



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 26, 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

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 3:14 p.m. by Chair Sherry.

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

Members absent: Gilliland

Staff present: Boughman

Recorder: Shafer

A. Public Comment: There was no public comment.

B. Approval of previous meeting minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 12, 2012 as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of November 19, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

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

Motion: Ratify the Consent Calendar of November 26, 2012. The Consent Calendar was reviewed by Paul Zink.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Poole announced that she might be absent on December 12.
 2. Mr. Zink announced that he might be absent on December 12.
- E. Subcommittee Reports. There were no reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 222 N MILPAS ST

C-2/C-P Zone

(3:10) Assessor's Parcel Number: 017-051-002
 Application Number: MST2012-00412
 Owner: Scolari Properties, LLC
 Applicant: Jose Cervantes, LITTLE Diversified Architectural Consulting
 Business Name: The Fresh Market

(Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front facade, interior remodel to divide the building into two tenant lease spaces, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 space parking lot is to remain.)

Third concept review; project last reviewed on November 12, 2012. Action may be taken if sufficient information is provided.)

Actual time: 3:07 p.m.

Present: Thomas Henken, Architect, API Plus; José Cervantes, Project Manager, LITTLE; Dave Meadows and Keith Weik, representing The Fresh Market

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

Motion: Continued indefinitely to Full Board with the following comments:

1. Comments 2, 3, 5, 6, 9 and 10 from the minutes of November 12 were carried forward: 2) Lower the parapet heights significantly; 3) Restudy the main entrance façade design to provide more architectural definition, not a single flat façade; 5) Provide sections cut through the new entrance canopy portions; 6) Provide design details for the columns and parapet caps, and cornices; 9) Provide a larger scale drawing accurately noting the existing and proposed. 10) Provide increased landscape wherever possible.
2. Some board members feel a fusion of Contemporary and Spanish styles is feasible however the current proposal is not working.
3. The detail treatment of the parapet cap is not acceptable as presented.
4. Provide a roof plan showing equipment locations and a specification showing heights of the units.
5. All drawings must be coordinated; floor plan is to match elevations and vice-versa.
6. Signage shall not be indicated on the plans unless it is an architectural element.

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

SIGN APPLICATION REVIEW AFTER FINAL - REFERRED FROM SIGN CONSENT**2. 1924 CLIFF DR****C-P/R-2 Zone**

(3:40) Assessor's Parcel Number: 035-141-009
 Application Number: SGN2012-00085
 Owner: Levon Investments LLC
 Agent: Signs By Ken
 Business Name: Chase Bank

(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 was not supported by the Sign Committee in a concept review. Action may be taken if sufficient information is provided.)

Actual time: 4:12 p.m.

Present: Ken Sorgman, Signs By Ken; and Randi Zeigler, Project Manager, Signtech

Public comment was opened at 4:18 p.m. As no one wished to speak, public comment was closed.

Motion: To deny the application for off-site signage for the following reasons:

1. The Board would not like to set precedence for off-site signage.
2. There are no other tenant ground signs on the Mesa Center property.

Action: Zink/Gradin, 4/1/0. Motion carried. (Sherry opposed, Gilliland absent.)

REVIEW AFTER FINAL**3. 131 ANACAPA ST****OC/SD-3 Zone**

(4:10) 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 revised front entry trellis at Building B; revised interior patio fencing, revised building lighting on Buildings B & C; revised paving in the Building B patios; new exterior electrical enclosure on Building A; and revised mechanical wells on Building A.)

Actual time: 4:29 p.m.

Present: Clay Aurell, Architect; and Anthon Ellis, AB Design Studios

Public comment was opened at 4:48 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Calendar with comments:

1. Provide additional tall planting at the private dining walls.
2. Add additional trellis material to the top of the trellis at dining area for Building B.
3. The concept of attaching pennies as a finish for Building C is supported. Provide details when returning to Consent for final review.

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

FINAL REVIEW

4. 528 ANACAPA ST

C-M Zone

(4:40) 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, and 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.)

Actual time: 5:05 p.m.

Present: Clay Aurell, Architect, and Eric Behr, AB Design Studios; and Lane Goodkind, Landscape Architect

Public comment was opened at 5:11 p.m. As no one wished to speak, public comment was closed.

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

1. Show compliance with Tier 3 requirements.
2. Provide screening of existing mechanical units on the existing building.
3. Study using metal for the intermediate posts between the garage doors and windows on the west elevation, and a matching color or material at the existing posts of the garage doors on the north elevation, rather than plaster finish.
4. Reproduce the standard archeological discovery conditions on the plans.

Action: Gradin/Zink, 4/0/0. Motion carried. (Sherry stepped down, Gilliland absent.)

FINAL REVIEW**5. 513 GARDEN ST****C-M Zone**

(5:10) Assessor's Parcel Number: 031-202-009
Application Number: MST2010-00168
Owner: Macy Cornerstone LLC
Architect: Barry Winick
Architect: Mark Macy

(Proposal for a three-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 November 12, 2012.)

Actual time: 5:22 p.m.

Present: Barry Winick, Architect; Mark Macy, Architect; Alan Macy, Designer; and David Black, Landscape Architect.

Public comment was opened at 5:30 p.m.

Gerardo Ayala, Santa Barbara County 1st District Arts Commission, spoke in favor of the project.

Clay Bodine, local merchant, spoke in favor of the project.

Miki García, Santa Barbara Contemporary Arts Forum Executive Director, spoke in favor of the project.

Leon Olson, local developer, spoke in favor of the project.

Public comment was closed at 5:39 p.m.

Motion: Final Approval as submitted.

Action: Gradin/Poole, 4/1/0. Motion carried. (Zink opposed, Gilliland absent.)

CONSENT CALENDAR (1:00)

Representatives present: Paul Zink

Staff present: Tony Boughman

ABR - FINAL REVIEW**A. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-281-003
 Application Number: MST2010-00026
 Architect: DesignARC
 Owner: Bob Uellner
 Owner: Janda Partners LP

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a food mart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. The Planning Commission approved an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.)

(Final Approval of project is requested.)

Final Approval as noted on plans:

1. The proposed blue fascia is not acceptable. It is to be white to match the building.
2. Plant sizes may not be reduced.

ABR - PROJECT DESIGN AND FINAL REVIEW**B. 1320 E GUTIERREZ ST****R-2 Zone**

Assessor's Parcel Number: 031-392-006
 Application Number: MST2011-00463
 Owner: Flores Family Trust
 Designer: Mark Morando

(Proposal for additions at the rear of an existing 2,319 square foot two-story duplex. The project consists of a 392 square foot addition and an attached 496 square foot two-car garage at the first floor, and a new 465 square foot second story addition and 729 square feet of decks at the second floor. An existing 324 square foot carport will be moved to achieve the required separation from the main building. All windows and doors will be replaced. The lot size is 11,250 square feet. The project will abate violations in ENF2011-00119.)

(Project Design and Final Approval of Landscaping requested.)

Final Approval with conditions:

1. Provide balcony section drawing.
2. Show a SWMP Best Management Practice on plans.

**** FULL BOARD MEETING ADJOURNED AT 5:59 P.M. ****