



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, November 7, 2011 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CHRISTOPHER GILLILAND (Consent Calendar Representative)
 GARY MOSEL
 KEITH RIVERA (Consent Calendar Representative)
 PAUL ZINK (Consent Calendar Representative)

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

ATTENDANCE

Representatives present: Gilliland and Zink
 Staff present: Boughman

ABR - REVIEW AFTER FINAL

A. 421 E COTA ST **C-M Zone**

Assessor's Parcel Number: 031-160-010
 Application Number: MST2009-00250
 Owner: Transition House
 Architect: Mark Wienke
 Architect: Christine Pierron
 Landscape Architect: Chris Gilliland

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of eight affordable residential apartments [6 two-bedroom and 2 three-bedroom units, totaling 7,208 square feet] and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed-use building comprised of eight residential apartments [6,175 square feet] and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in 2 two-story mixed-use buildings, with a combined total of 16 affordable apartments [13,383 residential square feet] and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on 8/12/09 [Resolution No. 070-09].

(Review After Final for changes to landscaping. Referred from Full Board on October 31, 2011.)

Review After Final Approved as submitted. The addition of three trees is appreciated.

ABR - NEW ITEM**B. 4099 FOOTHILL RD****R-2/SD-2 Zone**

Assessor's Parcel Number: 057-011-014
Application Number: MST2011-00410
Owner: La Colina Gardens LTD

(Proposal for a color change for all buildings.)

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

Final Approval of the alternate scheme where proposed colors will be used on buildings. The main body of the buildings will be the lightest color, Frazee CL 2922W "Whitewood". The "pop out" wall architectural elements will be the medium color, CLC 1276D "Ott". The trim will be the darkest color CLC 1275A "Shinto".

ABR - NEW ITEM**C. 1040 COAST VILLAGE RD****C-1/SD-3 Zone**

Parcel Number: 009-211-040
Application Number: MST2011-00407
Owner: Household Merchandising Inc.
Architect: Chuck Pacis
Applicant: Honda Cherng

(Interior remodel of Vons store with associated exterior changes including: 1) Reopening of windows at liquor section. 2) New interior blinds at storefront. 3) Exterior painting to match approved colors. 4) Switch the cart corral and planter locations on north side of store. 5) Replace rooftop mechanical equipment with new. 6) Provide roof screening on existing rooftop equipment exposed to street view.)

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

Final approval with the following conditions: 1) lower all new mechanical screens eight inches; 2) return the corners of new screens a minimum of four feet; 3) if the adjacent owner does not object, blend the new planter plant palette with the existing planter on the adjacent property; 4) the existing stone wall at the new cart corral is to be maintained or replaced like for like; 5) new roof top screening is to be Koko brown, MBCI.

ABR - NEW ITEM**D. 2222 BATH ST****C-O Zone**

Parcel Number: 025-181-019
Application Number: MST2011-00403
Owner: Rabobank N.A.
Agent: Dennis Stout
Contractor: Coast Sign Inc.

(Proposal to install an awning on the front of the building above the existing ATM. Signage is proposed on the awning to be reviewed by the Sign Committee.)

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

Continued indefinitely with the following comments: 1) the proposed awning is not acceptable and the orange color is too bold in its usage and is not acceptable with the existing building; 2) study a small wooden trellis-like structure over the ATM.

ABR - PROJECT DESIGN REVIEW**E. 131 ANACAPA ST****OC/SD-3 Zone**

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.)

(Project Design Approval of landscaping is requested.)

Postponed indefinitely.