

ABR MINUTES  
336 N. MILPAS STREET  
MST2006-00236

**March 7, 2011**

**ABR - REVIEW AFTER FINAL**

**Referred to Full Board from today's Consent Calendar**

Actual time: 3:29

Present: Shawn Unsell, Architect; Bob Cunningham, Landscape Architect.

Mr. Limon informed the Board that a request for postponement was received from the adjacent property owner, Constantino Frangos, because he did not receive a meeting agenda as requested. Mr. Limon recommended that the Board postpone hearing the item to allow adequate public comment.

Tony Fisher, representing Constantino Frangos, stated that his client did not receive noticing and would like adequate time to review changes to the plans as the adjacent property will be impacted by the project.

Mr. Limon provided background project information from a historic structures report that recommended retaining a setback from Milpas Street similar to the demolished structures. Mr. Limon indicated that this Review After Final moves a portion of the proposed structure closer to Milpas Street.

Public comment was opened at 3:48 p.m. As no one else wished to speak, public comment was closed.

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

- 1) Study the ADA ramped corner of the site for a solution that does not include a step in the sidewalk.
- 2) Study the parapet on south elevation for a better transition between high and low parapets.
- 3) The proposed tower changes are unacceptable as presented. Study increasing the setback from the sidewalk, and study connections to adjacent structures at the west and north elevations.
- 4) Study increasing the landscape wherever possible.
- 5) Provide sections through the mechanical equipment area, the roof, and the parapet to verify that rooftop equipment will be screened.

Action: Aurell/Mosel, 6/0/0. Motion carried. (Rivera stepped down)

**1/25/2010 ABR Consent Calendar**

**FINAL REVIEW**

Final Approval as submitted of landscaping, and Final Approval of architecture as noted:

- 1) On Sheet 03, square off the northwest corner.
- 2) On Sheet 04, remove the hip roof at the northwest corner and replace with a shed roof returning to the tower.
- 3) Use a two-piece mission tile instead of S-tile.

**12/14/2009 ABR Full Board**

**FINAL REVIEW**

(6:45)

Present: Sean Onsell, Perkowitz & Ruth Architects; Larry Tanji, Broker; and Bob Cunningham, Landscape Architect.

Public comment opened at 7:13 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to the Consent Calendar with comments:

- 1) Study the wrought iron on the Milpas Street elevation.
- 2) Study removing the guard rail along the north walkway and replace with landscaping.
- 3) Provide an additional awning on the east elevation.
- 4) Study the confluence to the building's north eastern corner tower element and how it relates to the building; applicant to consider moving it forward to the sidewalk.
- 5) Study the northwest corner of the building and the connection of the hip roof and tower element.

Action: Aurell/Mosel, 4/0/0. Motion carried. (Rivera/Zink stepped down; Gross/Sherry absent).

**11/30/2009 ABR Full Board**

**FINAL REVIEW**

(4:59)

Present: Sean Unsell, Perkowitz & Ruth Architects; and Bob Cunningham, Landscape Architect.

Public comment opened at 5:19 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

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

- 1) Revise the wrought iron grill to be more of a Spanish revival style.
- 2) Study the color scheme and provide a darker color than the "Acadia Antique" patina (key note "M" of the color schedule).
- 3) Reduce the height of the light fixtures to a maximum 14 feet above grade or paved surface. Provide a light shield /cut off fixture to avoid light nuisance to the surrounding neighborhood.

- 4) Study the outdoor seating to either relocate to a more appropriate location, or eliminate the outdoor seating area and replace with increased landscaping and benches.
- 5) Study the pedestrian street entry and the tower elements. The Milpas and Gutierrez Street entry should be the primary pedestrian entry in scale and operation, and the rear parking lot entry shall be the secondary entry.
- 6) Study the shape of the round awning over the rear entrance.
- 7) Study the service doors on the Milpas Street frontage (in front of the access ramp). Solutions could include providing wooden doors and/or add landscaping screening.

Action: Mosel/Gross, 5/0/0. Motion carried. (Zink/Rivera stepped down, Aurell absent.)

## **11/16/2009 ABR Full Board**

### **FINAL REVIEW**

(8:01)

Present: Sean Unsell, Project Manager for Perkowitz & Ruth Architects.

Public comment opened at 8:12 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide all exterior door, window, and building articulation details and finishes, floor plans, sections, and elevations.
- 2) Study the original preliminary approval design for style and details, specifically regarding the entry tower and how it relates to the entry.
- 3) Revise the copper finial on the roof.
- 4) Revise the wrought iron arched areas for planting on the street side.
- 5) Study the proportion of the brick finish archway on the street elevation.
- 6) Apply a more subtle use of the alternate tile pattern.
- 7) Study the proportion of the windows with the architectural style.
- 8) Study a color palette more indigenous to the Santa Barbara "Spanish Revival" style, and return with alternative color schemes. The brown brick veneer is not acceptable; provide another color proposal. Provide an alternate wainscot color between the three columns.
- 9) Remove all references to signage. All signage is to be reviewed by the Sign Committee under a separate application.

#### **LANDSCAPING:**

- 1) Provide a complete landscape plan, including all existing street trees.

- 2) Provide significant landscaping along the patio edge, the street elevation, and the Gutierrez Street elevation.

Action: Gilliland/Rivera, 5/0/0. Motion carried. (Zink/Sherry/Gross absent).

Additional Board comment:

Rather than the split face block wall around the parking lot (to be covered in planting vines), one Board member preferred that it be a blank wall instead (covered in planting vines).

**10/5/2009** Consent Calendar

**CONTINUED ITEM**

(Preliminary Approval was granted 10/9/2006. Two one-year time extensions have been granted. Applicant is requesting a third one-year time extension.)

**Approval of a one-year time extension with findings made that there are no changes proposed to the original design that received Preliminary Approval.**

**10/6/2008      CONSENT CALENDAR**

**REFERRED BY FULL BOARD**

(Preliminary Approval granted 10/9/2006. A one year time extension was granted on 10/8/2007. Final Approval is requested of architecture and landscaping.)

**One year time-extension granted.**

**10/9/2006      ABR Full Board**

**PRELIMINARY REVIEW**

(6:29)

Present:            Paul Poirier, Architect; Katie Corliss, Associate.

Motion:            Preliminary Approval and continued to Consent Calendar with the following comments:

- 1) Refinements to the current scheme are successful; however:
  - a. The applicant should study upgrading the materials at the entry stairway approach.
  - b. Reconsider the coloration for the type of block used at the proposed walls.
  - c. Increase the recess of windows on Milpas Street to twelve inches.
  - d. Increase landscape opportunities at the south parking lot by "saw-toothing" at the curb.
  - e. Include vines along the block walls.
- 2) Final Approval may be made at Consent Calendar.

Action:            LeCron/Sherry, 8/0/0. Motion carried.

**8/21/2006      ABR Full Board**

**CONCEPT REVIEW (Continued)**

(6:59)

Present:            Paul Poirier, Architect; Joe Cavanaugh, Longs Drug Store.

Public comment opened at 7:12 p.m.,  
Georgine Eccleston, resident, in favor; however, expressed concern regarding maintenance of the proposed fence.

Public comment closed at 7:18 p.m.

- Motion: Continued indefinitely to the Full Board with the following comments:
- 1) The Board appreciates the revised site plan with the loading dock concealed in the rear, and the relocated trash enclosures.
  - 2) The Board appreciates the building creating a strong edge on Milpas Street.
  - 3) The majority of the Board appreciates the preservation of the tree at the corner of Milpas and Gutierrez Streets.
  - 4) The majority of the Board likes the two entry tower. Continue to study and refine the tower entry at the Milpas Street corner.
  - 5) Study the consistent use of brick at the wainscot.
  - 6) Study increasing plate height of the middle portion of the mansard roof facing Milpas Street to give better articulation to the individual buildings.
  - 7) On the Milpas Street elevation, study incorporating full height glass display windows, which should be recessed as much as possible at the center portion of the building elevation.
  - 8) Restudy the east elevation.
  - 9) Study adding design detail to the south elevation gable form.
  - 10) Study the use of planters, in lieu of pots, under the west wall arches as a more maintainable solution.
- Action: LeCron/Wienke, 8/0/0.

**6/5/2006      ABR FULL BOARD CONCEPT REVIEW**

**CONCEPT REVIEW (New)**

(3:50)

Paul Poirier, Architect; Derrick Eichelberger for EHE Realty Co.; and Joe Cavanaugh for Longs Drugs, present.

Public comment opened at 3:59 p.m.

Mr. Ricardo Shi, neighbor, expressed concern regarding the proposed project's fencing, and trash receptacle, size and appearance, including any possible negative impact on his privacy and public view.

Ms. Georgine Eccleston, neighbor, expressed concern regarding the proposed project's fencing, trash receptacle, repositioning of driveway, decorative wall, and location of the proposed utility poles.

Public comment closed at 4:09 p.m.

- Motion: Continued indefinitely to Full Board with the following comments:
- 1) The Board finds that the current proposal is replacing one of the nicest examples on Milpas Street, and would like to see a revised proposal that emulates many of those good attributes.

- 2) An identifiable pedestrian entrance along Milpas Street or at the corner is desirable.
- 3) The Board would look for pedestrian space along Milpas Street that sets the building back far enough to maintain some of the Riviera mountain views.
- 4) As to traffic circulation, it would be preferable to have the parking less apparent from Milpas Street and yet allow for vehicle access.
- 5) As to the architectural mass, it would be preferable to have the building broken up into smaller components and have a more "village-like" quality, as opposed to the big box-like retail look as currently presented.
- 6) It would be a real asset to the proposed project to keep the jacaranda tree at the front corner.
- 7) Some functional relationships of necessary elements such as the trash and loading dock areas should not be visible from the street and the adjacent residential neighbors.
- 8) The proposed project should represent a true retail experience, especially along Milpas Street, and not present a false façade alluding to activities behind an adorned blank wall.
- 9) The domed form on the building alludes to an entry even though not authentic, and should be an actual entry expression or pronounced entrance.
- 10) Applicant should return with photo documentation of composite street elevations.
- 11) Applicant shall include accommodation for shopping carts and any future vending machines on the revised proposal.

Action: Mudge/Sherry, 7/0/0. (Romano stepped down)