



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Note: Tuesday meeting due to holiday schedule

Tuesday, September 6, 2011 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CHRISTOPHER GILLILAND
GARY MOSEL
KEITH RIVERA
PAUL ZINK

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

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 and then clicking on the Meeting Video tab.

GENERAL BUSINESS:

The Full Board meeting was called to order at 2:58 p.m. by Chair Manson-Hing.

Members present: Aurell, Gilliland, Manson-Hing, Mosel, Rivera, Sherry (left at 5:30), Zink (left at 5:30).

Members absent: None

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review.

Motion: To approval of the minutes of the Architectural Board of Review meeting of August 22, 2011, as submitted.

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

C. Consent Calendar.

Consent Calendar for August 29 was cancelled.

Motion: To ratify the Consent Calendar of September 6, 2011. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

Action: Rivera/Sherry 6/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Boughman made the following announcements:
 - a) Item #3, 131 Anacapa Street, is a new item, not a continued item as indicated on the agenda.
 - b) Mr. Aurell has resigned from the ABR. Mr. Boughman gave thanks for Mr. Aurell's service and professionalism on the ABR Full Board for 4.5 years and as a Consent reviewer.
 - c) A new Consent reviewer is needed for a 3-month rotation. Mr. Zink volunteered to serve as Consent reviewer.
 - d) Mr. Zink will be leaving at 5:30 p.m.
- E. Subcommittee Reports. None.

CONCEPT REVIEW - NEW ITEM

1. 3707 STATE ST

C-P/SD-2 Zone

(3:10)

Assessor's Parcel Number: 051-590-024
 Application Number: MST2011-00304
 Owner: McColm Family Trust
 Applicant: Kerr Project Services
 Business Name: Chick-fil-A
 Architect: CRHO

(Proposal to remodel existing building and convert from Burger King to Chick-fil-A restaurant. Existing drive-thru to remain and outdoor seating with new furniture. Replace existing landscaping, new paint and stucco covering existing brick areas, two new trellises over patio dining areas, ADA upgrades to existing parking spaces. Replace all windows and doors, install three new clerestory windows in kitchen, new exterior lighting, and remove two finials.)

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

Actual time: 3:04

Present: Deborah Kerr, Kerr Project Services; Don Eakland, Chick-fil-A Development Manager

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

Ms. Kerr explained that the transformer may have to be updated, if so the transformer will require relocation, possibly closer to the street.

Public comment was opened at 3:11 p.m. As no one wished to speak, public comment was closed.

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

- 1) Overall the design direction is acceptable and compatible with the Upper State Street Design Guidelines.
- 2) On the site plan, show locations for the backflow preventer, monument sign, and new bicycle parking.
- 3) Maintaining the electric transformer at the rear of the property is encouraged.
- 4) Provide additional details for the ironwork; include the low railing enclosure gates and decorative façade iron. Breakup of the low railing into segments is encouraged.
- 5) Study the proportions of the decorative facade wrought iron in relation to the recessed circle.

- 6) Provide a roof plan indicating mechanical equipment locations and provide section drawings verifying shielding of equipment.
- 7) Verify location of the existing sycamore trees and coordinate with new landscaping.

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

CONCEPT REVIEW – NEW ITEM

2. 404 WILLIAM MOFFETT PL

A-F/SD-3 Zone

(3:40) Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction

(Proposal to install three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)

Actual time: 3:36

Present: Kim Lilly, Agent; Jon Love, Pacific Manufacturing.

Public comment was opened at 3:40 p.m. As no one wished to speak, public comment was closed.

Lori Owens, Project Planner, Santa Barbara Airport, explained the reason for removal of previous 5 hangers, proposed temporary portable hangers, and provided information on hangar lease agreements.

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

- 1) Provide context photos of adjacent buildings.
- 2) Indicate heights of the adjacent buildings.
- 3) Provide site plan alternatives for the hangers.
- 4) Provide an accurate site plan of all proposed and existing structures.

Action: Rivera/Sherry, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM

3. 131 ANACAPA ST

OC/SD-3 Zone

(4:10) Assessor's Parcel Number: 033-082-010
 Application Number: MST2011-00339
 Owner: GVC Seafoods, LLC
 Owner: 131-137 Anacapa LLC
 Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

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

Actual time: 4:07

Present: Josh Blummer and Anthon Ellis, AB Design Studios.

Public comment was opened at 4:22 p.m. As no one wished to speak, public comment was closed.

Mr. Boughman requested the Board consider general architectural style, outdoor lighting guidelines, and parking lot landscaping during their review.

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

- 1) The design, mass, bulk, and scale, and architecture are appropriate in its context.
- 2) The parking design standards regarding parking lot planter widths is waived given the additional landscape proposed on site.
- 3) Provide a preliminary landscape plan showing proposed and existing planting including street trees and parkway strips.
- 4) Provide a roof plan showing future mechanical and green roof locations.
- 5) Provide a color board.
- 6) Provide details of fences, gates, and awnings, and lighting.
- 7) Provide photographs of the streetscape from a pedestrian view.
- 8) Study the existing clay tile edge and ridge details.
- 9) Study the possibility of additional depth at new wall openings.
- 10) Consider integrating a sign program into the design.
- 11) Show the existing and proposed exterior lighting.

Action: Rivera/Mosel, 6/0/0. Motion carried.

PROJECT DESIGN REVIEW

4. 900 CALLE DE LOS AMIGOS

A-1 Zone

(4:40) Assessor's Parcel Number: 049-040-050
 Application Number: MST2005-00742
 Owner: American Baptist Homes of the West
 Applicant: Tynan Group
 Agent: Cameron Carey
 Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet; 83 new parking spaces are proposed for a total of 414 parking spaces; 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils is proposed on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

(Project was last reviewed on January 26, 2009; requires conformance with City Council Resolution No. 11-061.)

Actual time: 4:55

Present: Justin Van Mullem, Architect; Cameron Cary, Agent; David Black and Matera Jones, David Black and Associates; Jeff Crooks, Executive Director; Edward Steinfeld, Project Manager; Kirsten Ayers, Project Coordinator.

Peter Lawson, Project Planner, provided a background of the project and remained available to respond to questions from the Board.

Public comment was opened at 5:31 p.m. The following individuals spoke in favor or opposition:

Jermaine Chastain, neighbor, opposed: concerned about placement of larger trees, and additional guest parking.

Ruth Georgi, neighbor, opposed: concerned about potential loss of views and disruption of wildlife and hikers trail.

Haike Kilian, opposed: concerned about disruption of wildlife trail, impaired sightline visibility and lack of compatible appearance of existing and new buildings.

Ron Schaefer, Executive Director, Casa Dorinda in Montecito, in favor.

Virginia Robinson, community resident, in favor.

Gerson Kumin, community resident, in favor.

Janet O'Dowd: community resident, in favor.

Jim Dow: community resident, in favor.

Bob Buegler: community resident, in favor.

Henry Jones: community resident, in favor.

Mr. Boughman acknowledged e-mails in support of the project from Janet O'Dowd, Edwina Mindheim, Bill Spangler, Donald O'Dowd, Patricia Dow, Jane Rieffel, Alice Scott, M. L. Ingram, Henry Levy, Art and Peggy Montgomery, Henry Jones and Virginia Robinson.

Public comment was closed at 6:02 p.m.

The Board recessed at 6:02 and reconvened 6:05 p.m.

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

- 1) Work with neighbors to north regarding final landscape placement.
- 2) Provide an exterior lighting plan and fixture cut sheets.
- 3) Provide a color and materials board and final schedule. Provide material details for site retaining walls.
- 4) Study the retaining wall, fence, and berm landscape of the Mesa Verde parking lot area. The wood fence is not needed; screen with landscaping.
- 5) Only one trailhead entrance off Torino Drive is encouraged. Study the entry landscape and sign details.
- 6) Incorporate arborist recommendations and identify locations on the landscape plans.
- 7) Step back retaining walls adjacent to pedestrian sidewalks to provide planting pockets.

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

The ten-day appeal period to City Council was announced.

*THE MEETING WAS ADJOURNED AT 6:30 P.M. *

CONSENT CALENDAR (1:00)

Representatives present: Chris Gilliland, Keith Rivera

Staff present: Tony Boughman

ABR - FINAL REVIEW**A. 225 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-012
Application Number: MST2011-00310
Owner: Iglesia Del Dios Vivo
Architect: Chris Cottrell

(Proposed abatement of ENF2011-00287. This includes the "as-built" conversion of a restaurant and boarding home to a church and residence. Exterior alterations include minor alterations to the windows and doors, extending the second-story deck, repaving portions of the driveway and parking areas. Four parking spaces are proposed.)

(Final approval of landscaping is requested.)

Final approval of the landscaping with the condition to use only one backflow device, located out of the public view on the east side of the building.

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

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

(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 6-foot wood screen fencing while hedges are replaced, and concrete and decomposed granite walkways for emergency exiting from residential units.)

Final approval as submitted.

ABR - FINAL REVIEW**C. 215 PESETAS LN****C-2/SD-2 Zone**

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, and 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.)

Final approval with the condition to reduce the number of trees in the island planter from four to three.

ABR - NEW ITEM**D. 331 N ALISOS ST & 930 E GUTIERREZ ST****R-2 Zone**

Assessor's Parcel Number: 031-371-005
Application Number: MST2011-00336
Owner: Richard and Joyce Axilrod Trustees
Architect: Alex Pujo

(Proposal to convert an existing second-story accessory space to a new 404 square foot one-bedroom dwelling unit over an existing carport. Exterior alterations consist of two new uncovered parking spaces. There are two existing three-bedroom units, and one existing four-bedroom unit and four covered parking spaces on the 16,930 square foot site.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)

Continued to the Staff Hearing Officer with the following comments: 1) the modification poses no negative aesthetic impact; 2) there is no need to fence in the private outdoor living space for unit 2; 3) add one 15 gallon coleonema at the end of the wall for additional screening of the parking; 4) return to Staff with these items for approval after Staff Hearing Officer review.