



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, October 1, 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 3:07 p.m. by Chair Sherry.

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

Members absent: None

Staff present: Boughman, Shafer

A. Public Comment: No comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 17, 2012 as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of September 24, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

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

Motion: Ratify the Consent Calendar of October 1, 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. Item 4, 901 Olive Street, is postponed two weeks at the applicant's request.
2. Mr. Boughman requested two ABR members to participate with the HLC on a joint awards subcommittee for exemplary architecture and landscaping. Details about the awards and process will be forthcoming. Mr. Gradin and Ms. Poole expressed interest.

E. Subcommittee Reports. No reports.

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

#### **1. 400 W PUEBLO ST (COTTAGE HOSPITAL)**

**SP-8 Zone**

**(3:10)**

Assessor's Parcel Number: 025-100-001

Application Number: MST2012-00091

Owner: Santa Barbara Cottage Hospital

Agent: SAC Wireless Engineering Group

Proposal for a new wireless communications facility for Verizon Wireless. The proposal consists of a new 336 square foot, 8 foot tall equipment platform enclosure on the hospital roof, a new 49 square foot, 8 foot tall antenna screening enclosure on the existing penthouse roof to contain six new wireless antennas, and 3 new antennas mounted on the exterior of the penthouse.

**Third Concept Review; project was last reviewed on September 17, 2012. Action may be taken if sufficient information is provided. Project requires a finding of no adverse visual impacts and compatibility analysis.**

Actual time: 3:19 p.m.

Present: Trisha Knight, Verizon; Kelly McCurnin, Construction Manager for Verizon

Public comment was opened at 3:29 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with conditions:

1. Elevations are to reflect exact locations of all equipment, including cables which are to be concealed.
2. Clearly note where proposed equipment is to be hidden or exposed.
3. Note that all colors and new paint are to match existing.
4. Show the dimensions of the existing chase and conduits within, to verify room for new conduits.
5. The Board found that the project poses no negative visual impact.
6. Project Compatibility criteria was analyzed with the conclusion that the project does not pose major inconsistencies with the criteria, with the following comments: 1) the project complies with the municipal code; 2) the architecture is compatible with existing construction; 3) size, bulk, and scale are appropriate for the location; 4) there are no adjacent landmarks.

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

**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).

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

Actual time: 3:40 p.m.

Present: Brian Cearnal, Architect; Joe Andrulaitis, Architect.

Public comment was opened at 3:51 p.m.

Robert Blackburn, posed questions about stone walls; prefers Santa Barbara stone.

Joe Rution, Bungalow Haven Association, questioned building colors; suggested subdued colors.

Rogelio Trujillo, concerned about stone veneer rather than real stone walls.

E-mails from Steven Fountain, Kay Hoffman, and Linda Wright were acknowledged.

Public comment was closed at 4:00 p.m.

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

1. Staff is to review ABR preliminary and final approved plans to verify that El Dorado stone was specified.
2. The red color proposed for building H1 is appropriate for the neighborhood.
3. Applicant is to construct a mock up of the proposed stone wall prior to next meeting, and board members are to conduct a site visit prior to next meeting.
4. The Board appreciates the proposed changes to building D1 and requests that additional corbels be added to the middle unit, and change the attic vents at the gabled ends of the 2 end units.
5. The proposed color variations of building D1 are acceptable.
6. The stone along Salsipuedes Street shall be multi-point real sandstone veneer, as proposed along Micheltorena Street.
7. Along California Street, where the stairs intersect street the applicant is to provide a solution for the Ashlar veneer in relationship to the existing stone walls.
8. Examine the planting proposed above and below the Ashlar patterned wall.

9. Study the possibility of mounding the grade below the wall to reduce the apparent height.
10. Study the areas of stairs at California Street and the portions of walls above the stairs.

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

### **PROJECT DESIGN REVIEW**

#### **3. 2204 PARKWAY DR**

**R-3 Zone**

**(4:10)** Assessor's Parcel Number: 025-171-031  
Application Number: MST2012-00070  
Owner: Nicholas Kalionzes  
Architect/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.

**Project requires compliance with Staff Hearing Officer Resolution No. 033-12. Project was last reviewed on September 17, 2012.**

Actual time: 3:45 p.m.

Present: Everett Woody representing Gil Garcia, Architect.

Public comment was opened at 4:52 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design approval and return to Consent Calendar with the following comments:

1. Study the trellis and provide more craftsman style detailing.
2. Provide information for the proposed trash locations.
3. Study the landscape along the east property line for additional privacy for the neighbor.
4. A landscape architect is to attend when the project returns to Consent.

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

**FINAL REVIEW****4. 901 OLIVE ST****C-2 Zone**

**(4:40)** Assessor's Parcel Number: 029-302-018  
 Application Number: MST2012-00048  
 Owner: 433 ECP LP  
 Architect: DesignArc  
 Owner: 901 Holdings LLC

Proposal to construct ten, one-story, studio apartment units and nine, two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 60,060 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer approval of a zoning modification was granted for a reduction of required parking spaces.

**Project requires conformance with Staff Hearing Officer Resolution No. 016-12, and Tier 3 Storm Water Management Program compliance.**

Postponed two weeks at the applicant's request.

**CONSENT CALENDAR (1:00)**

Representatives present: Chris Gilliland and Paul Zink  
 Staff present: Tony Boughman

**ABR - CONTINUED ITEM****A. 2017 CHAPALA ST****R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007  
 Application Number: MST2012-00370  
 Owner: B. K. Rai  
 Applicant: B. K. Rai

(Proposal to remove a 50" diameter redwood tree near the western property line because it is too close to, and causing damage to the existing commercial building.)

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

Approved with the condition to plant the proposed tree and hedge 6" inside the property line, not on the property line.

**ABR - NEW ITEM****B. 207 W ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 039-221-008  
Application Number: MST2012-00369  
Owner: Down & Out Trust  
Business Name: Good Karma Market  
Applicant: Suresh Singh

(Proposal to permit the following as-built alterations to an existing commercial building: repaint exterior, install new window on the south elevation, install two new window boxes, and install new screening for rooftop HVAC unit. This application will address violations in enforcement case ENF2005-00822.)

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

Public comment: written support from 32 neighbors was acknowledged.

Continued two weeks with comments: 1) the planter boxes are approved, and are a wonderful enhancement; 2) the side window is approved, paint purple to match other windows; 3) tone down the yellow building body color; 4) consider a sample of softening treatment such as whitewash painted on the building; 5) the muted purple color is acceptable (aged purple as exists); 7) the rooftop screening is to match the wall color.

**ABR - NEW ITEM****C. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019  
Application Number: MST2012-00374  
Owner: Paul Uyesaka  
Architect: Rex Ruskauff  
Business Name: Uptown Grill

(Proposal to permit as-built tenant improvements to the existing commercial building to merge two tenant spaces. Alterations consist of new plaster and color change, two new fabric awnings on the front facade, new parking configuration and striping, new storage space connecting the main building to the detached storage building, new block stucco walls enclosing the rear patio with wood gate and awning, new wood fence and gate at alley, painting the existing doors and windows, new block stucco trash enclosure, replacement of the existing concrete slab with pavers, new light fixtures, and new festoon lighting on the rear patio and along the south side of building over the side alley. The as-built signage will be reviewed by the Sign Committee.)

**(Concept Review only. Project requires environmental assessment and complete plan submittal.)**

Continued one week with comments: 1) restudy to bring harmony to the State Street elevation and give character and charm; 2) add landscaping and trees between the patio wall and the parking lot; 3) study adding a tree at the alley; 4) show the trash enclosure.