



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

TUESDAY, April 2, 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) – Present
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 3:03 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Gradin (present at 3:05 p.m.), Hopkins, Poole, and Wittausch.
Members absent: Cung.
Staff present: Boughman and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **March 18, 2013**, as amended.
Action: Mosel/Wittausch, 4/0/1. Motion carried. (Mosel abstained on Item #1, 517 W. Figueroa Street; Gradin/Cung absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **March 25, 2013**, as amended. The Consent Calendar was reviewed by Paul Zink.
Action: Hopkins/Poole, 5/0/0. Motion carried. (Cung absent).

Motion: Ratify the Consent Calendar of **Tuesday, April 2, 2013**. The Consent Calendar was reviewed by Kirk Gradin.

Action: Gradin/Mosel, 6/0/0. Motion carried. (Cung absent).

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

Mr. Boughman made the following announcements:

a) Board member Cung will be absent from the meeting.

b) An appeal has been filed regarding 2700 Miradero Drive. The City Council appeal hearing is scheduled for Tuesday, April 16, 2013. Scott Hopkins volunteered to represent the Board at that meeting.

E. Subcommittee Reports: None.

FINAL REVIEW

1. 517 W FIGUEROA ST

R-3 Zone

(3:10) Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story six unit apartment building. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four two-story five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing nine units has expired. Minor architectural changes have been made by the new architect.)

(Project last reviewed on March 18, 2013.)

Actual time: 3:09 p.m.

Present: Alex Pujo, Architect.

Public comment opened at 3:19 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Staff requested the Board to consider the Tier 3 Storm Water Management Program (SWMP) requirements for this project, and if the Board finds the project is in conformance, action may be taken if sufficient information is provided. Board member Gradin made the recommendation for City staff to review SWMP requirements on the project.

Motion: Final Approval with the condition that applicant is encouraged to investigate a fifth color for the soffit over the thin brick veneer. City staff to review the fifth soffit color and, if necessary, continue to Consent Review.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1224 COAST VILLAGE CIR****C-1/SD-3 Zone**

(3:45) Assessor's Parcel Number: 009-291-013
 Application Number: MST2012-00243
 Owner: CVC Group, LP
 Applicant: PDC Corporation

(Proposal to remove 8 existing 4-foot tall panel antennas and replace with 16 new 4-foot, 3-inch tall antennas on the roof of an existing three-story commercial building. The existing antennas protrude above the existing radio-frequency-transparent parapet screening wall. The new antennas are proposed to be mounted lower so that they are no higher than the screening wall. A portion of the existing roof tiles below the parapet will be removed and replaced with radio-frequency-transparent material to allow the new antennas to be mounted lower on the rooftop. The project includes the installation of ancillary rooftop equipment. The existing parapet screening is at the maximum building height limit of 45 feet and may not be increased in height.)

(Project requires finding of no visual impact. Action may be taken if sufficient information is provided.)

Actual time: 3:30 p.m.

Present: Jane Norine, Agent for PDC Corporation

Public comment opened at 3:42 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Staff confirmed that a permit for the parapet was issued in 1996.

Motion: Project Design Approval and Final Approval with conditions:

- 1) Elevation and roof plan drawings are to be clarified to show which sections of the existing parapet are being replaced with new radio-frequency-transparent (RFT) material panels.
- 2) The Board appreciates the lowering of the existing antennas below the parapet height.
- 3) The Board made the finding of no adverse aesthetic impacts.
- 4) Note on the plans the RF transparent tile is to be maintained for the life of the project.

Action: Gradin/Poole, 6/0/0. Motion carried. (Cung absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 531 E COTA ST****C-M Zone**

(4:20) Assessor's Parcel Number: 031-171-014
 Application Number: MST2012-00491
 Applicant: Brent Daniels
 Owner: Automation Group, Inc.
 Architect: Karl Kras

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

(Project last reviewed on February 4, 2013. Project requires compliance with Staff Hearing Officer Resolution 014-13.)

Actual time: 3:52 p.m.

Present: Karl Kras, architect; and Mack Grover, landscape designer.

Public comment opened at 4:12 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Heather Widen, AICP Project Planner, provided presentation of a memo for the Board regarding courtesy landscape architect project reviews by Phil Suding, Historic Landmarks Commission (HLC), and Jaime Pierce, Single Family Design Board (SFDB). The memo provided recommendations for consideration regarding how to improve the project's consistency with ABR landscape guidelines.

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

- 1) Landscaping:
 - a) Greater compliance with ABR Landscape Guidelines 2.2.1, 2.2.3, 2.2.5 and 2.3.1 is needed.
 - b) A landscape architect is recommended, but not required.
 - c) Consider substantial additional planter areas along the west and south building façades, adjacent to parking lot spaces and adding new planting areas wherever possible.
 - d) Consider taller plantings on all of the elevations, especially the south elevation along Cota Street.
 - e) Study providing trees or other taller vegetation in existing or new parking lot planters.
 - f) Ensure the sidewalk width along Cota Street meets City width requirements in regards to the new planter area and existing tree planter areas (consider additional sidewalk material or tree grill to widen the pedestrian path).
 - g) Applicant shall work with City Arborist regarding type, species, and size of the street trees; applicant to add a new street tree.
 - h) An irrigation plan is required.
- 2) More information is required on architectural details, such as the formed concrete wall and any other new architectural features not currently shown on the plans, including the bond beam at the corner and handicap ramp entry.
- 3) The existing building colors are unacceptable; restudy using warmer colors more in keeping with the Haley & Milpas Street Guidelines. Provide a revised color board.
- 4) Restudy the selected wood material and provide samples.

Action: Gradin/Poole, 6/0/0. Motion carried. (Cung absent).

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

CONCEPT REVIEW - CONTINUED ITEM

4. 601 SAN PASCUAL ST

R-3 Zone

(4:55) Assessor's Parcel Number: 037-101-014
Application Number: MST2013-00019
Owner: Dario Pini
Architect: Bryan Murphy

(Proposal to construct a new two-story duplex building 1,297 square foot six-car garage with an attached 45 square foot laundry room and two new units (2 bedroom each) above to Building C, construction of a 114 square foot first floor addition and a 400 square foot second-story addition resulting in a two-story duplex for Building B, four uncovered parking spaces and relocating the back stairs and entry porch to an existing one-story two bedroom single family dwelling to demolish an existing 355 square foot two-car garage and 78 square foot shed.)

(Project last reviewed on March 18, 2013. Action may be taken if sufficient information is provided.)

Actual time: 5:11 p.m.

Present: Bryan Murphy, Architect.

Public comment opened at 5:19 p.m.

- 1) Sally Foxen, (submitted letter w/photos) opposed; expressed concerns regarding size and scope not fitting neighborhood, private view of mountains, noise problems, overcrowding, illegal dwellings and storage areas, crime, trash, garage proximity to sidewalk, and parking density problems.
- 2) Miguel Garcia, (adjacent neighbor/submitted email) opposed; expressed concerns regarding adjacent garage proximity to property line, rear balcony proximity to adjacent bedroom window – requests privacy screening, requests reduction in project massing, lack of maintenance of property and fencing, graffiti, vermin in basement, parking density, traffic, and trash in street.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 5:30 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Reduce the project by one unit to allow for more landscaping and adequate pedestrian designated walkways. Trash enclosures (appropriate location and bin sizes), and private outdoor living areas are not to be located in the front yard.
- 2) Reduce the massing and scale of the second floor on Unit B, and eliminate the open-to-below areas.
- 3) Eliminate at least three quarters of the interior dividing wall between the kitchen and dining room in Unit B.
- 4) Provide an appropriate landscape plan; the Board recommends a plan prepared by a licensed landscape architect.
- 5) The mass, bulk, and scale of Unit D is incompatible with the project site and neighborhood.
- 6) The architectural character, style, and design of the project are acceptable as presented.

Action: Gradin/Hopkins, 6/0/0. Motion carried. (Cung absent).

*** THE BOARD BRIEFLY RECESSED AT 4:46 P.M., AND RECOVERED AT 4:51 P.M. ***

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

TRAINING AND DISCUSSION ITEM

5. DESIGN REVIEW MEETING EFFICIENCIES

(5:30) Staff: Jaime Limón, Senior Planner/Design Review Supervisor

(Training on improving Design Review meeting efficiencies and discussion regarding Board comments/motions.)

Actual time: 4:51 p.m.

Present: Jaime Limón, Senior Planner/Design Review Supervisor

Training and discussion held.

[Board member Cung was absent.]

**** THE FULL BOARD MEETING ADJOURNED AT 6:03 P.M. ****

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Kirk Gradin.

Staff present: Tony Boughman.

ABR - NEW ITEM**A. 207 W MASON ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-092-007

Application Number: MST2013-00110

Owner: Rino Romano

Architect: Thomas Ochsner

(Proposal for an 8 foot tall stucco privacy wall and a 42-inch stone veneer wall along the alley side of the property, and a 42-inch tall picket fence with stone veneer base and pilasters along the front at Mason Street.)

(Comments only; project requires environmental assessment.)

Project Design Approval and Final Approval with conditions:

- 1) Show trash enclosure adequate for 3 units, and provide photographs.
- 2) Use stone veneer with field stone pattern as recommended by the City Urban Historian.
- 3) Use minimum of 18-inch wide planting pockets.
- 4) As noted, the site plan indicates 8-inch setback from the east side property line.

ABR - NEW ITEM**B. 1806 & 1810 GILLESPIE STREET****R-2 Zone**

Assessor's Parcel Number: 043-151-023

Application Number: MST2012-00137

Owner: Robert Aker

Architect: Jose Luis Esparza

(Proposal to demolish the existing breezeway between two single-family residential units and in its place construct a new one-car carport with a roof deck. Also proposed is enclosing the existing second-story deck resulting in a 133 square foot addition at the rear of the rear unit, and an addition of 61square feet at the first-floor of the rear unit.)

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

Project Design Approval and Final Approval with conditions:

- 1) Return drawings to City staff.
- 2) Show clearly on the plans what is existing, as-built, to be removed, and what is to be permitted.
- 3) Open up the new porch area to side yard.
- 4) Unify the columns.
- 5) Eliminate the 4' x 4' post supporting the new beam.
- 6) Provide photographs of the "as-built" deck at the existing one-story roof; showing railing to be closed.

ABR - FINAL REVIEW**C. 515 RED ROSE LANE****R-2 Zone**

Assessor's Parcel Number: 035-341-008
 Application Number: MST2012-00477
 Owner: Belias 2007 Trust
 Architect: Brian Nelson

(Proposal for new entry gates at the existing driveway, and eight new 48 square foot cantilevered decks on the first and second floors of the existing apartment buildings.)

Final Approval as submitted. Add notes to the plans that the undersides of the decks are to match the underside of the eaves, and the windows are white metal windows.

ABR - NEW ITEM**D. 2911 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-008
 Application Number: MST2013-00107
 Owner: 2911 De La Vina, LLC
 Architect: Henry Lenny
 Applicant: Ed DeVicente

(Proposal for a tenant improvement for a new restaurant. The project would recess the storefront windows to be in line with the front door recess, reducing the commercial square footage by 76 square feet, replace the existing concrete patio in front for a new outdoor dining area with perimeter bollards and chains.)

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

Project Design Approval and Final Approval with the condition to provide stone veneer details on the plans.

ABR - NEW ITEM**E. 1919 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-013
 Application Number: MST2013-00112
 Owner: Ilham Akraa
 Architect: Ghazwan Akraa

(Proposal for a tenant improvement for a new restaurant. The project includes two minor additions consisting of enclosure of 220 square feet of existing covered patio areas, new tile at front patio, repainting the building, landscaping alterations, new bicycle racks, and restriping the parking lot.)

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

Continued one week with comments:

- 1) Study providing windows at the patio openings on the east and west elevations.
- 2) Provide Tier 3 Storm Water Management Program (SWMP) compliance; explore repair versus complete repaving SWMP triggers with City staff.
- 3) Study possible third color for trim around the windows and doors, potentially 3 colors total.
- 4) Provide a landscape plan showing compliance with City water-wise requirements; including the tree parkway strip and all planter areas; eliminate grass in parkway strip and adjacent planters.