



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, October 29, 2012 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**

BOARD MEMBERS: DAWN SHERRY, *Chair*
 PAUL ZINK, *Vice Chair* (Consent Calendar Representative)
 CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
 GARY MOSEL
 KIRK GRADIN (Consent Calendar Alternate)
 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 select *Meeting Videos*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:15 p.m. by Tony Boughman, Planning Technician due to the absence of the Chair and Vice-Chair.

Kirk Gradin was elected Chair Pro-tem.

Members present: Gilliland, Gradin, Mosel, Poole.

Members absent: Sherry, Zink

Staff present: Boughman, Limon (left at 3:26), Shafer

A. Public Comment: No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 15, 2012 as amended.

Action: Gilliland/Mosel, 4/0/0. Motion carried. (Sherry/Zink absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of October 22, 2012. The Consent Calendar was reviewed by Zink with landscaping reviewed by Gilliland.

Action: Poole/Gilliland, 4/0/0. Motion carried. (Sherry/Zink absent)

Motion: Ratify the Consent Calendar of October 29, 2012. The Consent Calendar was reviewed by Gradin with landscaping reviewed by Gilliland.

Action: Gilliland/Mosel, 4/0/0. Motion carried. (Sherry/Zink absent)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Boughman announced the following changes to the agenda:
 - a) Item #1, 224 S. Milpas Street, is postponed one week to the Consent Calendar.
 - b) Dawn Sherry and Paul Zink are absent.
 2. Chris Gilliland announced his absence from the November 12 meetings.
 3. Jaime Limon made the following announcements:
 - a) The City Attorney and Community Development Director will provide additional Code of Conduct training for City-wide board and commission members. A presentation will be made at the November 12 ABR meeting.
 - b) A joint ABR/HLC Design Award Subcommittee meeting will take place November 7 at 9:00 a.m. in the Director's Conference room.
 - c) The ABR Recording Secretary, Gloria Shafer, plans to retire effective December 1, 2012.
- E. Subcommittee Reports. No reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 224 S MILPAS ST

C-2/M-1/SD-3 Zone

(3:15)

Assessor's Parcel Number: 017-240-025

Application Number: MST2012-00248

Owner: James V. Giuliani, Trustee

Applicant: Suzanne Elledge Planning & Permitting Services

(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, two 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.)

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

Postponed to the November 5, 2012 Consent Calendar. This item was incorrectly placed on the Full Board agenda.

FINAL REVIEW**2. 513 GARDEN ST****C-M Zone**

(3:30) Assessor's Parcel Number: 031-202-009
Application Number: MST2010-00168
Architect: Barry Winick
Owner: Macy Cornerstone, LLC
Architect: Mark Macy

(Proposal for a two-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.)

(Project received Project Design Approval on May 16, 2011. Action may be taken if sufficient information is provided.)

Actual time: 3:26 p.m.

Present: Barry Winick, Architect; Allen Macy, Project Developer; David Black, Landscape Architect.

Public comment was opened at 4:01 p.m.

Ginny Brush, Executive Director, County Arts Commission, expressed support for the resource sharing and affordable housing.

Laura Inks, Santa Barbara Arts Collaborative, expressed support of the project.

Public comment was closed at 4:06 p.m.

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

1. In general, look for ways to reduce height, either by lowering parapet heights or by changing roof design, or in some areas lowering plate heights or floor heights, particularly closer to the street.
2. Soften the concrete wall elements facing the southeast and northwest, particularly those at front units, near the street to mitigate wall height impact and color.
3. Provide vine pockets and additional planting along the driveway as allowed by codes.
4. Confer with Public Works regarding parkway planting.
5. Reduce the size and visibility of the backflow device.
6. Provide clarification of the concrete wall panels, material, and cap.
7. Provide fully dimensioned site plans, floor plans, and elevations, for clarity of wall setbacks from property lines, and plate to plate and floor to plate on sections.
8. Study adding breaks, or gaps, in the corten material for the fencing along the northwest property line.
9. Add outlines of the adjacent buildings on the southeast side to the colored elevations.

Action: Gilliland/Poole, 3/1/0. Motion carried. (Mosel opposed, Sherry/Zink absent)

REVIEW AFTER FINAL**3. 2941 STATE ST****R-4/SD-2 Zone****(4:10)**

Assessor's Parcel Number: 051-131-003
Application Number: MST2012-00035
Owner: Housing Authority of City of Santa Barbara
Architect: Christine Pierron

(Proposal for relocation of electrical service. Approval is requested for installation done without panel screening and for the conduit to be painted rather than concealed.)

(Review After Final for reconsideration of the requirement that conduit be concealed inside building. Item was referred from the Consent Calendar.)

Actual time: 4:57 p.m.

Present: Christine Pierron, Architect.

Motion: Approval of the Review After Final with conditions:
1. Conceal the exposed conduits in a board and batten enclosure painted to match the wall.
2. Return a detail drawing to Staff for administrative approval.

Action: Gilliland/Poole, 4/0/0. Motion carried. (Sherry/Zink absent)

CONCEPT REVIEW - NEW ITEM**4. 418 N SALSIPUEDES ST****M-1 Zone****(4:40)**

Assessor's Parcel Number: 031-293-019
Application Number: MST2012-00387
Owner: Andros Family Trust
Architect: Architecture JA, Inc.

(Proposal for window and façade changes on the southwest elevation and two new windows on the northeast elevation for an existing commercial building.)

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

Actual time: 5:08 p.m.

Present: Daniel Johnson, Architect; Brian Thompson, Applicant.

Public comment was opened at 5:22 p.m. As no one wished to speak, public comment was closed.

Straw vote: how many Board members feel the project is ready for Project Design Approval? 4/0.

Motion: Project Design Approval and continued two weeks to the Full Board with comments:
1. Provide door, window, roof edge, and flashing details.
2. Show framing of the front wall behind the siding on the elevation drawings.
3. Provide a photograph of canopy at the rear of the building.
4. Study adding planting at front.
5. Show how other elements on the front façade will be handled (downspouts, electrical connection, exterior/interior lighting).

6. Provide a color board.
7. Study adding canopies or roof overhangs to the windows and front door on the south façade.

Action: Gilliland/Poole, 4/0/0. Motion carried. (Sherry/Zink absent)

CONCEPT REVIEW - NEW ITEM

5. 222 N MILPAS ST

C-2/C-P Zone

(5:00)

Assessor's Parcel Number: 017-051-002
 Application Number: MST2012-00412
 Owner: Scolari Properties, LLC
 Applicant: Jose Cervantes
 Business Name: The Fresh Market

(Proposal for major remodel tenant improvements to alter existing 29,953 square foot market building with new exterior front facade, interior remodel to divide space into two tenant lease spaces, new mechanical equipment, and new paint of an existing commercial building; existing 137 parking space parking lot to remain.)

(Comments only.)

Actual time: 5:42 p.m.

Present: Jose Cervantes, Applicant.

Public comment was opened at 5:59 p.m. As no one wished to speak, public comment was closed.

Staff comments: Mr. Boughman explained that the parcel is a split C2 (General Commercial) and CP (Restricted Commercial) zone affecting some proposed outdoor seating; and suggested the applicant confer with Environmental Services concerning the proposed outdoor trash compacter.

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

1. The proposed façade is too modern and not acceptable. The plaster columns are too tall and narrow. Look around Santa Barbara for cues to plaster element proportion and design. Study varying the canopy treatment along the façade. The proposed parapet detail should be restudied. Study the Haley/Milpas Design Guidelines and look at the best commercial buildings on Milpas Street as examples for improvements to the front facade.
2. Consider a wood canopy consistent with the Hispanic tradition at the outdoor seating area.
3. Study variations in parapet heights and detailing; introduce variations, such as tile roofs.
4. Show all new elements proposed on the exterior on the floor plan (fenestration, columns, planting areas, etc.).
5. Clarify the mechanical rooftop enclosure; as presented the design is not acceptable.
6. Provide a landscape plan showing all changes to landscaping.
7. Provide larger planters along the front of the facade; more planting is preferred.
8. Trim the existing trees carefully, raising the canopy for better visibility without significantly altering the trees.

Action: Gilliland/Poole, 4/0/0. Motion carried. (Sherry/Zink absent)

****MEETING ADJOURNED AT 6:16 P.M.******CONSENT CALENDAR (1:00)**

Representative present: Gilliland and Gradin

Staff present: Boughman

ABR - REVIEW AFTER FINAL**A. 900 CALLE DE LOS AMIGOS****A-1 Zone**

Assessor's Parcel Number: 049-040-050
Application Number: MST2005-00742
Owner: American Baptist Homes of the West
Applicant: Tynan Group
Agent: Cameron Carey
Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet. 83 new parking spaces are proposed for a total of 414 parking spaces. 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils is proposed on the 59.75 acre site. The project received Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

(Review After Final to change approved color scheme of multiple buildings.)

Public comment: Heike Kilian, neighbor, was hoping the whole campus would receive a face lift and painting.

Review After Final approved as submitted with the comment that the brown "Placer Creek" split-face block color is acceptable.

ABR - REVIEW AFTER FINAL**B. 336 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-331-001
Application Number: MST2009-00450
Owner: Debra Corr Sanchez Family Trust
Applicant: Edward Corral
Designer: Home Designs

(New Description: Replace all existing windows and doors with new aluminum, remove existing roll-up door replace with new door and window, remove and replace all existing exterior stucco and replace like-for like, remove and replace all interior and exterior framing; roof to remain; and foundation to remain with new underpinning. Old Description: The proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

(Review After Final for increase in scope of repairs to replace damaged wall areas.)

Continued one week to Consent with the general comment that the increased scope or work provides an opportunity to upgrade the architecture: 1) provide window details with recessed windows looking more traditional; 2) study the detailing of the small shed roofs, consider exposed wood rather than plaster; 3) eliminate the arch at the bottom of the shed roof at the storefront; 4) window and door headers should line up, match the window heights to the door heights; 6) add detailing to the parapet along the Anacapa side; 7) consider mullions on the windows; 8) update the color board.

ABR - NEW ITEM**C. 1905 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-007
Application Number: MST2012-00406
Owner: Debra and Darush Babai, Trustees

(Proposal for a six-foot tall 15-foot by 18-foot painted redwood fence enclosure and soil and groundwater remediation equipment.)

Final Approval with the condition to replace the asphalt with pavers to match the driveway pavers.

ABR - NEW ITEM**D. 1309 SAN ANDRES ST****R-2 Zone**

Assessor's Parcel Number: 039-092-010
Application Number: MST2012-00409
Designer: Mark Morando
Owner: Ronald Noe

(Proposal to convert utility rooms in two units to full baths and relocated water heaters to exterior, remove two exterior doors and add windows in the place of utility doors. Project also includes new exterior paint.)

Final Approval with conditions: 1) the wood eaves, garage doors, posts, rake boards, and fascia to be "Plymouth Brown"; 2) only the windows and doors are to be painted teal green color; 3) window detail to match existing window detailing.

ABR - NEW ITEM**E. 2700 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-011
Application Number: MST2012-00411
Owner: Pertsulakes Family Trust
Applicant: Sherry & Associates, Architects

(Remove and replace existing windows and canvas awnings for existing commercial building.)

Project Design Approval and continued one week to Consent with comment: 1) provide window and awning details, and final color choices; 2) show window arrangement and panels below the window on the elevation drawings.

ABR - NEW ITEM**F. 117 HARBOR WAY****HC/SD-3 Zone**

Assessor's Parcel Number: 045-250-004
Application Number: MST2012-00376
Owner: City of Santa Barbara
Architect: Dawn Sherry

(Proposal for a new 22 foot long canvas awning on the front of an existing commercial building.)

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

Final Approval with the condition that the awning height is to match the awning next door.