



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, August 22, 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

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
HEATHER BAKER, Project Planner  
TONY BOUGHMAN, Planning Technician II  
GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

*An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high-speed internet access on the City website at [www.santabarbaraca.gov/sfdb](http://www.santabarbaraca.gov/sfdb) and clicking on the Meeting Video tab.*

**GENERAL BUSINESS:**

The Full Board meeting was called to order at 3:02 p.m. by Chair Zink.

Members present: Aurell, Gilliland, Manson-Hing, Mosel, Rivera (in at 4:33), Zink.

Members absent: Sherry

Staff present: Baker, Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of August 8, 2011.

Motion: To approval of the minutes of the Architectural Board of Review meeting of August 8, 2011, as submitted.

Action: Aurell/Zink, 3/0/2. Motion carried. Gilliland/Mosel abstained, Rivera/Sherry absent)

C. Consent Calendar.

Motion: To ratify the Consent Calendar of August 15, 2011. The Consent Calendar was reviewed by Clay Aurell with landscaping reviewed by Gilliland.

Action: Aurell/Zink, 4/0/1. Motion carried. (Mosel abstained. Rivera/Sherry absent)

Motion: To ratify the Consent Calendar of August 22, 2011. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

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

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

1. Mr. Boughman announced that Ms. Sherry will be absent and Mr. Rivera will step down from items 1 and 2.
2. Mr. Aurell announced that he will be absent on Tuesday, September 6, and possibly Monday, September 19.
3. Mr. Zink announced that he leave early on Tuesday, September 6.
4. Ms. Baker announced that a new memo template for general Guideline consistency will be used for the review of item 4, 1255 Coast Village road.

E. Subcommittee Reports. None.

### **PROJECT DESIGN REVIEW**

#### **1. 2550 TREASURE DR**

**E-3/SD-2 Zone**

**(3:10)**

Assessor's Parcel Number: 051-330-003  
 Application Number: MST2008-00469  
 Owner: The Samarkand of Santa Barbara Inc.  
 Agent: Susan Basham, Price Postel & Parma  
 Architect: Todd Kilburn  
 Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal for a new LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building, and the construction of a 9,455 square foot, two-story LifeCenter consisting of an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, campus market, mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite. The proposal requires an Amendment to the existing Conditional Use Permit.)

**(Project requires compliance with Planning Commission Resolution 010-11. Project was last reviewed on January 10, 2011.)**

Actual time: 3:10

Present: Todd Kilburn, Architect; Martha Degasis Landscape Architect

Public comment was opened at 3:29 p.m. As no one wished to speak, public comment was closed.

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

- 1) Project shall comply with all conditions contained in Planning Commission Resolution No. 010-11.
- 2) Study the proportions of the entry window divided lights.
- 3) Study the spa entry opening.
- 4) Provide definition of the entry tower from the elevation shaft extension above the roof.

- 5) Study shape and detailing of the kitchen vent chimney feature to minimize its size.
- 6) Study the mechanical well height and its relationship to landscape and views.
- 7) Study the landscape screening; consider stepping the wall or provide a planter in front.
- 8) Study lowering the trash enclosure wall.
- 9) Study the four square tile on chimneys.
- 10) Study the windowsills and headers for authentic detail and proportion.
- 11) Study the paving details and layout.
- 12) Study the balance of paving throughout the project.

Action: Aurell/Zink, 5/0/0. Motion carried. (Rivera and Sherry absent)

## **CONCEPT REVIEW - NEW ITEM**

### **2. 2550 TREASURE DR**

**E-3/SD-2 Zone**

**(3:40)**

Assessor's Parcel Number: 051-330-003  
 Application Number: MST2011-00319  
 Owner: Covenant Retirement Communities West  
 Contractor: Kitson Landscape Management  
 Landscape Architect: Martha Degasis, Arcadia Studio

(Proposal for landscape renovations at the northern portion of the Samarkand Retirement Community. The project includes the conversion of potable irrigation water source to recycled water source, conversion of spray irrigation to drip irrigation, conversion of lawn areas to shrub and groundcover areas, replacement of hedge material, temporary six-foot wood screen fencing while hedges are replaced, and concrete and decomposed granite walkways for emergency exiting from residential units.)

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

Actual time: 4:04

Present: Martha Degasis, Landscape Architect.

Public comment was opened at 4:18 p.m.

James Smith, Vice-Chair, Santa Barbara Water Commission, in favor because the project saves water by: plants are less water demanding; the change to drip irrigation; and the change to recycled water.

Public comment was closed at 4:19 p.m.

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

- 1) List all trees existing and proposed to be removed.
- 2) Provide storm water mitigation of the walkways.
- 3) Remove screen-fencing note on drawings.
- 4) Refine the planting, particularly the hedge in conflict with decomposed granite path.
- 5) Indicate cross connection devices for the potable water system.
- 6) Use filters on backflow devices to prevent clogging of reclaimed water by particulates.
- 7) Screen from view valve strainers/controllers 3 inches and larger.
- 8) Indicate proposed signage type.

Action: Gilliland/Mosel, 5/0/0. Motion carried. (Rivera and Sherry absent)

**CONCEPT REVIEW - CONTINUED ITEM****3. 215 PESETAS LN****C-2/SD-2 Zone**

**(4:10)** Assessor's Parcel Number: 057-203-003  
 Application Number: MST2011-00317  
 Owner: Sansum-Santa Barbara Medical Foundation  
 Architect: Darci Hernandez  
 Agent: Trish Allen

(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.)

**(Second concept review. Project was last reviewed on August 8, 2011. Action may be taken if sufficient information is provided.)**

Actual time: 4:33

Present: Darci Hernandez, Architect; Chris McNamara and Brad Hess, Sansum Medical; Trish Allen, Agent.

Public comment was opened at 4:41 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued two weeks to the Consent Calendar with the following comments:

- 1) Provide additional planting at the existing parking area for the temporary MRI trailer location.
- 2) Study the grasscrete on the north elevation and provide a planting pallet for that area.
- 3) The tall green screen is not necessary for the permanent MRI trailer location.
- 4) Consider moving the trailer closer to the existing building to increase the drive width with temporary planting pots along the drive side of trailer.

Action: Zink/Rivera, 4/0/2. Motion carried. (Aurell and Gilliland abstained; Sherry absent)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

**(4:40)** Assessor's Parcel Number: 009-291-018  
 Application Number: MST2011-00220  
 Owner: Black Valner LLC  
 Applicant: Dudek  
 Architect: Cearnal, Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed use condominium building comprised of 8,288 square feet of non-residential, and two residential units totaling 4,068 square feet, and a total of 45 parking space (44 covered and 1 uncovered). Planning Commission approval is required for Tentative Subdivision, Development Plan Approval, Coastal Development Permit and a zoning modification request for the second-story covered balcony encroachment.)

**(Comments only; project requires environmental assessment and Planning Commission review of a Tentative Subdivision, Development Plan Approval, Coastal Development Permit and a zoning modification.)**

Actual time: 4:59

Present: Brian Cearnal, Architect; Phil Suding, Landscape Architect; Alberto Valner, Owner.

Suzanne Riegle, Assistant Planner, explained that modifications would be required for the open yard space to be located on a platform/podium, for a balcony to encroach into the front setback, and for the stairwell/ramp to encroach into the front setback.

Public comment was opened at 5:19 p.m.

Sandy Wallace, donated her comment time to John Wallace.

John Wallace, representing "Protect Our Village": appreciates the beautiful building; concerned about awkward looking roof deck enclosure; suggested sound attenuating balcony on rear of building, supports modification for balcony encroachment.

Public comment was closed at 5:25 p.m.

Heather Baker, Project Planner, suggested the applicant study locations for integrating future solar panels.

- Motion: Continued indefinitely to the Full Board, after courtesy review by the Montecito Planning Commission, with the following comments:
- 1) In general, the direction of the project, including the site planning, mass, bulk, and scale, and architectural style is supportable.
  - 2) Continue developing all elevations, including the interior courtyard architecture.
  - 3) Study increasing planting opportunities on the podium and in-ground locations.
  - 4) The proposed modifications pose no negative aesthetic impacts.
  - 5) The upper roof elements at the residential roof decks are supportable.
  - 6) Provide cross sections showing the relationship to the building and property to the south.
- Action: Rivera/Zink, 6/0/0. Motion carried. (Sherry absent)

**\*\*MEETING ADJOUNED AT 6:16 P.M.\*\***

**CONSENT CALENDAR (1:00)**

Representatives present: Gilliland and Rivera

Staff present: Boughman

**ABR - REVIEW AFTER FINAL****A. U.S. HIGHWAY 101**

Assessor's Parcel Number: 099-MSC-PW

Application Number: MST2004-00701

Owner: City of Santa Barbara/State of California

Applicant: David Beard, Caltrans

(This project is for additional wetland mitigation as part of the Highway 101 Operational Improvements Project to fulfill Coastal Development Permit conditions of approval. The mitigation site is along Sycamore Creek on Ninos Drive between the Santa Barbara Zoo bridge and the Union Pacific Railroad bridge. The project requires compliance with Planning Commission Resolutions 059-04 and 006-11.)

**(Review After Final for additional wetland mitigation as part of the Highway 101 Operational Improvements Project.)**

Review After Final approved as submitted.

**ABR - PROJECT DESIGN AND FINAL REVIEW****B. 602 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017

Application Number: MST2011-00105

Owner: Hutton Parker Foundation

Agent: Trish Allen, Suzanne Elledge Planning & Permitting

Architect: Robert Kupiec

Business Name: Antioch University

(Proposal for a new 3,626 square foot interior mezzanine floor between the existing first and second floors within the existing three-story building. Exterior alterations are proposed on the Cota Street side of the building for a new interior elevator. Planning Commission approved the Development Plan on August 11, 2011 [Resolution No. 16-011]. City Council Final Community Priority allocation of 2,671 square is requested.)

**(Project can receive ABR final approval of the architecture prior to final Community Priority designation tentatively scheduled on 8/23/11. Landscaping approval can follow. Project requires compliance with Planning Commission Resolution 11-016.)**

Project Design Approval and Final Approval of the architecture. Landscaping continued indefinitely with comments: 1) Provide detail of the iron-gate. 2) Provide a landscape plans, include planting and irrigation plans. 3) Show pot and plant types proposed under arcade. 4) Show hardscape to be removed at the maintenance gate on the south side.

**ABR - NEW ITEM****C. 2830 DE LA VINA ST****C-P/SD-2 Zone**

Application Number: MST2011-00335  
Applicant: Alberti Baltieri  
Owner: Barbara Properties LLC  
Business: Presto Pasta

(Proposal for minor window and facade changes in converting retail space in shopping center to Presto Pasta restaurant.)

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

Project Design and Final Approvals with the condition that all colors and materials to match.

**ABR - NEW ITEM****D. 531 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-171-014  
Application Number: MST2011-00331  
Owner: Hayward Family Trust  
Architect: Richard Six  
Owner: Automation Group

(Proposed new awnings and new building colors for an existing commercial building.)

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

Project Design Approval and Final Approval as noted for the awning.