



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, October 20, 2014 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS: PAUL ZINK, *Chair*
 KIRK GRADIN, *Vice-Chair* (Consent Agenda Representative)
 THIEP CUNG
 SCOTT HOPKINS
 COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
 STEPHANIE POOLE (Consent Agenda Representative)
 WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Kirk Gradin, and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 1205 COAST VILLAGE RD C-1/SD-3 Zone

Assessor's Parcel Number: 009-291-010
Application Number: MST2014-00495
Owner: LB Benon Family, LP
Architect: DSR Design, Inc.
Applicant: DSR Design, Inc.
Business Name: City National Bank

(Proposed commercial tenant improvement that will involve the addition of a new ATM on the east façade of the building. The glass storefront of this elevation will be filled in with a wall to match the existing façade. The ATM will comply with all ADA standards including AB244 lighting requirements. Additional lighting will also be installed along the exterior façade in order to comply.)

Present: Luke Sugino, Applicant.

Continued indefinitely to Consent with the following comments:

- 1) Study reducing the quantity and wattage of the proposed site lighting; the number of fixtures as proposed appears excessive.
- 2) The proposed lighting fixture is acceptable.
- 3) The new ATM and fixture is acceptable.
- 4) Provide specifications of the AB-244 for the minimum required lighting of the ATMs and pathways.
- 5) Study the lighting requirements and provide the minimum fixtures and wattage necessary.
- 6) Study the City's requirements for the encroachment of photometrics in the public right-of-way; revise

to show compliance.

- 7) Show the photometric at a larger scale for legibility.
- 8) It was noted that if the number of fixtures are reduced (as discussed) and the wattage is reduced to the minimum necessary that the application may return to staff for approval.

ABR - NEW ITEM

B. 50 E ALAMAR AVE

R-4 Zone

Assessor's Parcel Number: 051-143-001
Application Number: MST2014-00504
Owner: International Church of the Foursquare Gospel
Applicant: Chris Van Bogelen

(Proposal to replace all existing windows in the building with new Hurd aluminum-clad wood windows in "Bahama Brown" color. Additionally, five windows on the north elevation and one window on the west elevation will be completely removed and infilled with plaster to match existing. Many of the existing window openings will become smaller and will change from square to rectangular configuration to reflect the Hispanic-style architecture.)

Present: Chris Van Bogelen, and Will Rivera, Applicants.

Project Design Approval and Final Approval with the condition to provide a typical sill and jam detail that shows the maximum amount of recess from the exterior.

ABR - PROJECT DESIGN AND FINAL REVIEW

C. 2001 ALAMEDA PADRE SERRA

R-2 Zone

Assessor's Parcel Number: 025-346-004
Application Number: MST2014-00069
Owner: Gordon Family Survivor's Trust
Architect: Peter Walker Hunt, AIA

(This is a revised project description: Proposal for alterations to an existing development consisting of a six-unit apartment complex, a duplex, a carport, and associated garages. The alterations include new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, converting the one-car garage to a recreation room with associated alterations including an "as-built" covered deck at the rear of the garage, a new trellis/ pergola structure, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation and reconstruction of an existing non-conforming entry pergola, trash enclosure, and stairway. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145. Staff Hearing Officer review is requested for zoning modifications.)

(Requires compliance with Staff Hearing Officer Resolution No. 052-14. Project was last reviewed on July 21, 2014.)

Present: Peter Hunt, Architect.

Project Design Approval and Final Approval as submitted.

ABR - NEW ITEM**D. 415 E DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 031-022-008
Application Number: MST2014-00502
Owner: Edith Ziliotto
Architect: James Zimmerman, AIA Architects

(Proposal to construct a new 180 square foot accessible trash enclosure located on a 14,831 square foot lot developed with an existing mixed-use development. The proposal will include the elimination of one parking space to meet accessibility requirements.)

Present: Paul Sicat with Jim Zimmerman, Architects.

Project Design Approval and Final Approval with conditions as noted on plan Sheet A-3:

- 1) Colors are to match existing.
- 2) No plaster header over the gates.
- 3) Provide beam support at the new roof plate.

ABR - NEW ITEM**E. 1298 LAS POSITAS RD****A-1 Zone**

Assessor's Parcel Number: 047-010-034
Application Number: MST2014-00499
Owner: City of Santa Barbara
Applicant: Carson Wollert
Engineer: Autumn Glaeser

(Proposal for a new pump station for reclaimed water. The project includes construction of a 225 square foot concrete pad, pump station equipment, an uncovered parking space, a 4'-6" tall CMU retaining wall, black chain link fence, and new transformer. The project also includes grading and 200 feet of trenching for new water lines.)

Present: David Black, Architect; and Autumn Glaeser, Penfield & Smith Engineers, Inc.

David Boone requested an Environmental Impact Report (EIR) study of the former dump site.

David Niles also requested an EIR study, and spoke of concerns regarding the lack of disclosure of water quality and monitoring.

Project Design Approval and Final Approval with conditions as noted on plan Sheet #3:

- 1) Specify the heights (top of wall and bottom of wall heights) of the proposed screen wall; it is understood the wall will be five (5) feet tall.
- 2) Provide specific notes to protect the existing tree.
- 3) Specify the wall material finishes.
- 4) The Board understands that reclaimed water will be used and no backflow is required.

**** CONSENT REVIEW ADJOURNED AT 2:20 P.M. ****