



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, September 19, 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 3:06 p.m. by Chair Manson-Hing.

Members present: Gilliland, Manson-Hing, Mosel (arrived at 3:09), Rivera, Zink (left at 5:17)

Members absent: Sherry

Staff present: Boughman, 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 Tuesday, September 6, as amended.

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

C. Consent Calendar.

A Consent Calendar was not held on September 6, 2011.

Motion: Ratify the Consent Calendar of September 19, 2011. The Consent Calendar was reviewed by Keith Rivera.

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

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

1. Mr. Boughman made the following announcements:
 - a) The Planning Commission will review the project at 1820-1826 De La Vina on Thursday, September 22 at 1:00 p.m. It is requested that an ABR representative attend. Mr. Mosel volunteered to attend the hearing.
 - b) Dawn Sherry will be absent from today's meeting.
2. Mr. Gilliland announced that he will step down from item #3, 131 Anacapa Street.
3. Mr. Zink announced that he will be leaving early.

E. Subcommittee Reports. None.

PROJECT DESIGN REVIEW**1. 612 W MISSION ST****R-3 Zone**

(3:10) 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.)

(Project last reviewed on August 8, 2011.)

Actual time: 3:11

Present: Jim Martin, Designer; Keith Austin, Owner; Jim Doub, Agent.

Public comment was opened at 3:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) Verify with staff whether overhead utilities are acceptable.
- 2) Provide details for the chain link fence, to be 42-inch black vinyl chain link with a top rail, and with vines to be planted 5 foot on center.
- 3) Provide preliminary details of the carport.
- 4) Provide a color board.
- 5) Provide window replacement details.
- 6) Provide way-finding signage to each unit.
- 7) Simplify the landscape plan and reduce plant quantities.
- 8) Add a small to medium tree in the front yard for screening of the carport.

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

CONCEPT REVIEW - CONTINUED 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.)

(Second concept review. Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. Project last reviewed on September 6, 2011.)

Actual time: 3:40

Present: Kim Lilly, Agent; Jon Love, Pacific Manufacturing; Roger Rondepierre, Atlantic Aviation.

Andrew Bermond, Project Planner, Santa Barbara Airport, expressed concern regarding the use of plants with the potential to interfere with runway safety and suggested a condition limiting plants to those that do not shed excessively.

Public comment was opened at 3:49 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the comment to make the north elevation of the hangars more appealing as viewed from the airline terminal and jet ways. Include the use of landscaping and fenestration to the maximum extent allowed by the FAA.

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

PROJECT DESIGN REVIEW**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.)

(Second review. Project last reviewed on September 6, 2011.)

Actual time: 4:26

Present: Josh Blummer, and Anthon Ellis, AB Design Studios; Chris Gilliland, Landscape Architect.

Public comment was opened at 4:55 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval of the architecture and continued to Consent Calendar with the following comments:

- 1) Study enlarging the width of roof terrace perimeter planter to be at least 36 inches wide.

- 2) Study the relationship of the arbor heights.
- 3) Study combining the two pedestrian entrances at corner of Helena Avenue and Yanonali Street.
- 4) Study adding a canopy at the second floor elevator.
- 5) It was suggested that landscape plans are reviewed by either the HLC or SFDB landscape architect.

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

CONCEPT REVIEW - NEW ITEM

4. 140 S HOPE AVE

C-2/SD-2 Zone

(4:40) Assessor's Parcel Number: 051-010-007
 Application Number: MST2011-00357
 Owner: Riviera Dairy Products
 Applicant: Andy Greenwood
 Business Name: La Cumbre Plaza

(Proposal to update the Tenant Design Criteria for La Cumbre Plaza. Proposed changes include comprehensively remodeling and refinishing the outward facing building facades, eliminating the Plaza Courtyard requirements, and retaining the existing canopies inside the mall.)

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

Actual time: 5:17

Present: Edward DeVicente and Ryan Mills, DeVicente Mills Architects; Trey Lindle, La Cumbre Plaza.

Public comment was opened at 5:31 p.m. As no one wished to speak, public comment was closed.

Some Board members were concerned that a sufficient proposal was not presented. The Board was not in favor of relaxing the current Guidelines without viewing a thorough alternative proposal.

Motion: Continued indefinitely to the Full Board with the comment to return with a proposal for all proposed exterior mall facades. Show where the proposed design would deviate from existing guidelines. Proposed design changes may be presented as a whole or in sections.

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

CONCEPT REVIEW - NEW ITEM

5. 3825 STATE ST E-148

C-2/SD-2 Zone

(5:10) Assessor's Parcel Number: 051-010-014
 Application Number: MST2011-00358
 Owner: Nettleship Family Trust
 Architect: Juleen Russell
 Agent: Ryan Mills
 Business Name: Papyrus

(Proposal for a storefront facade remodel for a new Papyrus store in La Cumbre Plaza. The existing canopy and columns at the corner are proposed to be retained.)

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

Actual time: 6:04

Present: Ryan Mills, Architect, DeVicente Mills Architects.

Public comment was opened at 6:09 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to the Full Board with the following comments:
- 1) Colors and material palette are acceptable as presented.
 - 2) Study the tenant façade in relationship to the surrounding bulkhead in conjunction with existing La Cumbre Plaza Tenant Design Guidelines for compatibility.
- Action: Rivera/Mosel, 4/0/0. Motion carried. (Sherry and Zink absent)

*** MEETING ADJOURNED AT 6:37 P.M.***

CONSENT CALENDAR (1:00)

Representative present: Paul Zink

Staff present: Tony Boughman

ABR - NEW ITEM

- A. 3851 STATE ST **C-2/SD-2 Zone****
- | | |
|---------------------------|-------------------------|
| Assessor's Parcel Number: | 051-010-011 |
| Application Number: | MST2011-00356 |
| Owner: | Macerich La Cumbre, LLC |
| Applicant: | Brett Gray |
| Business Name: | Chipotle Mexican Grill |
| Architect: | John Dungan |

(Proposed minor facade remodel for a new restaurant in Building I space 164A. Changes include new exterior colors, removal of a soffit and minor changes to doors.)

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

Continued one week with the following comments: 1) If the existing wainscot is removed, something must be added in its place to preserve or enhance the architectural character. It is acceptable to paint the existing wainscot the proposed gray color, keeping the body color as exists. 2) The rooftop equipment is acceptable as long as it does not increase in height.

ABR - FINAL REVIEW

- B. 1026 E CANON PERDIDO ST **R-2 Zone****
- | | |
|---------------------------|---|
| Assessor's Parcel Number: | 031-530-004 |
| Application Number: | MST2011-00276 |
| Owner: | Tim and Michelle Kirkelie, Family Trust |
| Architect: | Pacific Arc, 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.)

Final Approval as submitted with the comment that the new awning and exterior lighting may be eliminated.