



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, January 9, 2012 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**

BOARD MEMBERS: DAWN SHERRY, Chair
CHRISTOPHER GILLILAND
GARY MOSEL
KEITH RIVERA
KIRK GRADIN
PAUL ZINK
STEPHANIE POOLE

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

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

Website: www.SantaBarbaraCa.gov

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:03 p.m. by Tony Boughman, Planning Technician.

Members present: Gilliland, Gradin, Mosel, Rivera, Sherry, Zink

Members absent: Poole

Staff present: Baker (left at 3:10), Boughman, Limon (left at 3:28), Shafer

Election of Officers:

Nominations for Chair: Sherry and Zink

Nominations for Vice-Chair: Rivera and Zink

Results: Sherry was elected Chair.

Results: Tied vote for Vice-Chair.

Motion by Chair Sherry to table the election of Vice-Chair pending arrival of a seventh board member.
Approved unanimously.

A. Public Comment: No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of December 12, 2011, as amended.

Action: Rivera/Gilliland, 5/0/1. Motion carried. (Gradin abstained, Poole absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of January 3, 2012. The Consent Calendar was reviewed by Zink.
 Action: Zink/Rivera, 5/0/1. Motion carried. (Gradin abstained, Poole absent.)

Motion: Ratify the Consent Calendar of January 9, 2012. The Consent Calendar was reviewed by Zink with landscaping reviewed by Gilliland.

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

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

1. On December 12, 2011, 517 West Figueroa was continued to today's ABR meeting, however because the project is undergoing Environmental Review, the project will be heard on January 23rd.
2. Heather Baker, Project Planner, announced that the Updated Design Guidelines and Meeting Procedures were adopted by Council on December 13, 2011. Ms. Baker called attention to page 35 "Substantially Similar Tree or landscaping Replacement." Ms. Baker also reported that the City Attorney's direction regarding duplexes is that any specific landscaping the Board wishes preserved must be called out in the conditions of approval, in addition to the plans.

E. Subcommittee Reports:

Architectural Details ad-hoc joint subcommittee with the HLC: Gary Mosel was appointed.

Design Awards joint subcommittee with the HLC: Keith Rivera was appointed.

It was requested by Jaime Limon, Senior Planner, that a subcommittee be formed to review changes to the guidelines for the La Cumbre Plaza Mall, however it was the desire of the Board that this be discussed by the Full Board.

CONCEPT REVIEW - CONTINUED 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. Remodeled 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 and parking relocated. Some parking paving to be replaced with permeable paving. Replace all windows and doors, three new clerestory windows in kitchen, new exterior lighting, remove two signs that were integrated into the building walls.)

(Second concept review; project last reviewed on September 6, 2011. Action may be taken if sufficient information is provided.)

Actual time: 3:28

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

Public comment was opened at 3:39 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide additional details including the wrought iron wall medallion, and landscaping at the back flow prevention device for screening.
- 2) Study additional design for the hardscape with color or pattern.
- 3) Study the light fixture.
- 4) Resolve the corner window, determine whether it should be a spandrel or recessed plaster condition.
- 5) Consider additional pedestrian access from parking area on east side of building.
- 6) Consider terminating the low patio wall located at the front of the site at the columns rather than returning toward the street.
- 7) Reconsider the size of the proposed phormium plants at the front of the site; they may be too tall.

Action: Zink/Rivera. 5/0/1. Motion carried. (Gradin abstained, Poole absent)

CONCEPT REVIEW - NEW ITEM

2. 3849 STATE ST I-57

C-2/SD-2 Zone

(3:40)

Assessor's Parcel Number: 051-010-011
 Application Number: MST2011-00450
 Owner: Macerich La Cumbre, LLC
 Business Name: Panera Bread
 Applicant: Fancher Development

(Proposal for a new 685 square foot outdoor dining patio with trellis, screen wall, and fireplace. The project includes relocation of existing parking spaces and accessibility improvements.)

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

Actual time: 3:56

Present: Nina Raey, Architect; Clarence Mah, Applicant.

Public comment was opened at 4:03 p.m. As no one wished to speak, public comment was closed.

Staff comments: Items 2 and 3 on today's agenda are concerning the same tenant improvement and involve separate permits but may be reviewed simultaneously.

Ms. Raey noted that a second tree that has been approved for removal. Mr. Gilliland suggested that a landscape architect make recommendations for sufficient replacement.

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

- 1) Provide a landscape plan that includes tree replacement and substantial landscaping.
- 2) Study the chimney height.
- 3) Light fixtures are to provide downcast lighting.
- 4) Provide design continuity for the proposed screening adjacent to the proposed wrought iron railing.
- 5) Study the proportions of the trellis columns and provide a greater variety of hierarchy of trellis members.
- 6) Study softening the plaster color.
- 7) Provide more design element details.

Action: Rivera/Zink, 5/0/1. Motion carried. (Gradin abstained, Poole absent.)

REVIEW AFTER FINAL**3. 3851 STATE ST****C-2/SD-2 Zone**

(3:40) Assessor's Parcel Number: 051-010-011
 Application Number: MST2011-00014
 Owner: Macerich La Cumbre, LLC
 Business Name: Panera Bread
 Applicant: Fancher Development

(Revised greatly reduced project scope to include minor door changes and tables and chairs on existing sidewalk – Administratively approved on June 9, 2011.)

(Review after final to include umbrellas and heaters for outdoor seating at sidewalks.)

Actual time: 4:33

Present: Nina Raey, Architect; Clarence Mah, Applicant.

Public comment was opened at 4:35 p.m. As no one wished to speak, public comment was closed.

Motion: Approval of the Review After Final with the condition to verify sidewalk clearance for ADA accessibility.

Action: Rivera/Gilliland, 5/1/0. Motion carried/failed. (Mosel opposed, Poole absent.)

The meeting was adjourned at 4:46 p.m.

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Zink

Staff present: Boughman

ABR - FINAL REVIEW**A. 602 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017
 Application Number: MST2011-00105
 Owner: Hutton Parker Foundation
 Agent: Trish Allen, Sepps, Inc.
 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].)

(Final approval of landscaping and building color is requested.)

Final approval of Building color as submitted. Final approved as noted of the landscaping with the condition that the bird of paradise be moved to the north side of the gate and increased from 15 gallon to a 24-inch box plant.

ABR - NEW ITEM**B. 7 S MILPAS ST****C-P Zone**

Assessor's Parcel Number: 017-171-024
Application Number: MST2012-00006
Owner: S & P Investments
Agent: Wade Goding

(Proposal to change the building color for Carl's Jr. to a multi-color scheme using the approved colors of the adjacent Santa Barbara Plaza.)

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

Continued indefinitely with comment to simplify the color scheme and provide color renderings.

ABR - FINAL REVIEW**C. 501 E GUTIERREZ ST****M-1 Zone**

Assessor's Parcel Number: 031-292-001
Application Number: MST2011-00414
Architect: Doug Reeves
Owner: Michael Kourosh

(Proposal to remodel two facades of an existing 18,787 square foot, one-story commercial building. The project would remove existing rolling doors and replace with overhead doors, small man doors, and windows on the west elevation, and remove and replace doors, expand elevated porch/loading dock on south elevation, relocate existing trash enclosures, and provide ADA improvements.)

(Final approval of landscaping is requested.)

Final approval of the landscaping as submitted.