



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, January 23, 2012

630 Garden Street: David Gebhard Public Meeting Room

3:00 P.M.

BOARD MEMBERS:

DAWN SHERRY, Chair
PAUL ZINK, Vice-Chair
CHRISTOPHER GILLILAND
GARY MOSEL
KEITH RIVERA
KIRK GRADIN
STEPHANIE POOLE

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 3:10 p.m. by Chair Sherry.

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

Members absent: None

Staff present: Boughman, Limon (left at 3:20), Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of January 9, 2012.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 9, 2012, as submitted.

Action: Rivera/Mosel, 6/0/1. Motion carried. (Poole abstained.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of Tuesday, January 17, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Zink/Rivera, 6/0/1. Motion carried. (Poole abstained)

Motion: Ratify the Consent Calendar of January 23, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Zink/Gilliland, 6/0/1. Motion carried. (Poole abstained.)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Limon welcomed new board member Stephanie Poole.
 2. Mr. Limon announced that forthcoming annual training topics will include the Code of Conduct. Mr. Limon requested that board members inform him of their interest in any additional training.
 3. Mr. Gilliland announced that he will step down from items 2 and 4.
 4. Mr. Mosel announced that he will step down from item 2.
- E. Subcommittee Reports. None.

Election of Vice-Chair.

Nominations for Vice-Chair: Rivera and Zink.

Results: Zink was elected Vice-Chair.

CONCEPT REVIEW - CONTINUED ITEM

1. 3851 STATE ST

C-2/SD-2 Zone

(3:10) Assessor's Parcel Number: 051-010-011
Application Number: MST2011-00450
Business Name: Panera Bread
Owner: Macerich La Cumbre, LLC
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.)

(Second concept review. Project was last reviewed on January 9, 2012. Action may be taken if sufficient information is provided.)

Actual time: 3:20

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

Public comment was opened at 3:29 p.m. As no one wished to speak, public comment was closed.

Straw vote: how many can support a non-Spanish exterior light fixture? 5/3. A majority can support.

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

- 1) Reduce the patio wall height to 8 feet or less.
- 2) Exterior light fixtures are to have downcast lighting – no upcast lighting. Study the architectural style of the light fixture.
- 3) Provide color samples of the stain previously approved for other trellises and wood elements on this building.
- 4) Provide construction details for the trellis; show the top members wider and shorter (i.e. 3x8 or 4x8).

- 5) Provide preliminary construction details for the fireplace; consider the spark arrester and chimney cap.
- 6) Provide a color and material board that includes the brick cap and pavers.
- 7) Remove the concrete step-out at parking spaces 36 and 38 to provide more space for planting.
- 8) Provide additional construction details for the wrought iron railing.
- 9) Document existing and proposed landscaping in the existing planter at the east side of the building.
- 10) Show compliance with the Storm Water Management Program (SWMP) requirements.

Action: Zink/Gradin, 7/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM

2. 517 W FIGUEROA ST

R-3 Zone

(3:40)

Assessor's Parcel Number: 039-250-020
 Application Number: MST2011-00426
 Owner: Steven A. Johnson
 Architect: Mark Wienke

(Proposal for a new 16,946 square foot, three-story apartment building, now revised to six units. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four 2-story 5-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bio-swale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A ten-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary approval by the ABR in 2008 for a similar building containing nine units has expired.)

(Third Concept Review; project last reviewed on December 12, 2011. Action may be taken if sufficient information is provided. Approval would be contingent on City Council action on General Plan Policy ER 7 regarding air quality.)

Actual time: 3:52

Present: Mark Wienke, Architect; Steve Johnson, Owner.

Public comment was opened at 4:05p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval contingent on City Council action on General Plan Policy ER 7 regarding air quality, and return to the Full Board with the following comments:

- 1) The design revisions are appreciated.
- 2) Provide a color and material palette.
- 3) Study further changes of plane and refinement of the street elevation; consider continuing the street façade design themes around the corner of the west elevation.

Action: Rivera/Poole, 3/1/1. Motion carried. (Zink opposed; Gradin abstained; Gilliland/Mosel stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1711 & 1713 LOMA STREET****R-2 Zone**

(4:10) Assessor's Parcel Number: 027-153-008
Application Number: MST2011-00460
Owner: William C. Haack
Designer: Debra Sorensen
Engineer: Kevin Vandervort

(Proposal for alterations to the existing two-story duplex including window replacement, minor roof alterations, change siding to stucco, remove front fences, new metal railings, new privacy screen at the front of the building, replace east side fence, expansion of driveway at rear and repaving with pavers, new retaining wall at rear, and expand second-story decks at rear. Staff Hearing Officer review is requested for zoning modifications for alterations to the building within the front setback, the new railing to exceed 3.5 feet within ten feet of the front lot line and along the garage, and for a reduction of required open yard area.)

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

Actual time: 4:19

Present: Debra Sorensen, Designer.

Public comment was opened at 4:33 p.m. As no one wished to speak, public comment was closed.

Chair Sherry requested staff to confirm whether the grasscrete is considered open yard space.

Motion: Continued to the Staff Hearing Officer and return to the Full Board with the following comments:

- 1) Study preserving the Dutch gables at the front.
- 2) Verify the required window proportions before returning.
- 3) The modification for a railing height greater than 42" is technical in nature and poses no negative aesthetic impacts.
- 4) The modification for an open yard reduction poses no negative aesthetic impacts and enhances the usability of the existing garage parking spaces.
- 5) Study the amount of plaster being proposed; applicant is encouraged to retain some horizontal siding or other siding options.
- 6) Some board members would prefer that the proposed cantilevered deck be reduced in size.
- 7) Verify the egress of the front bedroom windows.
- 8) Remove or redesign the front yard privacy screen.
- 9) Return with a landscape plan and clarification of all proposed hardscape and fencing.

Action: Zink/Gradin, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1320 E GUTIERREZ ST****R-2 Zone**

(4:40) Assessor's Parcel Number: 031-392-006
Application Number: MST2011-00463
Owner: Flores Family Trust
Designer: Mark Morando

(Proposal for additions at the rear of an existing 2,319 square foot two-story duplex. The project consists of a 392 square foot addition and an attached 496 square foot two-car garage at the first floor, and a new 465 square foot second-story addition and 729 square feet of decking at the second floor. An existing 324 square foot carport will be moved to achieve the required separation from the main building. All windows and doors will be replaced. The lot size is 11,250 square feet. The project will abate violations in ENF2011-00119.)

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

Actual time: 5:02

Present: Mark Morando, Designer.

Public comment was opened at 5:10 p.m. As no one wished to speak, public comment was closed.

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

- 1) The overall mass, bulk, and scale of the proposed additions appear acceptable.
- 2) Provide footprints and approximate fenestration locations of adjacent properties where visual impacts are likely on the site plan.
- 3) Study the windows to retain their existing proportions, variation and mullion breakup.
- 4) Revise the proposal to retain as much of the simple charm of the existing building as possible.
- 5) Study balcony proportions, details, columns, and headers.
- 6) Restudy the design of all second floor columns at the rail.
- 7) Verify in detail that windows will be adequately recessed.
- 8) Study retaining or remodeling the front awnings and front balcony tile.
- 9) Study eliminating all arches, including arches at front fencing, they may not be appropriate for the style.
- 10) Some board members feel a hip roof would be more appropriate than the proposed gable at the rear.
- 11) Provide a landscape plan.

Action: Gradin/Rivera, 6/0/0. Motion carried. (Gilliland stepped down.)

****Meeting adjourned at 5:36 p.m.****

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Zink

Staff present: Boughman

ABR - REVIEW AFTER FINAL**A. 604 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-152-014
 Application Number: MST2010-00269
 Owner: Meichelle Arntz
 Architect: Vadim Hsu
 Business Name: Recipes Cinammon Rolls

(Proposal for the conversion of an existing 869 square foot single-family residence to a new commercial building with three new uncovered parking spaces. The project will address violations in ENF2010-00462.)

(Review after final for rooftop equipment and paint color.)

Public comment: Bob Cunningham suggested screening the roof top equipment similar to a widow's walk. Painting rooftop equipment without screening is not appropriate for review on Consent Calendar.

Building color approved as painted. Rooftop equipment continued indefinitely to Consent Calendar. Simply painting the equipment is not adequate. Provide a screening solution.

ABR - CONTINUED 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.)

Postponed one week with comments to show door color and to explain where the wainscot color is proposed.

ABR - NEW ITEM**C. 302 - 306 MEIGS ROAD****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005
Application Number: MST2012-00018
Owner: Jeffrey B. Panosian

(This is a revised project. Proposal to modify the landscaping approved under MST2011-00443, install decomposed granite in tree wells, change irrigation plan, paint the existing building, demolish existing bus stop shelter, reconfigure CMU wall at back of existing shelter, install bollards, straighten existing walkway at south side of property, and install additional paved parking area. The project also includes the repair of existing paved surfaces, area drains, stucco walls, and guardrails.)

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

Final Approval with conditions: 1) remove the green curb painting; 2) increase the sizes of Magnolia, Ginko and Olive trees to 36-inch box size; 3) keep the existing pine tree at the south side; 4) increase two-thirds of the rhapidophyllum plants to 15-gallon size.

ABR - REVIEW AFTER FINAL**D. 709 E HALEY ST****C-2 Zone**

Assessor's Parcel Number: 031-232-017
Application Number: MST2011-00077
Owner: Corina A. Figueroa,
Owner: Jaime and Robin Melgoza
Architect: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

(Review after final for alterations to the front building consisting of a 90 square foot addition, window and door changes, and extension of block wall at property line.)

Approved as submitted of the Review After Final.