



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, October 3, 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

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 3:44), Rivera, Sherry, Zink

Members absent: None

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of September 19, 2011.

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 19, as submitted/amended.

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

C. Consent Calendar of September 26, and October 3, 2011.

Motion: Ratify the Consent Calendar of September 26, 2011. The Consent Calendar was reviewed by Paul Zink.

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

Motion: Ratify the Consent Calendar of October 3, 2011. The Consent Calendar was reviewed by Paul Zink and Chris Gilliland.

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

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

1) Mr. Boughman announced that the annual recruitment for ABR members is open. Two vacancies exist on the ABR; application deadline is Monday, October 17, at 5:30 p.m.

2) Mr. Boughman announced that Mr. Mosel will arrive at approximately 4:00 p.m.

3) Mr. Gilliland announced that he will step down from item #3, 602 E. Sola Street.

E. Subcommittee Reports. No reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 404 WILLIAM MOFFETT PL

A-F/SD-3 Zone

(3:10) Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction

(Project is revised to install two, rather than three, portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 5,640 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. Project last reviewed on September 19, 2011.)

Actual time: 3:11

Present: Kim Lilly, Contractor; Roger Rondepierre, General Manager, Atlantic Aviation; Jon Love, Pacific Manufacturing.

Andrew Bermond, Project Planner, Santa Barbara Airport, was available to respond to questions from the Board.

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

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

- 1) The Board is not comfortable with the location of the hangars, but understands there may be no other options for placement at this time. Continue to look for other locations.
- 2) If the buildings must be in the proposed location, return to the Full Board with scaled elevations of all buildings. Place the buildings as closely as possible to minimize the combined mass. Provide as much glazing as possible in the envelope to minimize the visual mass of the buildings.

Action: Gilliland, 0/0/0. Motion failed for lack of a second.

Substitute

Motion: Continued to the Planning Commission with the following comments

- 1) The Board is not comfortable with the location of the proposed hangars, but understands there may be no other location options at this time. Continue to look for other locations.
- 2) If the hangars must be in the proposed location, provide full scaled elevations of all buildings. Place the buildings as close together as possible to minimize the combined mass. Provide as much glazing as possible to minimize the visual mass of the buildings.
- 3) Provide tree and planter specifications.
- 4) Provide panoramic photographic documentation that includes views toward the ocean.

Action: Zink/Rivera, 4/0/2. Motion carried. (Sherry and Mosel abstained.)

PROJECT DESIGN REVIEW**2. 1312 E GUTIERREZ ST****R-2 Zone**

(3:40) Assessor's Parcel Number: 031-392-003
Application Number: MST2011-00249
Owner: Jasen Bodie Nielsen
Architect: David Burke

(Proposal to convert an 886 square foot garage and storage area into a second dwelling unit, add 90 square feet of storage space on the first floor, and enclose a second floor porch. The project will address violations in enforcement case ENF2011-00131.)

(Project requires compliance with Staff Hearing Officer Resolution No. 040-11.)

Actual time: 3:58

Present: David Burke, Architect.

Public comment was opened at 4:04 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide additional landscape plan details, including plant size, quantity, and types.
- 2) Provide irrigation plans.
- 3) Provide a color board.
- 4) Provide window details.

Action: Rivera/Sherry, 5/0/1. Motion carried. (Manson-Hing abstained.)

PROJECT DESIGN REVIEW**3. 602 E SOLA ST****R-2 Zone**

(4:10) Assessor's Parcel Number: 029-092-001
Application Number: MST2011-00158
Owner: William H. Yule III
Architect: Kent Mixon

(Proposal to remodel and repair an existing 1,600 square foot two-story duplex. The project involves new windows, a new entry trellis, a new approximately 6 to 8 foot high wall and fence combination, exterior siding, roof framing and roof, and interior remodeling including new electrical and plumbing. New exterior materials and details will match existing. With exception of a new entry trellis and relocation of stairway at rear of duplex, the proposed work occurs within the footprint of the existing structure.)

(Project requires compliance with Staff Hearing Officer Resolution No. 036-11.)

Actual time: 4:07

Present: Kent Mixon, Architect; Chris Gilliland, Landscape Architect; William Yule, Owner.

Public comment was opened at 4:20 p.m.

Joe Rution, Bungalow Haven Neighborhood Association: concerned that the project comply with the intent of Lower Rivera Special Design District Guidelines.

Kellam DeForest: the project should comply with the Lower Rivera Special Design District Guidelines and concerned that the project is not being reviewed by HLC. Proposed color is important and should be specified.

Public comment was closed at 4:24 p.m.

Motion: Project Design Approval and Final Approval of the project and continued to Consent Calendar for details and landscaping with the following conditions:

- 1) Return to Consent Calendar for approval of the porch flooring material.
- 2) Applicant is requested to have a courtesy review of the landscape plan performed by a landscape architect from either the HLC or the SFDB.
- 3) Note on the plans that exterior doors are to be wood rather than painted finish.
- 4) The color of the composition roof is to be "Overton".

Action: Rivera/Zink, 4/0/1. Motion carried. (Sherry abstained, Gilliland stepped down)

** Board recessed from 4:34 to 4:35 p.m.**

CONCEPT REVIEW - NEW ITEM

4. 3849 STATE ST

C-2/SD-2 Zone

(4:40)

Assessor's Parcel Number: 051-010-011
 Application Number: MST2011-00372
 Owner: Macerich La Cumbre, LLC
 Architect: Benson & Bohl Architects

(Proposal to remodel 150 linear feet along five tenant spaces for the exterior of the Building I front facade. The proposal includes removal of the canopy overhang, installation of new parapets, new trellis, new awnings, and new light posts.)

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

Actual time: 4:34

Present: Richard Benson, Architect.

Public comment was opened at 4:42 p.m. As no one wished to speak, public comment was closed.

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

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

- 1) Study the elevation and building break ups as they relate to the tenant lease lines.
- 2) Study the trellis posts and their relationship to the tenant lease lines.
- 3) Consider the trellis in relation to future sign placement.
- 4) Provide a roof plan showing the how far the parapets return back on the roof.
- 5) Provide all elevations and a section through the building showing existing mechanical equipment and proposed parapet heights.
- 6) Provide distant photographs from State Street and from the mall showing the extent of the proposed side parapet exposure.
- 7) Study additional landscape opportunities, both in-ground and in-pot.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 1812 SAN PASCUAL ST****R-3 Zone**

(5:10) 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 2,138 square foot duplex and a detached four-car carport and two uncovered parking spaces. 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 last reviewed on August 8, 2011.)

Actual time: 5:14

Present: Michael Szymanski, Owner.

Public comment was opened at 5:19 p.m. As no one wished to speak, public comment was closed.

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

- 1) Project is ready for Project Design Approval.
- 2) Provide construction details.
- 3) Increase the pear tree size to a 24-inch box.
- 4) Consider an alternate trim color if the windows are to remain white.

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

**** MEETING ADJOURNED AT 5:50 P.M. ****

CONSENT CALENDAR (1:00)

Representative present: Paul Zink and Chris Gilliland

Staff present: Tony Boughman

ABR - PROJECT DESIGN AND FINAL REVIEW**A. 530 W COTA ST****R-3 Zone**

Assessor's Parcel Number: 037-102-024
 Application Number: MST2011-00124
 Owner: Terri Trevillian
 Agent: Mark Morando

(Proposal to replace a 48-inch tall section of CMU wall along San Pascual Street, replace railroad ties with a CMU wall not to exceed 36 inches in height along Cota and San Pascual Streets and install a new 5-foot wood fence 14.5 feet in length at the northeast property line. The project will address violations in ENF2010-00315.)

(Project requires compliance with Staff Hearing Officer Resolution No. 026-11.)

Final Approval with the condition that the block wall to be tan colored CMU to match existing.

ABR - NEW ITEM – PUBLIC HEARING**B. 1321 ALAMEDA PADRE SERRA****A-1 Zone**

Assessor's Parcel Number: 029-110-027
Application Number: MST2011-00362
Owner: Ernest Brooks II
Architect: Design ARC
Architect: Steve Carter
Engineer: Penfield & Smith Engineers
Owner: Santa Barbara County Bowl

(Proposal for roadway and drainage improvements on the Jefferson School site in the City jurisdiction including 1,435 cubic yards of combined cut and fill grading for repairing and repaving the roadway and for drainage improvements. The project is related to the proposed roadway, parking lot, restroom/concession building, and grading improvements on the Santa Barbara County Bowl property within County jurisdiction.)

(Action may be taken if sufficient information is provided. Project requires conditions of approval regarding construction.)

Project Design Approval and continued indefinitely to the Consent Calendar with the comment to provide a landscape plan with Oak tree replacement at a 5-1 ratio. Staff is to revise the construction-related conditions of approval.