



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

TUESDAY, February 19, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**
BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative, Alternate)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician – Present
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/ABR and then clicking on the *Meeting Videos* tab.

CALL TO ORDER:

The Full Board meeting was called to order at 3:00 p.m. by the Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Gradin, Cung (left at 5:00 p.m.), Hopkins (present until 4:06 p.m.), Poole, and Wittausch.

Members absent: None.

Staff present: Limón (present until 3:18 p.m.), Boughman, and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Tabled approval of the minutes of the **February 4, 2013** Architectural Board of Review meeting to the next Full Board meeting on **March 4, 2013**.

Action: Zink/Gradin, 7/0/0. Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **February 11, 2013**. The Consent Calendar was reviewed by Kirk Gradin.

Action: Gradin/Poole, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **February 19, 2013**. The Consent Calendar was reviewed by Kirk Gradin.

Action: Gradin/Poole, 7/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

- 1) Mr. Boughman announced that the City Council appeal hearing for 1911 Chino Street has been scheduled for March 19, 2013, at 6:00 p.m.; Board members Gradin and Mosel will represent the Board at that City Council appeal hearing.
- 2) Mr. Limón informed the board that the City Council adopted new advisory board guidelines. Two changes specific to design review bodies, Council enacted more conflict of interest training with an alternative for the training to be conducted by City staff rather than taking the training online. There a new requirement for additional sole proprietor exception language to be announced prior to members presenting to their own board. The language will also appear on meeting agendas. An additional requirement will be for members to sign a statement that they have read and understand the guidelines.
- 3) Mr. Limón announced that sole-proprietorship exemption language will be added to the agendas and announced prior to review of each agenda item that a Board member represents his/her own projects before the Board.
- 4) Mr. Limón also thanked Board members Poole and Gradin for their assistance in representing the Board at the joint Historic Landmarks Commission and Architectural Review Board award at the Feb. 12th City Council meeting. It is planned to have the awards again in 2014.

E. Subcommittee *Appointments*.

- 1) Highway 101 Joint Subcommittee: Zink.
- 2) Visual Arts in Public Places (VAPP): Zink, alternate Mosel.
- 3) Lower Mission Creek Design: Mosel, alternate Wittausch.
- 4) Architectural Details Subcommittee: Hopkins and Wittausch.
- 5) Design Awards joint Subcommittee with the HLC: Gradin and Poole.
- 6) NextG Micro-cell Subcommittee: Mosel and Zink.

IN-PROGRESS REVIEW

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

Architect: 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 façade, interior remodel to divide the building into three tenant lease spaces, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot is to remain.)

(Project was revised for three tenant spaces rather than two. This project was last reviewed on December 10, 2013.)

Actual time: 3:18 p.m.

Present: Jose Cervantes, Architect; and Keith Weik, The Fresh Market.

Public comment opened at 3:25 p.m., and as no one wished to speak, public comment was closed.

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

- 1) Study the new entrance elements; vary the parapet heights and the façade treatment.
- 2) Provide additional details where the stucco meets the existing split-face block walls at the corners; and provide additional information on the side views. The suggestion was made to provide photographs from different viewpoints of the parking lot.
- 3) The column width is to match throughout the front elevation on the new tenant spaces.
- 4) Carry forward previous comments #2, 3, 4, 5, and 6, from the December 10, 2012 meeting:
 - #2. Study refinement to the cornice at the parapet cap to reduce its overhang;
 - #3. The height of the side openings are to match, or be lower than the front of the new entrance arch elements;
 - #4. Study the height and color of the awnings and provide colors for the material;
 - #5. (Some) Board member(s) find the roof over the entry arch element requires further study.
 - #6. Clarify and provide landscaping details of existing or proposed plantings for the areas shown as solid green on the plans along Milpas and Montecito Streets frontages and along the eastern property boundary and clarify the additional landscape details around the main building.

Action: Gradin/Poole, 5/0/2. Motion carried. (Wittausch and Hopkins abstained).

CONCEPT REVIEW - NEW ITEM**2. 2700 MIRADERO**

(3:40) Assessor's Parcel Number: 051-520-CA1
 Application Number: MST2013-00058
 Owner: Villa Miradero North HOA
 Applicant: David Miller

(Proposal to remove existing attached gable pergolas at 40 residential condominium units.)

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

Actual time: 3:50 p.m.

Present: David Miller, Applicant/President of the Villa Miradero North HOA; Julie Mercer, Vice-President of the Villa Miradero North HOA; and Diane Hammer, Treasurer of the Villa Miradero North HOA.

Public comment opened at 3:52 p.m., and as no one wished to speak, public comment was closed.

A letter of concerns from Christopher Clayton was acknowledged.

Motion: Project Design Approval and Final Approval with conditions:

- 1) The Board evaluated the project and understands the buildings will have architectural merit without the trellises. It is unfortunate to see them be lost, but the Board understands the maintenance issues and replacing them is a significant financial burden on the applicant.
- 2) Provide a detail to staff showing that the remaining beam outriggers to have a minimum 8 inch projection beyond the roof tile, and have a sheet metal cap installed for further protection.
- 3) Provide a dimensioned detail for the condition that has a support column, and a detail for the condition where there is no column.

Action: Wittausch/Cung, 7/0/0. Motion carried.

The ten-day appeal period was announced.

*** THE BOARD BRIEFLY RECESSED AT 4:06 P.M., AND RECOVERED AT 4:09 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

3. 240 W ALAMAR AVE

E-3/R-3/SD-2 Zone

(4:10)

Assessor's Parcel Number: 051-283-001
Application Number: MST2013-00022
Owner: CV Urban Land, LLC
Architect: Peikert Group Architects, LLP

(Proposal for a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Staff Hearing Officer review of a front setback modification and a Tentative Subdivision Map is requested.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Modification and a Tentative Subdivision Map. Project last reviewed on February 4, 2013.)

Actual time: 4:09 p.m.

Present: Detlev Peikert, Architect, Peikert Group; Courtney Miller, Landscape Architect, Katie O'Reilly Rogers Landscape Architects; Bill McReynolds, owner.

Public comment opened at 4:24 p.m.

- 1) Joe Rution (Allied Neighborhood Assoc.), opposed; expressed concerns regarding the precedent of a third story, and residential density not compatible with the Oak Park neighborhood.
- 2) Pamela Post, opposed; seconds concerns regarding residential density in the Oak Park neighborhood, incompatibility of the architectural style, bulk and massing.
- 3) Thomas Lambert, opposed; concerns about setback encroachment, building height, loss of light to neighbors, flooding, loss of private views, needs permeable paving.
- 4) Nora Gallagher (Oak Park Neighborhood Assoc.), concerns regarding three-story height and requested story poles, neighborhood incompatibility, lack of open space, setback encroachment, architecture does not add to neighborhood.

A letter of concerns from Nora Gallagher was acknowledged.

Public comment closed at 4:33 p.m.

Straw vote: How many Board members could support the Modification as proposed? 3/2 (passed).

Straw vote: How many Board members could support the cantilever as proposed? 3/2 (passed).

Straw vote: How many Board members could support the proposed size, bulk, and scale? 3/3 (tied).

Motion: Continued indefinitely to Full Board with comments:

- 1) Some Board members still have some concerns with the size, bulk, and scale; while other Board members find the proposed design and density acceptable.
- 2) In general, the Board finds the architectural style of the project is appropriate; but would like to see further study of some areas; in particular, the south elevation eave elements and roof heights, and/or adding eaves or other design elements to the interior of the project or at the rear portions of the building facing the street in order to tie the rear architecture to the front façade in a better way.
- 3) Some Board members find more study is needed of window sizes and types to provide more variation.
- 4) The general proposed colors in the main rendering of the front sheet of the plans are moving in the right direction.
- 5) Include Creek restoration notes details on the landscape plan.
- 6) A majority of the Board found the proposed modification supportable; although at least two Board members did not find the proposed modification acceptable.
- 7) Some Board members find that further study is needed of opportunities to provide more useful outdoor living space connected to the living areas of the units.

Action: Gradin/Poole, 5/0/0. Motion carried. (Cung absent, Hopkins stepped down).

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Kirk Gradin.
Staff present: Tony Boughman.

ABR - NEW ITEM**A. 811 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 037-022-011
Application Number: MST2013-00036
Owner: Moore, Joseph Michael
Agent: Robert Walters

(Proposal to permit as-built alterations to a two-story duplex and an as-built fence. The project consists of window replacement from wood to vinyl in the existing locations except one window behind the garage will be eliminated. The as-built windows that were altered in the setbacks will be removed and replaced with new window of the same size and configuration as the old, approved windows. The as-built wood fence will be lowered to comply with the height limit. This proposal will address violations in ENF2013-00071.)

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

Project Design Approval and Final Approval with conditions:

- 1) Applicant to lower or remove fence to meet Municipal Code requirements; wood or masonry material is acceptable.
- 2) The proposed vinyl windows are acceptable; window trim is to match the second-story. All new windows facing San Pascual Street shall be grid windows.
- 3) If there are color changes, Applicant is to return with the new color scheme.

ABR - FINAL REVIEW**B. 521 N LA CUMBRE RD****R-2/S-H/SD-2 Zone**

Assessor's Parcel Number: 057-160-012
Application Number: MST2013-00057
Owner: Housing Authority of the City of Santa Barbara
Architect: Pete Ehlen

(Proposal for exterior remodeling existing four-plex senior housing units. The project includes new windows, paint color change, exterior entry detail, and site work including new accessible curb cut, parking spaces, and trash enclosures.)

(Final review of architectural and landscaping details.)

Final Approval with the condition to provide landscape details to staff.

ABR - NEW ITEM**C. 1080 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-212-012
Application Number: MST2013-00065
Owner: Hanna Family Trust
Applicant: Jeff Menelli
Architect: Tom Ochsner

(Proposal for an exploratory demolition permit to remove the dilapidated wood siding from the existing 1,250 square foot one-story commercial building to evaluate the underlying structure for future remodeling. Only the wood siding will be removed, the building underneath will not be demolished with this proposal.)

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

Project Design Approval and Final Approval with conditions:

- 1) Provide photographs of the prior building.
- 2) Limit the amount of exploratory demolition; remove only some of the siding and replace.

ABR - REVIEW AFTER FINAL**D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Dewayne Daniel Kathleen Copus, Trust
Designer: The Schmandt Group
Architect: Dawn Sherry
Business Name: Peabody's Restaurant

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, constructing a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, adding a new exterior oven and bar area and new outdoor heaters and patio lighting, replacing existing 6-7 foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will remain. Seating for the restaurant is limited to 50 seats inside and 25 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final to demolish and rebuild the as-built 181 square-foot addition to the restaurant's service and storage areas located in the front setback and right-of-way on Middle Road to comply with building codes.)

Approval as submitted of Review After Final.

**** MEETING ADJOURNED AT 5:30 P.M. ****