



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Tuesday, September 4, 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  
    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 select *Meeting Videos*.

#### GENERAL BUSINESS:

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

Members present:      Gilliland, Gradin, Manson-Hing, Mosel, Poole, Sherry, Zink (left at 5:50)

Members absent:      None

Staff present:              Boughman (left at 4:11), Limon (out from 3:25 to 4:11), Shafer

#### A. Public Comment:

Don Sharpe, HLC member, expressed concern that a permit was issued for removal the Eucalyptus tree at 825 De La Vina prior to ratification of the August 13 Consent Calendar and a replacement tree was not required as a condition of approval.

Mr. Jaime Limon explained that when a decision is made to not require a replacement tree the decision should be based on a finding that a replacement tree is not appropriate for the location and/or with a rational as to why a replacement tree would not be required. Mr. Gilliland recalled that a replacement tree was called out on the landscape plan for 825 De La Vina Street.

The following individuals spoke in support of 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: Dr. Anne Kokotovic, Greg Prieto, David Selberg, Tania Israel, Lauren Gunther, and Geoff Green.

B. Approval of the minutes of the Architectural Board of Review meeting of August 20, 2012.

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 20, 2012 as submitted.

Action: Gradin/Gilliland, 5/0/1. Motion carried. (Sherry abstained.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of August 27, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Zink/Gradin, 6/0/0. Motion carried.

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

1. Mr. Boughman requested an ABR representative to attend the September 11 appeal to the City Council of the June 11 ABR approval of 901 Olive Street. Ms. Sherry will confirm her availability; Mr. Zink agreed to attend if Ms. Sherry is unavailable.

2. Mr. Gilliland announced that he will be absent from the September 18 Consent and Full Board.

E. Subcommittee Reports. There were no reports.

## **PROJECT DESIGN REVIEW**

### **1. 4151 FOOTHILL RD**

**COUNTY Zone**

**(3:10)**

Assessor's Parcel Number: 059-160-017  
 Application Number: MST2008-00496  
 Owner: Webster Properties LP  
 Applicant: Michael Towbes  
 Architect: Lenvik & Minor Architects  
 Agent: Steve Fort  
 Engineer: Penfield & Smith Engineers

Proposal to construct 2 two-story, commercial office buildings, for a total of 60,122 square feet to be used by Sansum, on a proposed four acre site in the proposed C-1 and SD-2 Zones. Building A is proposed to be 46,600 square feet. Building B is proposed to be 13,522 square feet. The proposal includes the demolition of the existing 1,750 square foot gas station and on-site remediation. The project proposes 56,691 square feet of landscaping, bio-swales, 225 parking spaces and 24 bike spaces, and public improvements including sidewalks, and parkways. Proposed are 17,327 cubic yards of grading. The project received approvals for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.

**Project was last reviewed on December 13, 2010, and requires conformance with Planning Commission Resolution No. 009-12.**

Actual time: 3:22 p.m.

Present: Richard Six, Architect; Steve Fort, Agent; Bob Cunningham, Landscape Architect, Dave Brundle, Engineer.

Public comment was opened at 3:52 p.m.

Rob Lopez, ceded his time to Del Britschgi.

Del Britschgi, representing owners of the next adjacent building to the south, addressed concerns with potential drainage impacts at the northwest corner; existing irrigation system; footings at the north side of building; nonexclusive parking easement and direct access; potential negative impact to the Brazilian pepper tree.

Mike McCormack, expressed concerned with the commercial-looking mass on Foothill Blvd.

Public comment was closed at 3:59 p.m.

Allison DeBusk, Project Planner, explained the Planning Commission conditions related to design review of the project.

- Motion: Project Design Approval and return to the Full Board with the following comments:
1. Provide additional details for all building elements.
  2. Study the northeast vehicular entrance for additional lighting opportunities.
  3. Verify structural supports at proposed future solar array locations.
  4. Screen the backflow device.
  5. Provide a color board.
  6. Provide a reflected soffit plan.
  7. Provide partial color elevations.
  8. Study preserving the Brazilian pepper tree.
  9. Work with the neighbor to address drainage, irrigation, and direct parking access.
  10. Project Compatibility criteria was analyzed with the conclusion that the project does not pose major inconsistencies with the criteria.
- Action: Zink/Mosel, 5/1/0. Motion carried. (Gradin opposed.)

## **REVIEW AFTER FINAL**

### **2. 601 E MICHELTORENA ST**

**C-O Zone**

**(3:40)** Assessor's Parcel Number: 027-270-030  
 Application Number: MST2003-00827  
 Owner: Santa Barbara Cottage Hospital Foundation  
 Agent: Ken Marshall  
 Architect: Cearnal Andrulaitis, LLP  
 Landscape Architect: Katie O'Reilly-Rogers

The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39-acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units, and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).

**Review After Final for revised building finishes including paint colors, window colors, stonework, and roof coverings.**

Actual time: 4:36 p.m.

Present: Joe Andrulaitis, Architect

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

Maureen Brown: expressed concern that the red color and the some of the architecture are not in keeping with the Craftsman style.

Gary Villalba: expressed concern that the color scheme gives the appearance of two separate projects.

Stephen Fountain: expressed concern that the red color, is not in keeping with the Craftsman style; some of the architecture appears flat without craftsman features; the new faux stonewall on California Boulevard will not match the remaining original stone wall on Micheltorena Street.

Receipt of public comment letters opposed to the colors was acknowledged.

Public comment was closed at 4:52 p.m.

Motion: Continued two weeks to the Full Board. Board members are to conduct independent site visits for review of color, stone, and neighborhood compatibility.

Action: Gradin/Zink, 3/2/1. Motion carried. (Gilliland/Poole opposed, Sherry abstained.)

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

#### **3. 1165 COAST VILLAGE RD**

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

**(4:10)**

Assessor's Parcel Number: 009-291-007

Application Number: MST2012-00310

Owner: Max H. and Eleanor Baril 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.

**Second Concept Review; project was last reviewed on August 20, 2012. Action may be taken if sufficient information is provided.**

Actual time: 5:09 p.m.

Present: Jorge Cely, Agent; Ron Chester, representing Chase Bank.

Public comment was opened at 5:14 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approved with the condition that any exterior lighting will require a building permit.

Action: Zink/Poole, 4/1/1. Motion carried. (Gradin opposed, Sherry abstained.)

**FINAL REVIEW****4. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

**(4:40)** Assessor's Parcel Number: 009-291-018  
Application Number: MST2011-00220  
Owner: Black Valner, LLC  
Applicant: Dudek  
Architect: Cearnal Andrulaitis

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.

**Project requires compliance with Planning Commission Resolution No. 005-12.**

Actual time: 5:20 p.m.

Present: Joe Andrulaitis, Architect; Phil Suding, Landscape Architect.

Public comment was opened at 5:25 p.m. As no one wished to speak, public comment was closed.

Staff comments: Mr. Limon explained Planning Commission Resolution conditions related to design review of this project.

Motion: Final Approval as submitted.

Action: Gilliland/Gradin, 4/0/2. Motion carried. (Sherry/Zink abstained)

**CONCEPT REVIEW - CONTINUED ITEM****5. 1216 E MONTECITO ST****R-2 Zone**

**(5:10)** Assessor's Parcel Number: 017-062-004  
Application Number: MST2010-00378  
Owner: Jose Luis Gonzalez  
Designer: Jose Esparza

Proposal to demolish the existing 749 square foot single-family residence and construct two new detached units on a 5,300 square foot lot. Proposed is a 1,196 square foot, two-story single-family residence at the front of the lot and a detached two-story structure at the rear of the lot consisting of a 600 square foot accessory dwelling unit and a 557 square foot two-car garage. One uncovered parking space is also proposed. The project will address violations listed under Enforcement Case No. ENF2009-01426.

**Second Concept Review; project was last reviewed on December 13, 2010. Action may be taken if sufficient information is provided.**

Actual time: 5:32 p.m.

Present: Jose Esparza, Architect.

Public comment was opened at 5:42 p.m. As no one wished to speak, public comment was closed.

- Motion: Project Design Approval and return to Consent Calendar with comments:
1. Comments 6 and 7 from the meeting of December 13, 2010 were carried forward:
    - 6) Study additional fenestration on the north wall of the front porch of the front unit.
    - 7) Study proportions of the second-story window over the porch of the front building. Show detail of the second floor cantilever as it connects to porch along the east elevation.
  2. Consider an alternate species and location for the Arbutus tree.
  3. All porch support posts should be 6x6.
  4. Provide a color board.
- Action: Zink/Gradin, 6/0/0. Motion carried.

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

#### **6. 635 OLIVE ST**

**C-M Zone**

**(5:40)** Assessor's Parcel Number: 031-160-012  
 Application Number: MST2012-00156  
 Owner: David Potter  
 Architect: Michael Porter

Proposal to demolish the existing 940 square foot, one-story, single-family residence and construct a three-story, mixed-use building with a basement and roof deck. The project consists of 2,997 square feet of commercial wine production and storage space, and 1,429 square feet of residential space with an attached 424 square foot one-car garage and three uncovered parking spaces.

**Comments only; project requires environmental assessment. Project requires Compatibility Analysis and Development Plan Approval findings.**

Actual time: 5:50 p.m.

Present: Michel Porter, Architect; Robert Adams, Landscape Architect; Erin Cherson, Architect.

Public comment was opened at 6:09 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. Mitigate the unadorned building walls at the adjacent property lines. Some board members feel plaster would help but in itself would not be sufficient.
  2. Mitigate the 16" wide, 33' high wall at the Ortega elevation that extends to within two feet of the sidewalk.
  3. There is concern with the metal scrim; some board members feel the scrim should be further reduced.
  4. Some members feel an alternative material should be found for the metal wall proposed at the parking lot.
  5. One member feels the rebar fence at the southerly property line is an inappropriate material for an adjoining fence line.
  6. There is concern that the proposed planters along the south and west will not mitigate the negative impact of the stark walls.
- Action: Gradin/Gilliland, 5/0/0. Motion carried. (Zink absent)

**\*\* MEETING WAS ADJOURNED AT 6:35 P.M. \*\***

**CONSENT CALENDAR WAS CANCELLED**