



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, March 5, 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
HEATHER BAKER, Project Planner
KATHLEEN ALLEN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

An archived video copy of this meeting will be viewable on computers with high-speed internet access at www.santabarbaraca.gov/abr and then click *Online Meetings*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:00 p.m. by Vice-Chair Zink.

Members present: Gradin, Mosel, Poole, Rivera, Zink

Members absent: Gilliland, Sherry

Staff present: Allen, Baker (present 4:20 to 4:43) Limon (present 3:02 to 3:08), 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 February 21, 2012, as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of February 27, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

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

Motion: Ratify the Consent Calendar of March 5, 2012. The Consent Calendar was reviewed by Paul Zink.

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

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

1. Ms. Poole announced that she will step down from Items 2 and 4, 500 Fowler Street and 422 – 448 Santa Fe Place.
2. Mr. Limon reported that the City Attorney has determined that AB1234 Ethics training is only required by City Council and Planning Commission members.
3. Mr. Limon announced that agenda item #1, 901 Olive Street, requires Compatibility Analysis.

E. Subcommittee Reports. None.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 901 OLIVE ST

C-2 Zone

(3:10)

Assessor's Parcel Number: 029-302-018
Application Number: MST2012-00048
Owner: 433 ECP LP
Architect: Design ARC

(Proposal to construct 9 one-story, studio apartment units and 10 two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 61,801 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer review is requested for a zoning modification.)

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

Actual time: 3:08

Present: Mark Kirkhart, Architect and Melisa Cinarly, Project Manager, DesignARC;
Peter Lewis, Owner/Developer; Phil Suding, Landscape Architect.

Public comment was opened at 3:34 p.m.

Ernie Watson, expressed concern about the narrowness of the street and the need for street lighting.

Debra Whitson, representing owners of 411 Canon Perdido, concerned that parking lot will be impacted by visitors of 901 Olive.

A letter from Larry DeBusk expressing concerns with proposed height and massing was acknowledged.

Public comment was closed at 3:38 p.m.

Dan Gullett, Associate Planner, provided comments regarding parking requirements and responded to questions from the Board.

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

1. Provide a complete neighborhood photo study
2. Study reducing the floor-to-floor plate heights.
3. Study the proposed massing and materials to accommodate an appropriate transition to the neighborhood residential and commercial buildings.
4. Study reducing the amount of screening shown on the existing commercial building for further recess from the street.
5. Study other potential architectural enhancements for the existing commercial building.
6. Provide a landscape plan that includes a study of maximizing landscape areas wherever possible.
7. Study utility needs and locations and show where they would occur.
8. The Board finds the parking modification has no aesthetic impact.
9. Applicant is commended for preserving the fig tree.

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

REVIEW AFTER FINAL

2. 500 FOWLER RD

A-F/SD-3 Zone

(3:50)

Assessor's Parcel Number: 073-450-003
 Application Number: MST2007-00002
 Owner: Santa Barbara Airport
 Architect: Fred Sweeney
 Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. Project received Planning Commission Approval on 9/20/2007 (Resolution No. 037-07). The project received Final Approval by the ABR on 5/19/08.)

(Review After Final for revisions to the configuration and installation details of the previously approved roof-mounted photovoltaic solar panel system.)

Actual time: 4:20

Present: Leif Reynolds, Airport Project Engineer; Fred Sweeney, Architect and Thea Van Loggerenburg, Architect, PMSM Architects.

Heather Baker, Project Planner, provided a chronology of the project and was available to respond to questions from the Board.

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

Motion: **Review After Final Approved as submitted** with the comment that although it is unfortunate that details were not reviewed prior to installation, a majority of the Board find it best that the panels remain as they are.

Action: Rivera/Mosel, 3/1/0. Motion carried. (Gradin opposed; Poole stepped down; Gilliland/Sherry absent)

PROJECT DESIGN REVIEW

3. 822 & 824 E CANON PERDIDO ST

C-2 Zone

(4:30) Assessor's Parcel Number: 031-042-006 & 031-042-007

Application Number: MST2011-00182

Owner: Habitat for Humanity of Southern Santa Barbara County

Architect: Devicente + Mills Architecture

(Proposal for construction of 12 new two- and three-story residential condominium units, restricted to affordable covenants. The units will vary in size between 691 square feet and 1,347 square feet, and includes 8 two-bedroom units, 2 three-bedroom units, and 2 one-bedroom unit. A total of 15 on-site parking spaces will be provided, which include 12 one-car garages and 3 guest parking spaces. The proposal involves the demolition of two existing residential units, two garages, and a carport, and a voluntary lot merger to merge two existing parcels into one approximately 19,303 square foot parcel. The Planning Commission approved a Tentative Subdivision Map and zoning modifications for lot area, interior setback encroachment, and number of parking spaces (PC Resolution No. 001-12).)

(Project was last reviewed on February 6, 2012. Project requires compliance with Planning Commission Resolution No. 001-12.)

Actual time: 4:43

Present: Ryan Mills, Architect and Edward Devicente, Architect, DMA; Courtney Miller, representing Katie O'Reily Rogers.

Public comment was opened at 5:05 p.m. As no one wished to speak, public comment was closed.

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

1. Study changing the small existing interior gables to shed roofs.
2. Study alternatives to the roof at front entrance of the westerly unit and study other ways of enhancing the street friendliness.
3. Study options for introduce landscaping at the rear fencing.
4. Provide a preliminary landscape plan of the adjacent parcel being impacted.
5. Provide elevations without trees or other visual elements, to allow review of architecture details.
6. Return to Full Board for Final Approval.

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

REVIEW AFTER FINAL**4. 422- 448 SANTA FE PL****E-1 Zone**

(5:00) Assessor's Parcel Number: 035-191-001
Application Number: MST2003-00620
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: L&P Consultants
Architect: Zehren and Associates

(Proposal to construct fourteen (14) duplex condominiums located on an existing 7.66-acre lot in the Alta Mesa Neighborhood. Seven (7) of the fourteen (14) units will be market rate units and approximately 1,375 to 2,200 square feet in size and seven (7) will be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. The project includes nine (9) on-site guest parking spaces and each unit includes a two-car garage. The project received Planning Commission and City Council Approval.)

(Continued from Consent Review on February 27, 2012. Review After Final for minor door and window alterations, to replace the stone base with stucco, and changes to the color scheme for the multi-family residential project.)

Actual time: 5:21

Present: Norman Salter, Agent; Monica Jeffus, Architect, Zehren and Associates; Cindy Halloway, Designer; Chris Prather, Realtor.

Public comment was opened at 5:32 p.m. As no one wished to speak, public comment was closed.

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

1. Provide additional corbelling support, either plaster or wood, at the cantilevered balconies.
2. Removal of the wrought iron at three windows is approved.
3. Restudy the garage door detailing to accommodate the plaster detailing.

Action: Gradin/Rivera, 3/1/0. Motion carried. (Mosel opposed. Poole stepped down. Gilliland/Sherry absent)

****THE MEETING WAS ADJOURNED AT 5:46 P.M. ****

CONSENT CALENDAR (1:00)

Representatives present: Zink

Staff present: Allen

ABR - REVIEW AFTER FINAL**A. 1924 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-014

Application Number: MST2009-00475

Owner: Troy and Ken Jacobsen

Architect: Cearnal, Andrulaitis Architecture

(Proposal to convert the existing 2,225 square foot, two-story duplex into one residential unit, including the demolition of 43 square feet and a 642 square foot addition (130 square feet one-story addition and 512 square foot two-story addition) resulting in a 2,825 square foot, two-story, single family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached 417 square foot two-car garage and one new uncovered space. Proposed is 134 cubic yards of grading. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project received Staff Hearing Officer Approval for requested zoning modifications on 1/13/2010.)

(Review After Final to replace a wood fence with a poured in place concrete wall with sandstone cap, a new ground-mounted air-conditioning unit, and an extension to the six-foot stonewall in the front yard. The eight-foot wood fence will remain where indicated on the plans. This project will address violations in ENF2012-00047.)

Postponed indefinitely at the applicant's request.

ABR - FINAL REVIEW**B. 410 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-173-003

Application Number: MST2012-00066

Owner: Lynn M. Stadler

Architect: Burnell, Branch & Pester Architects

(Proposal for minor exterior alterations and an interior remodel to an existing master bathroom on an existing single-family residence on a multi-family residential lot. The exterior alterations include the replacement and repositioning of a portion of the existing roof at the master bath, replacement of existing deck railing and siding of the existing raised deck, and extending the new roof above the existing raised deck to create a covered deck. No other site alterations are proposed.)

(Final Approval is requested. Project Design Approval was granted February 27, 2012.)

Final Approval as submitted.

ABR - PROJECT DESIGN REVIEW**C. 1812 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 043-163-011
Application Number: MST2010-00097
Owner: Michael Szymanski
Architect: Yuzon and 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.)

(Project Design Approval is requested.)

Postponed one week at the applicant's request.

ABR - NEW ITEM**D. 2206 OAK PARK LN****R-3 Zone**

Assessor's Parcel Number: 025-171-037
Application Number: MST2012-00068
Owner: Ritva Hiltunen Trust
Architect: Joe Moticha

(Proposal for minor exterior alterations to an existing multi-family residential apartment complex located on a 5,760 square foot lot. The alterations include eliminating a door, replacing a window with a new door, adding a new concrete entry stoop and eyebrow roof to create a new entry to an existing laundry room. Other alterations include a new chimney, replacement of an existing wood fence with a new 5-foot CMU wall; construct a new 5-foot gate within the existing 5-foot CMU wall, and addition of a new 3.5-foot tall CMU wall along the front and interior property lines to match the existing site walls. Approval is also requested to reconsider the condition of approval from MST2011-00391 which required a new 15-gallon Coast Live oak tree to replace the existing oak tree which was approved for removal.)

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

Project Design Approval of the architecture. Landscaping continued one week with the following comments: 1) provide a landscape plan addressing the oak tree and landscape cover of new walls; 2) provide details of chimney and spark arrestor cap.

ABR - NEW ITEM**E. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
Application Number: MST2012-00077
Owner: City of Santa Barbara
Applicant: James Winslow

(Proposed addition of a Fats, Oils and Grease (FOG) receiving and processing facility at the El Estero Wastewater Treatment Plant. The project will include the following addition of a 10,300-gallon receiving tank pumps, associated piping low-wall containment area and associate equipment.)

(Comments only; project requires Environmental Assessment and Coastal Review.)

Project Design Approval and Final Approval with the condition to study the feasibility of adding two or three trees in the pond turtle area near the existing Eucalyptus trees, to add screening between the train tracks and the new construction. If not feasible due to environmental constraints, then trees will not be required.