



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, August 20, 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 *Meeting Videos*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:02 p.m. by Vice-Chair Zink.

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

Members absent: Sherry

Staff present: Boughman, Limon (left at 3:29), Shafer

A. Public Comment:

Public comment was opened at 3:03 p.m. The following individuals spoke in opposition to Board members abstaining from the motion on August 6 to ratify the July 23 Review After Final approval of Item D, 3707 State Street, Chick-fil-A: Peter Kruse, Richard Sacco, Jim Worthen, Barbara Lynch, H.T. Bryan, William Mahan, and Don Sharpe.

Mr. Gilliland apologized for his abstention explaining that it was his desire to avoid any conflict of interest and believed he was acting in accordance with recent Ethics Training. Ms. Poole explained her concern for ratification of the item because it was not approved by a landscape architect. Mr. Gradin explained that he abstained based on his absence on July 23, 2012.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting August 6, 2012 as submitted.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of August 13, 2012. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

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

Motion: Ratify the Consent Calendar of August 20, 2012. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

Action: Mosel/Gilliland, 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) On August 7, 2012 Staff granted Administrative Approval of the Review After Final for 3707 State Street, Item D on the July 23, 2012 agenda.
- b) Dawn Sherry is absent.
- c) Chris Gilliland will step down from Item 2, 528 Anacapa Street.
- d) One additional ABR representative is requested to join the Highway 101 Design Review Team for review of median planting improvements. Mr. Zink tentatively volunteered.
- e) Item 3, 1255 Coast Village Road has been postponed 2 weeks at the applicant's request.

E. Subcommittee Reports. There were no reports.

CONCEPT REVIEW - NEW ITEM**1. 1165 COAST VILLAGE RD****C-1/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 009-291-007

Application Number: MST2012-00310

Owner: Baril Max H & Eleanor Trustees

Architect: Gensler

Business Name: Chase Bank

Proposal for a tenant improvement for Chase Bank. Exterior alterations consist of filling in the upper part of an arch on the front facade to allow for a proposed wall sign. A new automated teller machine is proposed to be installed in the front window within the arch.

Action may be taken if sufficient information is provided.

Actual time: 3:29 p.m.

Present: Jorge Cely, Architect.

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

Mr. Boughman provided staff comments regarding how proposed signage considerations are related to the proposed architectural changes.

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

1. A majority of the Board feels that infilling the window area of the arch is architecturally inappropriate. Investigate other locations for the sign.
2. Relocate at least one drop-box to not be visible from street.
3. Address security lighting when returning; provide photographs.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 528 ANACAPA ST

C-M Zone

(3:40)

Assessor's Parcel Number: 031-201-029
 Application Number: MST2012-00300
 Owner: 528 Anacapa Street LLC
 Architect: AB Design Studios

Proposal for a 3,000 square foot, one-story addition to the existing 3,218 square foot, one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, the parking lot would be reconfigured, and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.

Comments only; project requires environmental assessment.

Actual time: 3:54 p.m.

Present: Clay Aurell, AB Design Studio; Eric Behr, Associate; Katie Hay, Owner.

Public comment was opened at 4:03 p.m. As no one wished to speak, public comment was closed.

Mr. Boughman provided staff comments concerning parking guidelines applicable to the project.

Motion: Continued indefinitely to the Full Board with comments:

1. Overall, the Board finds the mass, bulk, scale and site planning acceptable, with exception of the trash enclosure location.
2. Study alternative locations for the trash enclosure.
3. Provide a preliminary landscape plan. Provide some planting at the side, at the rear of new wing. Look for opportunities for additional landscaping.
4. Study the façade portions of the garage doors to provide additional relief or scale giving elements, such as awnings or canopies.
5. Study opportunities to provide additional scale giving elements at the currently exposed property line wall.
6. Provide alternatives to the plain block wall material, such as plaster or other material that more readily matches the existing structure.

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

FINAL REVIEW**3. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

(4:10) Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis Architecture and Design

Proposal to demolish the existing nursery and construct a new three story mixed use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit and zoning modification requests for setback encroachments.

Postponed two weeks at the applicant's request.

** The Board recessed from 4:25 until 4:39 p.m.**

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 334 W MISSION ST****R-4 Zone**

(4:40) Assessor's Parcel Number: 025-292-023
Application Number: MST2012-00299
Owner: Michael W. Gilson
Architect: Don Hogarth

Proposal to convert an existing single-family residence and detached garage to a duplex. Proposed is a 78 square foot addition linking the 1,265 square foot residence to the 498 square foot converted garage for a total of 1,841 square feet. Also proposed is one new uncovered parking space on the existing driveway, and interior remodeling. An existing two-car carport is proposed to remain. Staff Hearing Officer review of modifications is requested for conversion of storage space to habitable space within the setback and to allow three parking spaces rather than the required four.

Comments only; project requires environmental assessment and Staff Hearing Officer review of zoning modifications.

Actual time: 4:38 p.m.

Present: Michael Gilson, Owner

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

Staff comment: Mr. Boughman, Planning Technician, explained the requested zoning modifications.

Motion: Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with the following comments:

1. The proposed modification for conversion of storage space to habitable space within the setback poses no negative aesthetic impact.
2. The proposed parking modification has no negative aesthetic impact.

3. A majority of the Board feels that, at a minimum, the portion of the new duplex facing Mission Street should match in quality and character the existing façade facing Castillo Street in siding, trim, and the proportions and types of windows.
4. Extend the back unit walkway to the sidewalk.

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

**** MEETING ADJOURNED AT 5:08 P.M. ****

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Rivera

Staff present: Boughman

ABR - REVIEW AFTER FINAL

A. 100 BARRANCA AVE

R-2/SD-3 Zone

Assessor's Parcel Number: 045-270-018
 Application Number: MST2008-00153
 Owner: Sandoval Family Trust
 Applicant: Shoreline HOA
 Architect: CSA Architects
 Landscape Architect: Bob Cunningham

Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone (SD-3). The project includes the removal of rooftop parapets and new roofing; replacement of existing exterior wood siding with stucco; replacement of all windows, existing railings, and the existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Dr. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. A modification was approved for the as-built trash enclosure to be located in the interior setbacks.

Review After Final for removal and replacement of two trees to facilitate installation of an ABR-approved driveway gate.

Review After Final Approved as submitted.

ABR - REVIEW AFTER FINAL

B. 301 S HOPE AVE

E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-019
 Application Number: MST2012-00146
 Owner: Richard A. and Nancy J. Graham Trustees
 Architect: Cearnal Andrulaitis Architecture and Design

Proposal to thicken and raise a portion of one arch at the front facade and paint it blue for the existing Chevrolet dealership.

Continued Review After Final to change the approved facade color for the Chevrolet dealership.

Continued one week for painting a sample of the proposed colors on the building for ABR review.

ABR - NEW ITEM**C. 423 W VICTORIA ST****P-R Zone**

Assessor's Parcel Number: 039-161-014
Application Number: MST2012-00313
Owner: City of Santa Barbara
Applicant: City Parks and Recreation

Proposal to replace 19 existing wall-mounted light fixtures, and replace four wooden benches with five new metal benches at the Westside Community Center.

Action may be taken if sufficient information is provided.

Project Design Approval and Final Approval as submitted.

ABR - NEW ITEM – PUBLIC HEARING**D. 224 S MILPAS ST****C-2/M-1/SD-3 Zone**

Assessor's Parcel Number: 017-240-025
Application Number: MST2012-00248
Owner: James V. Giuliani Trustee
Applicant: Suzanne Elledge Planning and Permitting

Proposal to permit an as-built 2,496 square foot, two-story single dwelling unit within an existing commercial building. The project consists of converting 245 square feet of commercial space on the ground floor, the addition of a 2,251 square foot second-floor within the 22-foot tall existing building, a covered patio on the second floor, skylights, 2 uncovered parking spaces for the dwelling, removal of fencing, and 11 new non-residential parking spaces. The project would result in a total of 9,475 square feet of commercial space and 2,496 square feet of residential space located on the 1.8-acre lot in the non-appealable jurisdiction of the Coastal Zone.

Action may be taken if sufficient information is provided.

Continued indefinitely with comments: 1) Provide a landscaping plan for the common area, to be screened and separated from adjacent uses. 2) Decide whether commercial parking spaces along the north side are part of the proposal, and verify maneuverability with Transportation Department. Parking lot landscaping standards apply. 3) Determine whether storage containers at the rear of the property are part of the proposal.

ABR - NEW ITEM**E. 121 GRAY AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-019
Application Number: MST2012-00311
Owner: 121 Gray Ave, LLC
Architect: Pete Ehlen

Proposal to install a new accessible entry ramp and railings, relocate the existing stairs, construct a new accessible trash enclosure, and replace an entry gate. An existing pepper tree and two pine trees are proposed to be removed in the location of the ramp and 18 new palm trees are proposed in new and existing planters. The project includes minor reconfiguration of some parking spaces with the existing 40 spaces reduced to 39 to add two new accessible parking spaces, loading aisle, and path of travel. The 25,900 square foot lot is developed with a mixed-use building.

Action may be taken if sufficient information is provided.

Postponed one week at the applicant's request.

ABR - NEW ITEM**F. 740 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-030
Application Number: MST2012-00286
Owner: Southern California Edison Company
Agent: John Gilhoun

Proposal to replace three antennas and pole-mounted equipment located on an existing 59-foot tall wood monopole, and replace ground-mounted equipment cabinets at the existing T-Mobile wireless facility.

Action may be taken if sufficient information is provided. Project requires a finding of no visual impacts.

Project Design Approval and Final Approval with comment and condition: 1) New antennas to be brown to match wooden pole. 2) Project poses no negative aesthetic impacts.

ABR - FINAL REVIEW**G. 735 W MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 039-032-001
Application Number: MST2010-00293
Owner: Elias Khoury
Architect: Sherry and Associates Architects

Proposal for a 251 square foot one-story addition and a 517 square foot two-story addition to an existing 448 square foot one-story single-family residence that was damaged by a fire. The residence is proposed to be attached to the existing one-story 1,570 square foot neighborhood market. Modifications were approved to allow new construction in two interior setbacks and for a portion of the required open yard to be located in the required front setback, and/or smaller than the required dimensions.

Project requires conformance with Staff Hearing Officer Resolution No. 018-11.

Final Approval as submitted.