



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, March 19, 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

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 3:03 p.m. by Chair Sherry.

Members present: Gilliland, Gradin (arrived 3:06), Mosel, Rivera, Sherry, Zink

Members absent: Poole

Staff present: Boughman, Limon (present 3:06 to 3:14 & 5:38 to 5:45), Shafer

A. Public Comment: Kirk Gradin, addressed the City Airport terminal building rooftop solar panels that were reviewed by the Board on March 5, 2012. Mr. Gradin visited the site and determined that the panels are visible as one enters into the loading and unloading zone (photos were presented) and stated that the panels are in violation of the Solar Ordinance due to their visibility. Mr. Limon clarified that Solar System Design Guidelines are in place and it is the Board's discretion to follow the Guidelines, however it should be stated why the guidelines are not followed, in this case it was stated that to address the as-built solar panel installation would be a hardship in terms of cost. Mr. Limon explained that a reconsideration of the motion to approve them must be requested by a prevailing board member (no other board members requested reconsideration of the item).

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 5, 2012, as submitted/as amended.

Action: Rivera/Zink, 3/0/2. Motion carried. (Gilliland/Sherry abstained, Gradin/Poole absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of March 19, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

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

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

1. Mr. Boughman announced that Item 6, 2204 Parkway Drive is postponed indefinitely.
2. Mr. Boughman announced that Stephanie Poole is absent.
3. Mr. Mosel announced that he will be leaving at 5:30 p.m.
4. Mr. Gilliland announced that he will step down from Item 4, 131 Anacapa Street and item 5, 25 E. Mason Street.
5. Mr. Gradin announced that he will step down from Item 5, 25 E. Mason 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
 Agent: Jon Love

(Proposal for three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Fifth Concept Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Planning Commission review. Project was last reviewed on February 21, 2011.)

Actual time: 3:13

Present: Roger Ronde Pierre, General Manager; John Love, Kim Lilly Construction; Kim Lilly, Kim Lilly Construction.

Public comment was opened at 3:23 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:

1. Project given positive comments for location which is out of view of the main terminal, reduction in size, building character matches similar airport buildings given the lower "wings" and higher central section; and colors match existing buildings on the site.
2. Return with the previously approved parking lot landscape plan, and incorporate additional landscape.
3. Maximize detailing opportunities.

4. Project compatibility analysis:

- a) The new location is appropriate as it protects the view from main terminal;
- b) Scale is appropriate given the lowered side “wings” of the hanger;
- c) Appearance and character match other airport buildings in character and color;
- d) Continue to study additional landscape opportunities;
- e) The project is sensitive to the adjacent historic terminal structure.

Action: Zink/Gilliland, 3/2/1. Motion carried. (Gradin/Mosel opposed, Rivera abstained, Poole absent)

CONCEPT REVIEW - CONTINUED ITEM

2. 901 OLIVE ST

C-2 Zone

(3:40) 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 for a reduction of required parking spaces.)

(Second Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Staff Hearing Officer review of a requested zoning modification. The project was last reviewed on March 5, 2012.)

Actual time: 3:49

Present: Mark Kirkhart, Architect, and Melisa Cinarly, Project Manager, DesignARC; Phil Suding, Landscape Architect.

Dan Gullett, Associate Planner, was available to respond to questions.

Public comment was opened at 4:12 p.m.

A letter from John C. Orr, representing the adjacent property, was acknowledged expressing concern for the required number of parking spaces and use of the easement.

Kellam De Forest: expressed concerned that the building was too modern when originally built and is now morphing into a larger project that is not compatible with the neighborhood nor with Santa Barbara.

Public comment was closed at 4:15 p.m.

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

1. The Board is generally comfortable with the overall massing but looks for reduction in height.

2. Restudy the proposed metal screening on the existing building.
3. Return to the Full Board with additional details after Staff Hearing Officer review.
4. The proposed parking modification has no negative aesthetic impact.

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

PROJECT DESIGN REVIEW

3. END OF MESA LN

ROW Zone

(4:10) Assessor's Parcel Number: 000-000-0RW
 Application Number: MST2011-00280
 Owner: City of Santa Barbara

(Proposal to replace the lower portion of the existing beach access stairs located at the end of Mesa Lane. The project would replace the existing lowest landing and bottom flight of stairs to the beach. The project includes Planning Commission review of a Coastal Development Permit.)

(Project requires compliance with Planning Commission Resolution No. 018-11. The project was last reviewed on July 25, 2011.)

Actual time: 4:45

Present: Jan Hubbell, Parks Project Manager; Abu Syed Israil and Tom Conti, Bengal Engineers.

Public comment was opened at 4:48 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval as submitted and return to Consent Calendar for final approval.

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

FINAL REVIEW

4. 131 ANACAPA ST

OC/SD-3 Zone

(4:40) 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 was last reviewed on September 19, 2011.)

Actual time: 4:55

Present: Clay Aurell and Anthon Ellis, AB Design Studios; Chris Gilliland, Landscape Architect; Katie Hay, representing the Owner.

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

Motion: Final Approval as submitted and return to Consent Calendar with the following comments:

1. Use of a concealed connection at the main trellis is encouraged.
2. Landscape to be reviewed on Consent with comments by the HLC or SFDB landscape architect.

Action: Riviera/Mosel, 4/0/0. Motion carried. (Gilliland/Gradin stepped down, Poole absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 25 E MASON ST

OC/HRC-2/SD-3 Zone

(5:10) Assessor's Parcel Number: 033-082-012
 Application Number: MST2012-00058
 Owner: East Mason SB, LLC
 Architect: AB Design Studio

(Proposal for alterations to the existing 46,785 square foot, three-story commercial building located on two separate parcels totaling 26,136 square feet in the Appealable Jurisdiction of the Coastal Zone. Alterations include a new 7,090 square foot raised platform roof deck, a new enclosed roof access stairway, replacement of an existing freight elevator with two new elevators, 5,860 square feet new roof landscape planters, and a total of 300 square feet of rooftop areas for a new photovoltaic solar panel system. Project also includes new windows and doors on the first floor, new windows on all elevations of the second and third floors, an alteration to the existing roof stairway enclosure to meet ADA requirements, and new windows and doors in each stairway enclosure. Parking includes 21 on-site parking spaces and 12 off-site parking spaces. No new additional floor area is proposed.)

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

Actual time: 5:30

Present: Clay Aurell and Anthon Ellis, AB Design Studios; Katie Hay, representing the Owner.

Public comment was opened at 5:37 p.m.

Kellam De Forest: questioned the projects proximity to El Pueblo Viejo and pedestrian visibility of the proposed roof garden.

Public comment was closed at 5:39 p.m.

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

1. The project concept is supported. The changes to mass, bulk, and scale are minimal to the existing building.
2. Return with a landscape plan that includes planting on the ground plane; look for opportunities for additional landscape at that level with possible reconfiguration of the parking lot.
3. Study potential variations in glazing treatment based on orientation and internal use.
4. Study inclusion of additional secondary elements, such as awnings to differentiate use and define entry points and to add additional scale and detail and shadow on the facades.
5. Provide additional information about the existing parking lot fencing.

Action: Rivera/Zink, 4/0/0. Motion carried. (Gilliland/Gradin stepped down, Poole absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2204 PARKWAY DR****R-3 Zone****(5:40)**

Assessor's Parcel Number: 025-171-031
 Application Number: MST2012-00070
 Owner: Nicholas Kalionzes
 Designer: Angeli De Covolo Inc.
 Engineer: John Oeltman

(Proposal for a new 500 square foot, second-floor dwelling unit above a new 500 square foot two-car garage located at the rear portion of the property. Project includes one uncovered parking space in the front yard and a new landscape plan. The existing 1,106 square foot, single-story residence located on a 5,032 square foot lot will remain unchanged. Total development on site will be 2,023 square feet.)

(Comments only; project requires environmental assessment.)

Postponed indefinitely.

**** THE MEETING ADJOURNED AT 5:49 P.M. ****

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Zink
 Staff present: Boughman

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

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.)

Project Design Approval and continued indefinitely to Consent Calendar with the following comments: 1) Provide detail of porch posts and overhang; 2) increase the Pear tree to 24 inch box; 3) increase the size of battens the siding corners; 4) increase the planter bed size in front of unit C for approximately 7-foot depth; 5) provide paver details demonstrating permeability; 6) provide planting details; 7) provide irrigation plans and details.

ABR - PROJECT DESIGN AND FINAL REVIEW**B. 2206 OAK PARK LN****R-3 Zone**

Assessor's Parcel Number: 025-171-037
Application Number: MST2012-00068
Owner: Ritva Hiltunen Trust
Architect: Joseph 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.)

Continued one week with the following comments: 1) eliminate the proposed Oak tree in the parkway; 2) provide a 15 gallon Oak tree at the front corner, next to the driveway, install root barrier; 3) revise the proposed paver patio for the new Oak tree; 4) plaster walls are to match building; 5) new gate to match existing gate; 6) extend the existing drip irrigation to accommodate the new plantings; 7) provide cut-sheets of pavers: 8) provide in-ground planting as noted on the plans.