

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 8, 2011 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS: CHRISTOPHER MANSON-HING. Chair

DAWN SHERRY, Vice-Chair

CLAY AURELL

CHRISTOPHER GILLILAND

GARY MOSEL KEITH RIVERA PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

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 3:04 p.m. by Chair Manson-Hing.

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

Members absent: Aurell, Gilliland, Mosel

Staff present: Limon, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of July 25, 2011.

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 25, 2011 as

submitted.

Action: Rivera/Sherry, 4/0/0. Motion carried. (Aurell, Gilliland, Mosel absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of August 1, 2011. The Consent Calendar was reviewed by

Clay Aurell with landscaping reviewed by Chris Gilliland.

Action: Sherry/Rivera, 4/0/0. Motion carried. (Aurell, Gilliland, Mosel absent)

Motion: Ratify the Consent Calendar of August 8, 2011. The Consent Calendar was reviewed by

Chris Gilliland.

Action: Rivera/Sherry, 4/0/0. Motion carried. (Aurell, Gilliland, Mosel absent)

The Board recessed from 3:10 to 3:12 p.m.

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

Jaime Limon announced that an appeal to City Council for the ABR decision of 903 W Mission St. has been filed, need representative for Council appeal hearing on August 23. Manson-Hing and Rivera volunteered to attend.

E. Subcommittee Reports. None.

The Board recessed from 3:13 to 3:17 p.m.

CONCEPT REVIEW - NEW ITEM

1. 215 PESETAS LN C-2/SD-2 Zone

(3:10) Assessor's Parcel Number: 057-203-003 Application Number: MST2011-00317

Owner: Sansum-Santa Barbara Medical Foundation

Architect: Darci Hernandez

Agent: Trish Allen, Suzanne Elledge Planning and Permitting Services

(Proposal for minor alterations for the existing 57,739 square foot, three story clinic building. The project includes a new 407 square foot canopy at the north entry, some remodeling of the existing north lobby, a new generator and enclosure along the east side of the building, as well as new trash and recycling enclosures at the east side of the building. The proposal also includes three options for placing, screening, and landscaping the moveable 376 square foot existing MRI trailer to conceal it from view from Pesetas Lane.)

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

Actual time: 3:17

Present: Darci Hernandez, Architect; Trish Allen, Agent; Chris McNamara, Senior V.P.

Operations, Sansum Medical Foundation.

Ms. Hernandez presented four options for preliminary review of only the MRI trailer.

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

Motion: Continued two weeks to the Full Board with comments:

- 1) The proposed rear entry canopy is appropriate; provide details.
- 2) Option 3 or a similar variation is preferred, with the understanding that it would be a temporary solution until the MRI trailer is relocated to the rear.
- 3) Minimize the initial wall construction, study integrating with new enclosure structures.
- 4) For Option 4, provide barrier separation to protect pedestrians and visual landscape screening for the exposed portion of the trailer.
- 5) Study additional landscaping opportunities.

Action: Rivera/Sherry, 4/0/0. Motion carried. (Aurell, Gilliland, Mosel absent)

R-2 Zone

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1026 E CANON PERDIDO ST

(3:40) Assessor's Parcel Number: 031-530-004

Application Number: MST2011-00276

Owner: Tim & Michelle Kirkelie Trust

Architect: Pacific Architects Inc.

(Proposal to demolish an existing 264 square foot rooftop deck and stairway and construct a 314 square foot addition to the second story of an existing two-story single-family condominium to result in a total of 2,203 square feet including a 429 square foot two-car attached garage. Planning Commission review for substantial conformance with Planning Commission Resolution No. 027-03 is requested.)

(Comments only; project requires a Substantial Conformance Determination with Planning Commission Resolution No. 027-03.)

Actual time: 3:49

Present: Bill Wolf, Architect.

Public comment was opened at 3:56 p.m. As no one wished to speak, public comment was closed.

Mr. Limon stated that staff has determined that the project is consistent with the 2003 Planning Commission approval; the proposed addition meets all zoning requirements and is within the original approved footprint.

Motion: Project Design Approval as submitted and return to Consent Calendar with the comment

that the project is appropriate for the existing residence.

Action: Rivera/Sherry, 4/0/0. Motion carried. (Aurell, Gilliland, Mosel absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 612 W MISSION ST R-3 Zone

(4:10) Assessor's Parcel Number: 043-092-015

Application Number: MST2011-00296

Owner: Pacific Capital Bank, N.A.

Applicant: Keith Austin Agent: Jim Doub Architect: Jim Martin

(Proposal to convert an existing 1,493 square foot one-story, single family residence to a duplex on a 6,732 square foot lot. The project involves demolition of a 196 square foot unpermitted addition at the rear, the construction of a new two-car carport, two uncovered parking spaces, and a six foot high stucco screening wall at the front of the lot, new utility meters, the removal and relocation of doors and windows, and interior remodeling. The project will address violations in ENF2010-00624 and ENF2010-00628.)

(Comments only; landscape plan is required prior to Project Design Approval.)

Actual time: 3:58

Present: Keith Austin, Applicant; Jim Martin, Architect.

Public comment was opened at 4:04 p.m.

Nancy Vergara, concerned about potential loss of privacy; it was clarified that a second story is not proposed.

Written comments by Roberta Maccianti, Housing Authority, expressing concern for loss of palm trees, were acknowledged.

Public comment was closed at 4:08 p.m.

Mr. Limon provided staff comments concerning guidelines applicable to the project.

Motion: Continued indefinitely to the Full Board with comments:

- 1) Provide pedestrian way finding to each unit.
- 2) Show fencing or screening of the proposed parking at the front yard.
- 3) The metal-framing supports are not acceptable. Provide appropriate detailing of the carport.
- 4) Provide a landscape plan; identify existing trees.
- 5) Retain the two large palm trees if possible. Provide maintenance plan measures.

Action: Sherry/Zink, 4/0/0. Motion carried. (Aurell, Gilliland, Mosel absent)

CONCEPT REVIEW - CONTINUED ITEM

4. 1812 SAN PASCUAL ST R-3 Zone

(**4:40**) Assessor's Parcel Number: 043-163-011

Application Number: MST2010-00097 Owner: Michael Szymanski Architect: Yuzon & Associates

Applicant: Ubaldo Diaz

(Revised proposal returning to the original proposed four residential units. The project would demolish the existing single-family residence at the rear of the property and construct a two-story 2,259 square foot duplex with two attached 460 square foot two-car garages, two uncovered parking spaces, and new landscaping. The existing one-story duplex and two uncovered parking spaces will remain at the front of the 11,580 square foot lot. The proposal will address violations under enforcement case ENF2005-00016.)

(Fourth Concept Review. Comments only; project requires environmental assessment. Project is revised to have two new residential units rather than three as last reviewed on April 4, 2011.)

Actual time: 4:27

Present: Michael Szymanski, Owner.

Public comment was opened at 4:39 p.m. As no one wished to speak, public comment was closed.

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

- 1) The design revisions are appreciated.
- 2) The mass, bulk, and scale, site plan and architectural style are appropriate with the following changes:

- a) Simplify the "jogs" in the second-floor massing
- b) Minimize the sharp color contrasts.
- c) Study the board and batten siding spacing details and front porch overhangs for a more authentic architectural style.
- d) Provide a steeper roof slope.
- e) Provide a landscape plan with planting palette.

Action: Rivera/Zink, 4/0/0. Motion carried. (Aurell, Gilliland, Mosel absent)

** MEETING ADJOURNED AT 4:58 P.M. **

CONSENT CALENDAR (1:00)

ATTENDANCE:

Members present: Gilliland Staff present: Limon

ABR - REVIEW AFTER FINAL

A. 336 N MILPAS ST C-2 Zone

Assessor's Parcel Number: 031-371-021 Application Number: MST2006-00236

Architect: Perkowitz + Ruth Architects

Owner: Fresh & Easy Neighborhood Market

(A revised proposal for a new one-story 11,680 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

(Review After Final of approved landscape plan to coordinate with revised building setback.)

Final Approval of the landscaping as noted on the plans, with the condition to conduct on-site field verification of the existing tree-well dimensions.

Items on Consent Calendar were reviewed by Chris Gilliland. Staff present: Jaime Limon, Design Review Supervisor.