



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, July 9, 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](http://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](http://www.santabarbaraca.gov/abr) and click *Online Meetings*.

**GENERAL BUSINESS:**

The Full Board meeting was called to order at 3:04 p.m. by Vice-Chair Zink.

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

Members absent: Sherry

Staff present: Boughman, Shafer

A. Public Comment: There was no public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of June 25, 2012.

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 25, 2012, as submitted.

Action: Rivera/Gilliland, 6/0/0. Motion carried. (Zink abstained, Sherry absent)

C. Consent Calendar.

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

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

Motion: Ratify the Consent Calendar of July 9, 2012. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Boughman made the following announcements:
    - a) Dawn Sherry is absent.
    - b) ABR representation is need for the Appeal to City Council of June 25, Project Design Approval for 901 Olive Street. Mr. Rivera volunteered to represent the Board at the appeal hearing.
  2. Mr. Gilliland announced that he cannot attend the Consent meeting on Monday, July 16.
- E. Subcommittee Reports. There were no reports.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **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  
Landscape Architect: David Black

(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.)

**(Second Concept Review; project was last reviewed on June 25, 2012. Action may be taken if sufficient information is provided.)**

Actual time: 3:09

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

Public comment was opened at 3:23 p.m.

Ken Bortolazzo, addressed concerns about the impacts to street parking.

Robert Mayo, adjacent neighbor, stated concerns with potential loss of pedestrian access to the East Beach.

Public comment was closed at 3:28 p.m.

Staff comments: Mr. Boughman explained that a response from Public Works indicated that a formal pedestrian access was determined unfeasible due to safety concerns.

- Motion: Project Design Approval and return to Consent Calendar with the following comments:
1. Study other, less conspicuous locations for the trash enclosure.
  2. The eight proposed Washingtonia Palm trees will be between 15 and 20-foot brown trunk height, and all other trees will be a minimum 24-inch box size, except along Sycamore Creek the size of which will be determined by the Creeks Division.
  3. Provide elevations along Punta Gorda without trees so that buildings that can be easily seen.
- Action: Rivera/Gradin, 5/0/1. Motion carried. (Zink abstained, Sherry absent.)

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **2. 1085 COAST VILLAGE RD**

**C-1/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 009-281-003  
 Application Number: MST2010-00026  
 Architect: DesignARC  
 Owner: Bob & Linda Uellner  
 Owner: Janda Partners LP

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a food mart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. Planning Commission review is requested for an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.)

**Project requires compliance with Planning Commission Resolution No. 006-12.)**

Actual time: 3:40

Present: Kevin Dumain, Architect; Bob Uellner, Owner

Public comment was opened at 3:53 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. Provide additional remodel of existing canopy to bring into conformance with the proposed remodel of the main building.
  2. Comments 2 and 4 from 11/14/2011 were carried forward:
    - 2) Provide comments about the roof tile material.
    - 4) Study the landscaping at the fence along Highway 101 for breaking up of the horizontal line of the fence.

3. Provide more information about the existing and proposed landscaping along the carwash view area.

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

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 1198 COAST VILLAGE RD**

**C-1/SD-3 Zone**

**(4:10)**

Assessor's Parcel Number: 009-222-010  
Application Number: MST2012-00231  
Owner: Dewayne D. 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, adding a new exterior oven and bar area in the existing 484 square foot wood patio, new outdoor heaters and patio lighting, replacing an 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 parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Second Concept Review; project was last reviewed on June 25, 2012. Action may be taken if sufficient information is provided.)**

Actual time: 4:08

Present: Greg Schmandt, Architect; Sam Maphis, Landscape Architect; Denise Allec, Tenant's Representative.

Public comment was opened at 4:23 p.m. As no one wished to speak, public comment was closed.

Staff comments: Mr. Boughman reported that Tim Downey, Urban Forest Superintendent reviewed and concurred with the conclusions contained in the Arborist Report.

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

1. Consider adding a Monterey Cypress tree in the proposed new landscape areas
2. Verify trash enclosure and location complies with ADA requirements.
3. Applicant was requested to prepare a preliminary kitchen design to allow review of necessary rooftop kitchen equipment screening.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED ITEM****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, an attached 496 square foot two-car garage at the first floor, a new 465 square foot second-story addition, and 729 square feet of decks 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.)

**(Second Concept Review; project was last reviewed on January 23, 2012. Action may be taken if sufficient information is provided.)**

Actual time: 4:34

Present: Mark Morando, Designer

Public comment was opened at 4:43 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval of the Architecture, with Landscaping continued indefinitely to the Consent Calendar with comments:

1. Add horizontal mullions to the operable windows along the driveway side.
2. Align the second-floor pilasters with the first-floor columns and change the first-floor columns to square proportion.
3. Add mass to the balcony lintels.
4. Add additional slope to sill detail for the typical windows.
5. Provide a wood soffit at the entry roof area.
6. Consider adding a wood soffit at the first floor balcony ceiling if it is visible from the public way.
7. An HLC or SFDB landscaping representative is requested to provide advisory comments on the landscape plan prior to returning to Consent.
8. Address the property line fence detail on the preliminary landscape plan.

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

**\*\*THE MEETING ADJOURNED AT 5:02 P.M. \*\***

**CONSENT CALENDAR (1:00)**

Representatives present: Gilliland and Rivera

Staff present: Boughman

**ABR - NEW ITEM****A. 301 W CABRILLO BLVD****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018

Application Number: MST2012-00211

Owner: City of Santa Barbara

(Proposal for improvements to the existing sidewalk and landscaping along the east side of the harbor and boat ramps. The project includes replacement of approximately 360 feet of existing concrete sidewalk, installation of a tile mosaic City seal in the sidewalk, installation of 200 linear feet of handrails along the pedestrian sidewalk at Sea Landing, 10 linear feet of handrails along the launch ramp, and replacement of landscaping including replacement of some existing trees.)

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

Public comment:

Dawn Sherry, concerned about loss of trees, and impacts to heron habitat.

A letter Timothy Burgess expressing concerns about tree removals and impacts to heron habitat was acknowledged.

Project Design Approval and return to Consent with comments: 1) provide a report from a biologist addressing the proposed tree removals and replacements with regard to the herons; 2) return with a railing detail; 3) study increasing the size of the three proposed canopy trees.

**ABR - NEW ITEM****B. 329 W CANON PERDIDO ST****R-4 Zone**

Assessor's Parcel Number: 037-032-001

Application Number: MST2012-00246

Owner: Iglesia De Cristo Santa Barbara La Biblia Abie

Architect: Barbara Ricketts

(Proposal to construct a retaining wall approximately 7 feet in height or less, and approximately 92 feet long. The wall would be located at the rear of the church parking lot just inside the property lines to retain the neighboring embankment.)

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

Final Approval with the condition to remove the reference to parking on the existing gravel surface. This area is not approved for parking.

**ABR - CONTINUED ITEM****C. 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 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 indefinitely to the Planning Commission with the comment that the project is an improvement to the architecture and landscaping. Return to Consent Calendar with landscaping, planting, and irrigation plans.