



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, July 23, 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 3:05 p.m. by Chair Sherry.

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

Members absent: Gradin

Staff present: Boughman, Limon (left at 3:14), Shafer

A. Public Comment: There was no public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of July 9, 2012.

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 16, 2012 as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of July 16, 2012. The Consent Calendar was reviewed by Keith Rivera.

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

Motion: Ratify the Consent Calendar of July 23, 2012 (except item D). The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.
Action: Rivera/Paul, 6/0/0. Motion carried. (Gradin absent)

Because Mr. Rivera and Mr. Gilliland stepped down from item D, 3707 State Street, ratification of that item was tabled and Mr. Zink reviewed the project after the Full Board meeting.

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

1. Mr. Boughman made the following announcements:
 - a) Kirk Gradin is absent.
 - b) Keith Rivera will step down from item 2, 1820 De La Vina, and item 3, 1085 Coast Village Road.
 - c) The Appeal to City Council of the June 25, Project Design Approval for 901 Olive Street is scheduled to be heard on September 11. Mr. Rivera will confirm his presence at the appeal hearing.
2. Dawn Sherry announced that she will not attend the August 6 Full Board meeting.

E. Subcommittee Reports.

Wireless Antenna Subcommittee: Mr. Limon requested subcommittee members to drive by 302 Puesta Del Sol to review a mockup installation of proposed larger wireless antennas.

DISCUSSION ITEM

(3:10) Fire-Resistant Building Design, Construction, and Landscaping.

Preview of the AIA ArchitecTours 2012 scheduled for September 29, 2012.

Preview of nine projects along with the City Fire Department's presentations for the public.

American Institute of Architects, Santa Barbara (AIASB) Chapter representatives
Christopher Manson-Hing, AIASB Secretary; and Susanne Kortz-Tejada, AIASB President

Actual time: 3:14 p.m.

Present: Susanne Kortz-Tejada, AIASB President; and Christopher Manson-Hing, AIASB Secretary

Ms. Kortz-Tejada reported that the 2012 AIA ArchitecTours Santa Barbara will be held on Saturday, September 29 from 9am - 4pm. The theme of this year's ArcitecTour is fire-resistant building design, construction, and landscaping. The tour is a self-guided with architects and construction teams, demonstrating innovative fire-resistant strategies to apply to one's home or business. Lunch will be provided and admission includes a festive after-party at Cielito Restaurant. Additional information can be found at the AIA website: www.aiasb.com.

Mr. Manson-Hing reported that he and Ms.Kortz-Tejada will return to the ABR with additional information and a City Fire Department presentation prior to September 29.

The Board recessed from 3:20 until 3:25 p.m.

PROJECT DESIGN REVIEW**1. 130 S ALISOS ST****R-3 Zone**

(3:25) Assessor's Parcel Number: 017-212-014
Application Number: MST2011-00194
Owner: Ed St. George
Architect: Justin Van Mullem

(Proposal for a new two-story residential building with a 941 square foot four-car garage, one dwelling unit consisting of 312 square feet of habitable space on the first floor, and 1,156 square feet of habitable space on the second floor. There are one single-family dwelling, one triplex, and a carport to remain on the property. A new driveway and two new uncovered parking spaces are also proposed.)

Actual time: 3:25 p.m.

Present: Justin Van Mullem, and Laura Weinstein, On Design Architects.

Public comment was opened at 3:33 p.m. As no one wished to speak, public comment was closed.

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

1. Extend the window head trim beyond the window jam (detail 15a9.1), and provide an extension at the windowsill (detail 16).
2. Provide adequate spacing for proposed Red bud tree root zone at the vehicle back out area.
3. Reexamine the lawn for narrow dimensions; provide an alternative ground cover.
4. Consider an alternative for the invasive Vinca plantings.
5. Consider reducing the quantity of Wisteria.
6. Indicate all existing and proposed new trees.

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

The Board recessed from 3:44 until 3:54 p.m.

FINAL REVIEW**2. 1820 DE LA VINA ST****R-4 Zone**

(3:55) Assessor's Parcel Number: 027-022-022
Application Number: MST2009-00536
Owner: Maldonado Living Trust
Architect: Hochhauser Blatter Architects
Engineer: Mario Alarcon

(Proposal to construct a new two-story, 22,775 square foot residential care facility for the elderly, to include 40 studio units varying between 294 to 376 square feet on a proposed 27,217 square foot lot. The proposal involves the demolition of 8,251 square feet of existing on-site development, comprised of five existing residential units and all garages and other related structures, the removal of 7 existing trees, and 2,800 cubic yards of grading. A total of 19 on-site parking spaces are proposed. Planning Commission approvals were granted for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three Zoning Modifications for the required common open yard area, a reduction in the required number of parking spaces, and over height walls within the required front setback.)

(Project requires compliance with Planning Commission Resolution No. 019-11.)

Actual time: 3:54 p.m.

Present: David Black, Landscape Architect; Jay Blatter, Architect; Nigel Gomersall, Associate Architect.

Public comment was opened at 4:18 p.m. As no one wished to speak, public comment was closed.

Motion: Final approval with the following conditions:
1. Provide a detail for the window head trim showing the molding mitered back to the siding.
2. Accurately label exterior light fixtures, and provide cut sheet for all landscape lighting that verifies low wattage.

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

PROJECT DESIGN REVIEW**3. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

(4:25) Assessor's Parcel Number: 009-281-003
Application Number: MST2010-00026
Owner: Bob Uellner
Owner: Janda Partners LP
Architect: DesignARC

(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 approvals were granted 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 as amended by the City Council.)

Actual time: 4:35 p.m.

Present: Kevin Dumain, Architect; Bob Ulner, Owner

Public comment was opened at 4:45 p.m. As no one wished to speak, public comment was closed.

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

1. Proposed improvements to the existing pump canopy are appreciated.
2. One member expressed concerns with the barrel tile at the hip roofs. Provide photos of installed installations for clarification.
3. There is concern with the blue fascia color. A color consistent with the building is preferred.
4. Increase the Cordyline from 1-gallon to 5-gallon, although 15-gallon is preferred. Increase the Rhapsiolepis to 15-gallon size, particularly along the eastern property line.
5. Project Compatibility criteria was analyzed with the conclusion that the project does not pose major inconsistencies with the criteria, with the following comments: a) project is compatible with the neighborhood; b) is compatible with the city's architectural character; c) is appropriate size bulk, and scale; d) replaces the Jacaranda tree; and e) project is not adjacent to landmarks.

Action: Zink/Poole, 4/0/1. Motion carried. (Sherry abstained; Rivera stepped down; Gradin absent.)

**** MEETING ADJOURNED AT 4:57 P.M. ****

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Rivera

Staff present: Boughman

ABR - FINAL REVIEW**A. 3849 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-011

Application Number: MST2011-00372

Owner: Macerich La Cumbre, LLC

Architect: Benson & Bohl Architects

(Proposal to remodel 150 linear feet along five tenant spaces for the exterior of the Building I front facade. The proposal includes removal of the canopy overhang, the installation of new parapets, new trellis, new awnings, new light posts, screening for the fire sprinkler system, and landscaping.)

(Final approval of landscaping is requested.)

Approved as submitted of the landscaping with the condition to show plant quantities on the planting legend.

ABR - REVIEW AFTER FINAL**B. 302 - 306 MEIGS ROAD****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005

Application Number: MST2012-00018

Owner: Jeffrey B. Panosian

Landscape Architect: Robert Fowler

(This is a revised project. Proposal to modify the landscaping approved under MST2011-00443, install decomposed granite in tree wells, change irrigation plan, paint existing building, demolish existing bus stop shelter, reconfigure CMU wall at back of existing shelter, install bollards, straighten existing walkway at south side of property. The project also includes the repair of existing paved surfaces, area drains, stucco walls, and guardrails.)

(Review After Final for alterations to the previously approved landscape plan proposed by Robert Fowler, who is now the landscape architect for the project.)

Approved as submitted of the Review After Final.

Public comment (after the item had been approved): Ed Gamble asked question about screening for the neighbors.

ABR - NEW ITEM**C. 409 ORILLA DEL MAR DR R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-013
Application Number: MST2012-00271
Owner: Christopher and Barbara J Story Trust

(Proposal for minor exterior alterations to an existing one-story duplex consisting of removal of eight windows and relocating one existing window. The project includes replacement of a courtyard fence with a CMU wall and interior remodeling, and addresses violations in ZIR2012-00174.)

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

Project Design Approved as submitted. Future change of the windows at the street elevation and site walls and spa should return to the Consent Calendar.

ABR - REVIEW AFTER FINAL**D. 3707 STATE ST C-P/SD-2 Zone**

Assessor's Parcel Number: 051-590-024
Application Number: MST2011-00304
Owner: McColm Family Trust
Applicant: Kerr Project Services
Business Name: Chick-Fil-A
Architect: CRHO

(Proposal to remodel existing building and convert from Burger King to Chick-Fil-A restaurant. Existing drive-thru to remain. Project includes remodeled outdoor seating with new furniture, replace existing landscaping, new paint and stucco covering existing brick areas, two new trellises over patio dining areas; replace all windows and doors, three new clerestory windows in kitchen, new exterior lighting, remove two signs that were integrated into the building walls; ADA upgrades and parking relocated, some parking paving to be replaced with permeable paving.)

(Review After Final to expand the west side patio area with 28 additional outdoor seats, and associated landscaping changes.)

Approval of the Review After Final as submitted.

Because Mr. Gilliland and Mr. Rivera stepped down, this item was reviewed by Mr. Zink at 5:00 p.m., after the Full Board meeting was adjourned.