



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, June 25, 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 click *Online Meetings*.

GENERAL BUSINESS:

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

Members present: Gilliland, Gradin, Manson-Hing, Mosel, Poole (arrived at 3:11), Rivera

Members absent: Sherry, Zink

Staff present: Boughman, Shafer

Due to the absence of the Chair and Vice-Chair an election was held for a Chair Pro-Tem.

Nominated: Keith Rivera, 3/0/1.

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of June 11, 2012.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 11, 2012, as amended.

Action: Mosel/Gilliland, 3/0/1. Motion carried. (Gradin abstained; Poole, Sherry, Zink absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of June 18, 2012. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

Action: Gilliland/Mosel, 3/0/1. Motion carried. (Gradin abstained; Poole, Sherry, Zink absent.)

Motion: Ratify the Consent Calendar of June 25, 2012. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

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

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

1. Mr. Boughman announced that Dawn Sherry and Paul Zink were absent, and Stephanie Poole would abstain from Item #2, 500 Fowler Road.
2. Mr. Boughman made the following announcements:
 - a) The ABR's approval of the project at 901 Olive Street has been appealed to City Council. A hearing date has not been set; it was requested that an ABR representative plan to attend the hearing.
 - b) Mr. Boughman explained that information concerning proposed pedestrian Cross Walk Enhancements was sent to the Board; however the project does not require ABR review and approval.

E. Subcommittee Reports. No reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 1130 PUNTA GORDA ST

R-4 Zone

(3:10)

Assessor's Parcel Number: 017-332-003
 Application Number: MST2012-00233
 Owner: Green Valley Corporation
 Architect: Jan Hochhauser

(Proposal for the re-development of the prior mobile home park with 40 residential units, 40 parking spaces, a private community building for the residents, site improvements including a new driveway and landscaping. The State Department of Housing and Community Development is the official permitting agency for mobile home parks. The review by the ABR is based on recorded conditions as an agreement between the City and property owner. The review purview of the ABR is limited to the placement of up to 4 one-story mobile homes; standard mobile home materials siding, colors, roofing materials; all elements of the landscaping and permanent paving materials; the community building; and perimeter wall materials and covering surfaces.)

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

Actual time: 3:11 p.m.

Present: Jan Hochhauser, Architect; Mandar Kelkar, Project Manager; David Black, Landscape Architect.

Bettie Weiss, City Planner, explained that although mobile home parks are permitted by the State rather than the City, in this case the City and property owner have a legal agreement for limited ABR review authority as described in the project description.

Public comment was opened at 3:28 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued two weeks with the following comments:
1. Provide a Punta Gorda Street elevation showing materials, siding details, and color.
 2. Study and show the wood detailing to be residential in nature.
 3. Study the window configuration and sizes along the Punta Gorda Street elevation. Provide additional windows addressing the street elevation wherever possible.
 4. Study breaking up the four unit groupings along the Punta Gorda Street.
 5. Show the trash enclosures and appropriate detailing.
 6. In general, landscaping is crucial, tree sizes when installed should be sufficient to break up and enhance the project from initial installation.
 7. Study enhancing the community building to better blend with the architecture of the project. Include enhancements to the wall material or other material changes.
 8. Study changing the courtyard terrace to be a green space.
 9. Study eliminating the sidewalk at the southerly edge of the driveway.
 10. Study variations in the hedge and fencing along the sidewalk at Punta Gorda Street.
 11. Study safety measures for the courtyard, such as bollards.
 12. Study opportunities for additional areas for plant material wherever possible.
- Action: Gradin/Poole, 5/0/0. Motion carried. (Sherry and Zink absent)

REVIEW AFTER FINAL

2. 500 FOWLER RD

A-F/SD-3 Zone

(3:40)

Assessor's Parcel Number: 073-450-003

Application Number: MST2007-00002

Owner: Santa Barbara Airport

Architects: Fred Sweeney, Joseph Grogan, and Thea Van Loggerberg

(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 of emergency generator for terminal building. The generator was last reviewed on December 12, 2011.)

Actual time: 3:54 p.m.

Present: Owen Thomas, Airport Engineer; Thea Van Loggerberg, PMSM Architects.

Public comment was opened at 4:01 p.m. As no one wished to speak, public comment was closed.

- Motion: Review After Final Approval and return to Consent with the following conditions:
1. A majority of the Board felt that enclosing the entire upper surface to appear as a uniform rectangular box is preferred.

2. Scheme A, with lattice was preferred. Study the lattice pattern dimension to be certain the equipment is properly screened.
3. A majority of the Board felt the color scheme should match the buildings, and paint other equipment in the same yard the same color.

Action: Gradin/Gilliland, 4/0/1. Motion carried. (Poole abstained, Sherry and Zink absent)

FINAL REVIEW

3. 822 E CANON PERDIDO ST

C-2 Zone

(4:10)

Assessor's Parcel Number: 031-042-006
 Application Number: MST2011-00182
 Owner: Habitat for Humanity of Southern Santa Barbara County
 Architect: De Vicente & Mills Architects

(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 units. A total of 15 on-site parking spaces will be provided, which includes 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 (Resolution No. 001-12).)

(Project was last reviewed on June 11, 2012. Project requires compliance with Planning Commission Resolution No. 001-12.)

Actual time: 4:12 p.m.

Present: Ryan Mills, Architect; Edward De Vicente, Architect; Courtney Mills, Landscape Architect.

Public comment was opened at 4:39 p.m.

Joyce McCullough, Executive Director Habit for Humanity: in favor of the project.

Public comment was closed at 4:43 p.m.

Straw vote: how many Board members support the mullion-free vinyl windows? 3/2, majority.

Straw vote: how many feel the small triangular overhangs at the entry can be eliminated? 0/0.

Motion: Final Approval of the project and return to Consent Calendar with the following comments and conditions:

1. Study eliminating the window mullions.
2. Provide consistency between the exposed eave and the fascia.
3. Eliminate the Spanish corbel (detail 2303).
4. Study the fascia size (detail 2903).
5. Study consistency in corbelling and supporting member sizes (detail 2911.)
6. Study having all eave members a minimum of 2x6.
7. Eliminate the belly board that does not turn the corner.
8. Provide a detail for the planter boxes.
9. Applicant is encouraged to pursue alternatives to the detectable warning pavers.

Action: Gradin/Poole, 5/0/0. Motion carried. (Sherry and Zink absent)

CONCEPT REVIEW - CONTINUED ITEM**4. 1025 E COTA ST****R-2 Zone**

(4:40) Assessor's Parcel Number: 031-185-014
Application Number: MST2012-00054
Owner: Anita David
Designer: Raymond Constantino

(Proposal for a new, two-story, 1,200 square foot dwelling unit and an attached 600 square foot accessory dwelling unit. The proposal includes roof decks, two attached one-car garage spaces and one uncovered parking space.)

(Second review; project was last reviewed on May 29, 2012. Action may be taken if sufficient information is provided.)

Actual time: 5:16 p.m.

Present: Raymond Constantino, Owner/Designer.

Public comment was opened at 5:27 p.m. As no one wished to speak, public comment was closed.

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

1. Provide all exterior details associated with the architecture.
2. Restudy all proposed development that may not be allowed as encroachments in setbacks.
3. Study more consistency in window type and size.
4. Provide more wall space between corners and windows.
5. Study adding vertical mullions to the upper windows on the sides of the front unit similar to the windows on the street elevation.
6. Restudy the railings to be simplified more than is shown in photographs.
7. Study adding a plaster wall and raising the bottom of the railing at the third floor deck.
8. Provide a detailed planting and irrigation plan, including parkway plantings.

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

CONCEPT REVIEW - NEW ITEM**5. 1198 COAST VILLAGE RD****C-1/SD-3 Zone****(5:10)**

Assessor's Parcel Number: 009-222-010
 Application Number: MST2012-00231
 Owners: Dewayne Daniel and Kathleen M Copus Trust
 Designer: The Schmandt Group

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this concrete patio in the same location, a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, replacing the concrete for the existing 950 square foot concrete patio with new concrete, and adding a new exterior oven and bar area; replacing the existing 484 square foot wood patio, adding new outdoor heaters and patio lighting, and replacing existing 6-7 foot tall wood fence, adding a new planter area, and the removal of an existing 48-inch diameter cypress tree located within the existing concrete patio interior remodel. The project is located within the non-appealable jurisdiction of the Coastal Zone.)

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

Actual time: 5:47 p.m.

Present: Greg Schmandt Designer; Denise Allec, Tenant's Representative.

Public comment was opened at 5:58 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. Removal of the Cypress tree is not acceptable unless justified by an Arborist's report.
2. The proposed architectural style of the patio covers is not consistent with the existing building.
3. Study removing or screening the existing roof equipment and the trash and storage areas at Middle Road.
4. Provide a landscaping plan for the front yard area along Middle Road and for all other proposed new planting.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1123 QUINIENTOS ST****R-2 Zone****(5:40)**

Assessor's Parcel Number: 017-141-011
 Application Number: MST2012-00225
 Owner: Salvador S. Martinez and Cruz Torres
 Designer: Patricio Nava

(Proposal for a 618 square foot, one-story addition to the rear unit of an existing 1,986 square foot, one-story duplex. Three uncovered parking spaces will be relocated. There is an existing two-story single-family residence and three-car garage to remain at the rear of the 11,275 square foot lot.)

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

Actual time: 6:16 p.m.

Present: Patricio Nava, Designer.

Public comment was opened at 6:24 p.m. As no one wished to speak, public comment was closed.

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

1. Provide a stone cap for the proposed stone wainscoting.
2. Provide architectural details consistent with the existing building.
3. Look for opportunities to provide additional landscaping around the new rear entrance wherever possible.

Action: Gradin/Poole, 5/0/0. Motion carried. (Sherry and Zink absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 2204 PARKWAY DR

R-3 Zone

(6:10)

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 two-story building consisting of a 510 square foot second floor dwelling unit above a new 721 square foot three-car garage located at the rear of the property. The existing 1,023 square foot one-story single-family residence located on the 5,032 square foot lot will remain unchanged. Total development on site will be 2,254 square feet. The building is proposed to be located at the property line to the north adjacent to the commercial zoned property and encroaches into the interior setback. Staff Hearing Officer review of a zoning modification is requested for the setback encroachment.)

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

Actual time: 6:31 p.m.

Present: Gil Garcia, Architect; Everett Woody, Designer.

Public comment was opened at 6:38 p.m.

Public comment in opposition received from Joddi Leipner and Dave Huerta was acknowledged.

Public comment was closed at 6:39 p.m.

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

1. The Board finds that the proposed modification poses no negative aesthetic impacts.
2. Provide a preliminary landscape plan including the pedestrian pathway and landscaping and screening to address the neighbor's concern to the south.
3. Study reducing the proposed height by reducing plate heights or other options.
4. Study simplifying the architectural detailing to be more consistent with the front house.

Action: Gradin/Poole, 5/0/0. Motion carried. (Sherry and Zink absent)

**** MEETING ADJOURNED AT 6:51 P.M. ****

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Rivera

Staff present: Boughman

ABR - REVIEW AFTER FINAL**A. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-010
 Application Number: MST2009-00500
 Owner: William Pritchett
 Architect: Garcia Architects Inc.

(This is a revised proposal to address violations of ENF2008-01303 and permit an as-built conversion of an existing 995 square foot commercial unit into a new, 841 square foot, three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The City Council approved a zoning modification to allow living space to be permitted in the required rear setback.)

(Review After Final for as-built field changes during construction including alterations to front porch, entry door and landing, walkways, landscaping, and relocation of a ground-mounted HVAC unit to the roof of the rear dwelling.)

Continued one week with the following comments: 1) HVAC relocation is not acceptable; provide an alternate location. 2) Keep the front porch as approved; do not extend the eave. 3) Move the fence forward at parking space #6 to the eave line of the carport. 4) Keep pavers for the walkway or propose an alternative material; asphalt is not acceptable. 5) Study an alternate location for the Citrus tree that will be removed.

ABR - NEW ITEM**B. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002
 Application Number: MST2011-00384
 Owner: Dansk Investment Group, Inc.
 Applicant: Permit Advisors
 Owner: Moller Investment

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building. The proposal includes elimination of the automobile service bays and expansion of the mini-market within the existing building, and new accessible parking and entry. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.)

(Comments only; project requires environmental assessment and Planning Commission review of a CUP amendment.)

Continued one week with the following comments: 1) Extend the storefront glass all the way to the ground. 2) Provide stucco color and color board. 3) Remove the small vertical windows. 4) Add a

mullion at the window to the left of the chimney. 5) Improvements to the landscaping were encouraged. 6) Use dark colors for the rake and beams. 7) Study different colors for the brick, such as brick red or terracotta.

ABR - FINAL REVIEW

C. 900 CALLE DE LOS AMIGOS A-1 Zone

Assessor's Parcel Number: 049-040-050
 Application Number: MST2005-00742
 Owner: American Baptist Homes of the West
 Applicant: Tynan Group
 Agent: Cameron Carey
 Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet. Proposed are 83 new parking spaces for a total of 414 parking spaces. Proposed are 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils on the 59.75 acre site. The project received Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

(Final approval of the commercial carports is requested.)

Postponed one week.

ABR - FINAL REVIEW

D. 2015 RED ROSE WAY R-2 Zone

Assessor's Parcel Number: 035-342-011
 Application Number: MST2012-00186
 Owner: Szerman Trust
 Contractor: Shaker Construction

(Four new retaining walls constructed of stacked keystone blocks at the rear of an apartment property backing up to the rear of the Mesa Shopping Center. The walls are terraced with spacing of 6-8 feet, each four feet tall with a length of 50 feet. Existing trees to remain, with new groundcover. The project must address violations in ZIR2011-00305 of conversion of two carports to garages and addition of skylights.)

(Final review of landscaping.)

Final Approval with conditions: 1) Increase the Rhus Integrefolia to 5-gallon plants. 2) Trees are to be replaced if they do not survive.

ABR - NEW ITEM**E. 3132 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-021
Application Number: MST2012-00239
Owner: Kioko Uchiyama Blanc
Applicant: Michael Blanc
Business Name: iGrill Korean BBQ

(Proposal for an exterior storefront alteration consisting of paint color change, stone veneer, new front door, new light fixtures.)

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

Project Design Approval and Final Approval with conditions: 1) Reduce the stone height to the top of the windowsill. 2) Provide color samples to staff.