



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, November 12, 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](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 3:05 p.m. by Chair Sherry.

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

Members absent: Gilliland

Staff present: Boughman, Limon (left at 4:00), Shafer

A. Public Comment: There was no public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of October 29, 2012 as submitted.

Action: Gradin/Poole, 3/0/2. Motion carried. (Sherry/Zink abstained, Gilliland absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of November 5, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Gradin/Zink, 5/0/0. Motion carried. (Gilliland absent)

Motion: Ratify the Consent Calendar of November 12, 2012. The Consent Calendar was reviewed by Paul Zink.

Action: Zink/Gradin, 5/0/0. Motion carried. (Sherry abstained from item #C; Gilliland absent)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Boughman announced that item 1, 1924 Cliff Drive, is postponed two weeks at the applicant's request.
  2. Mr. Gradin announcement that nominations are being reviewed by the Joint ABR/HLC Awards Subcommittee.
- E. Subcommittee Reports. There were no reports.

### **DISCUSSION ITEM**

#### **(3:10) CITY BOARD AND COMMISSION MEMBER CODE OF CONDUCT**

Staff: Steve Wiley, City Attorney; and Paul Casey, Community Development Director

Actual time: 3:17 p.m.

Present: Steve Wiley, City Attorney; and Paul Casey, Community Development Director

Discussion was held.

### **SIGN APPLICATION REVIEW AFTER FINAL – REFERRED FROM SIGN CONSENT CALENDAR**

- |               |                                                                                                                                                                                          |                     |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>(3:55)</b> | <b>1. 1924 CLIFF DR</b><br>Assessor's Parcel Number: 035-141-009<br>Application Number: SGN2012-00085<br>Owner: Leon Investments LLC<br>Agent: Signs by Ken<br>Business Name: Chase Bank | <b>C-P/R-2 Zone</b> |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|

(Concept review for signage for a new Chase Bank in the Mesa Center. Proposed are changes to the existing Mesa Center sign program to allow larger than 12 inch letters for this tenant space, the introduction of a wall sign on the Meigs Road side of the building at this tenant space, also with larger than 12 inch letters. Also proposed is a sign for the bank to be located off-premises on the existing McDonald's monument sign in front of the center. The requests for letters larger than 12 inches, and off-premises signage require exceptions to the sign ordinance. The linear building frontage is 90 feet. The allowable signage is 45 square feet.)

**(Review of an exception request to allow off-premises signage for Chase Bank to be co-located on the existing McDonald's monument sign. The project is referred from the Sign Consent Calendar because the request for exception was not supported by the Sign Committee in a concept review.)**

Postponed to November 26 at the applicant's request.

**CONCEPT REVIEW - CONTINUED ITEM****2. 222 N MILPAS ST****C-2/C-P Zone****(4:15)**

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 s.f. 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 will remain.)

**(Second concept review; project was last reviewed on October 29, 2012. Concept Review; comments only.)**

Actual time: 4:00 p.m.

Present: Jose Cervantes, Applicant; Keith White, representing Fresh Market.

Public comment was opened at 4:06 p.m. As no one wished to speak, public comment was closed.

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

1. The changes made since last review are appreciated.
2. Lower the parapet heights significantly.
3. Restudy the main entrance façade design to provide more architectural definition, not a single flat façade.
4. Better harmonize the façade elements, and provide appropriate signage space.
5. Provide sections cut through the new entrance canopy portions.
6. Provide design details for the columns and parapet caps, and cornices.
7. Any existing exposed wood elements should remain as wood elements, not plastered.
8. It is understood that there will be no exposed gutter on the mansard roof.
9. Provide a larger scale drawing noting the existing and proposed.
10. Provide increased landscape wherever possible.

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

**FINAL REVIEW****3. 513 GARDEN ST****C-M Zone**

**(4:45)** 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 was last reviewed on October 29, 2012.)**

Actual time: 4:33 p.m.

Present: Barry Winick, Architect; Mark Macy, Developer/Owner; Natira Jones, Landscape Architect.

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

Laura Inks, Santa Barbara Arts Collaborative, spoke in support of the innovative project.

Public comment was closed at 4:54 p.m.

Motion: Continued indefinitely to the Full Board with comments:

1. Further study the massing. Restudy reducing the impacts on the south and north elevations at the property lines by possible massing changes or fenestration or other changes to mitigate those impacts, particularly to the bungalow to the north and to the third story element to the south.
2. In all cases, the parapet heights, where visible from public or adjacent property, should be high enough to block view of the photo voltaic panels.

Action: Gradin/Poole, 3/2/1. Motion carried. (Mosel/Zink opposed; Gilliland absent.)

**FINAL REVIEW****4. 418 N SALSIPUEDES ST****M-1 Zone**

**(5:15)** Assessor's Parcel Number: 031-293-019  
Application Number: MST2012-00387  
Owner: Andros Family Trust  
Architect: Architecture JA Inc.

(Proposal for exterior alterations for the existing quonset hut commercial/manufacturing building consisting of a new translucent front facade with new windows and doors, two new windows on the side, and a parking canopy at the rear.)

Actual time: 5:45 p.m.

Present: Daniel Johnson, Architect.

Public comment was opened at 5:57 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to the Full Board with comments:
1. Provide a layout of framing of the front wall separate from the glazing for visibility of the structural grid and materials.
  2. Study incorporating in-ground planting; verify feasibility with City staff.
  3. Provide construction details of the awning.
  4. Provide photographs and drawings of the as-built canopy at the rear.
  5. Provide cut sheets for all exterior lighting; verify compliance with the Outdoor Lighting Ordinance.
  6. Provide information about the long term lifespan of material.
  7. Study proposed colors and provide colors in the same color hue (all cool or all warm) or a color with more Santa Barbara interest.
- Action: Zink/Poole, 5/0/0. Motion carried. (Gilliland absent.)

**\*\*MEETING ADJOURNED AT 6:11P.M. \*\***

### **CONSENT CALENDAR (1:00)**

Representatives present: Paul Zink  
 Staff present: Tony Boughman

### **ABR - REVIEW AFTER FINAL**

**A. 131 ANACAPA ST OC/SD-3 Zone**  
 Assessor's Parcel Number: 033-082-010  
 Application Number: MST2011-00339  
 Owner: 131-137 Anacapa LLC  
 Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

**(Review After Final for changes to windows and doors at the large Tenant 6 space.)**

Review After Final with conditions: 1) provide a double utility door at the parking lot elevation; 2) Door #29, at Helena Street (sheet 4.01), shall be a metal door, either rusted metal or black.

**ABR - CONTINUED ITEM****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.)

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

Continued one week to Consent Calendar with the comment that the application must comply with previous comments regarding architectural upgrades, or return to the Full Board.

**ABR - CONTINUED ITEM****C. 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

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

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

Postpone one week to Consent Calendar due to the applicant's absence.

**ABR - NEW ITEM****D. 231 W MONTECITO ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 033-032-002  
 Application Number: MST2012-00434  
 Owner: George Alexiades

(Proposal to replace an existing concrete outdoor dining patio in front of a commercial building. The new patio consists of tile on grade and a new railing with built-in seating benches, similar to next door at the Brewhouse. The project includes replacing all exterior windows and doors on the front elevations of the 233 and 235 W. Montecito Street tenant spaces to match the recently approved windows and doors at 231 W Montecito Street, a new parapet screen wall along the front of the building to screen existing rooftop kitchen equipment, new exterior lighting, and installation of one new Jacaranda street tree.)

**(Project requires Tier 3 Storm Water Management Program compliance.)**

Final Approval with the conditions: 1) lower the parapet to 8 inches as noted on the plans; 2) provide a two piece tile cap.