



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, April 2, 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
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 click *Online Meetings*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:01 p.m. by Chair Sherry.

Members present: Gilliland, Gradin (arrived 3:42) Mosel (arrived 3:05), Poole, Rivera, Sherry

Members absent: Zink

Staff present: Baker (present 5:04 to 5:20), Boughman, 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 March 19, 2012, as amended.

Action: Rivera/Poole, 4/0/1. Motion carried. (Poole abstained. Gradin, Mosel, Zink absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of March 26, 2012. The Consent Calendar was reviewed by Zink with landscaping reviewed by Gilliland.

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

Motion: Ratify the Consent Calendar of April 2, 2012. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

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

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

1. Mr. Boughman announced that Mr. Zink will be absent today.

2. Mr. Gilliland announced that he will step down from Item #1, 25 E. Mason Street.

E. Subcommittee Reports. No reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 25 E MASON ST

OC/HRC-2/SD-3 Zone

(3:10)

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.)

(Second Concept Review. Project was last reviewed on March 19, 2012.)

Actual time: 3:06

Present: Clay Aurell and Anthon Ellis, AB Design Studio.

Public comment was opened at 3:16 p.m. As no one wished to speak, public comment was closed.

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

1. Study and refine the window placement in relationship to adjacent parapet elements, adjust one or other for a more purposeful relationship. Also study the new windows to allow more wall mass at the corners of the building.
2. Resolve outstanding zoning issues with staff, specifically heights and placement of mechanical equipment and the use of trellises or additional structures on the roof.
3. Study additional opportunities for enhanced paving in the existing parking lot.
4. Some Board members feel there are still opportunities for additional projections and articulation of the facade, particularly on the south elevation.

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

PROJECT DESIGN AND FINAL REVIEW**2. 1711 & 1713 LOMA STREET****R-2 Zone**

(3:40) Assessor's Parcel Number: 027-153-008
 Application Number: MST2011-00460
 Owner: William C. Haack
 Designer: Debra Sorensen

(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. The Staff Hearing Officer approved 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 under Resolution No. 010-12.)

(Project requires compliance with Staff Hearing Officer Resolution No. 010-12.)

Actual time: 3:40

Present: Debra Sorensen, Designer.

Public comment was opened at 3:54 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to Consent Calendar with the following comments:

1. Provide additional landscape information including plant sizes, quantities, genus, and species.
2. Provide notes and details for planting, irrigation, and hardscape.
3. Restudy the plant choices to accommodate shaded conditions.
4. Restudy the location of the proposed gates. It is suggested to relocate the gates behind the electrical meters, and study an alternative solution to screen the electrical panels and meters.

Action: Gradin/Rivera, 6/0/0. Motion carried. (Zink absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1924 EMERSON AVENUE****R-2 Zone**

(4:10) Assessor's Parcel Number: 025-401-014
 Application Number: MST2012-00115
 Owner: Troy & Ken Jacobsen
 Architect: Cearnal Andrulaitis

(Proposal for additional site improvements including new poured in place concrete walls with sandstone cap, changes to fences, new ground-mounted air-conditioning units, and an extension to the six-foot stone wall in the front yard. The eight-foot wood fence will remain where indicated on the plans. This project will address violations in ENF2012-00047. The property is developed with two existing dwelling units. Staff Hearing Officer review of a modification is requested for a portion of a concrete wall to exceed the height limit of eight feet.)

(Project requires environmental assessment and Staff Hearing Officer review of a modification.)

Actual time: 4:18

Present: Brian Cearnal, Architect; Lisa Liles, Designer; Jonathan Leech, Adjacent Property Owner

Jonathan Leech, adjacent neighbor, spoke in favor of the project.

Public comment was opened at 4:32 p.m.

Gary Atkins, neighbor, asked about air conditioning location, and associated noise.

Jan Whitland, neighbor to the north, prefers a hedge in lieu of the wall as was previous to construction.

Public comment was closed at 4:37 p.m.

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

1. The Board feels the as-built fence at the rear property line should be lowered as requested by the adjacent neighbor.
2. Resolve the planting design at the rear of the property with participation of the adjacent neighbor.
3. A modification for height of the as-built wall is supported if sufficient planting is provided to fully screen the concrete material. A landscape plan is required as verification that planting is to be accomplished.
4. Provide details for screening of the as-built air conditioning locations. Provide verification that the enclosures meet acoustic requirements of the zoning ordinance.
5. Applicant is encouraged to employ an arborist to monitor site work so as not to adversely affect the existing oak trees.

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

The televised portion of the meeting concluded at 5:03 p.m.

DISCUSSION ITEM:

4. EXCELLENCE IN CUSTOMER SERVICE, CODE OF CONDUCT AND MEETING PROCEDURES

(4:40) Staff: Heather Baker, Project Planner
(Review of Code of Conduct and review of specific meeting procedures. This item was not televised.)

Actual time: 5:04

Heather Baker, AICP, Project Planner, gave the staff presentation, discussed dos and don'ts of meeting procedures, member responsibilities, and suggestions for effective public interaction.

Public comment was opened at 5:16 p.m. As no one wished to speak, public comment was closed.

Discussion item, no action taken. A board member commented that due to time constraints, it is difficult to reference specific guideline numbers when making comments for the motion.

* THE MEETING WAS ADJOURNED AT 5:20 P.M. *

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Zink
 Staff present: Boughman

ABR - NEW ITEM**A. 1435 CLIFF DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-019
 Application Number: MST2012-00119
 Owner: Free Methodist Church of Santa Barbara
 Architect: Tom Ochsner

(Proposal for a 900 square foot playground extension, new landscaping, and a 100 linear foot retaining wall with chain link fence to match existing wall and fence to an existing Church playground in the Non-Appealable jurisdiction of the Coastal Zone.)

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

Approved with conditions as noted on the plans.

ABR - NEW ITEM**B. 812 W VICTORIA ST R-2 Zone**

Assessor's Parcel Number: 039-091-028
 Application Number: MST2012-00114
 Owner: Murphy Marital Trust
 Applicant: Action Roofing

(Proposal to re-roof eight buildings (ten residential units) with cement S-tile, Eagle Capistrano SMC8402 "Santa Cruz" blend. The existing roofs are composition shingles.)

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

Approval of flat tile. The S-tile is not approved.

ABR - FINAL REVIEW**C. 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.)

(Final review of landscape plan.)

Final approval of the landscape plan.