb cut on the right side and install an additional tree if possible.
- 2) Provide information and details on the security gate.
- 3) Provide information and details on the trash enclosure.

ABR - FINAL REVIEW**B. 528 ANACAPA ST****C-M Zone**

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

(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 Tier 3 Storm Water Management Program compliance.)

Final Approval as submitted.

The ten-day appeal period was announced.

ABR - NEW ITEM**C. 322 W MISSION ST A****R-4 Zone**

Assessor's Parcel Number: 025-292-021
Application Number: MST2012-00464
Owner: Loza Family Survivor's Trust
Designer: Francisco Cobiani

(Proposal for a new one car carport, and review of as-built hardscaping and building color. The project will address violations in ENF2012-00122.)

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

Project Design Approval and Final Approval as submitted with comments:

- 1) The water fountain is encouraged but not required.
- 2) 6" x 6" post and beams for the carport are encouraged but not required.
- 3) A wrought iron fence between the driveway and front yard is encouraged but not required.

The ten-day appeal period was announced.

ABR - NEW ITEM**D. 2038 MODOC RD****R-3 Zone**

Assessor's Parcel Number: 043-091-012
Application Number: MST2012-00465
Owner: Ronald Noe
Agent: Mark Morando

(Proposal for alterations to a property developed with an existing one-story residence (Unit A) and a two-story duplex (Unit B and C). Unit A: Proposal to remove exterior door and convert laundry to bathroom. Unit B: No exterior changes are proposed to this unit. Unit C: Proposal to remove a door and window, replace sliding door with French door, and change existing window to French door on lower level. Other site improvements include enclosing carport to create garage, relocating water heaters to new exterior enclosures at rear of garage, permit site fencing, a permit gate to yard area, and entry to Unit B.)

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

Continued one week to Consent Calendar.

- 1) Provide landscaping at the front and move the picket fence closer to the street.
- 2) Paint water heater enclosures to match the building body color.

**** MEETING ADJOURNED AT 6:15 P.M. ****