



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 15, 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 3:02 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Gradin, Cung, Hopkins (present at 3:06 p.m.), and Poole.
Members absent: Wittausch.
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 **Tuesday, April 2, 2013, as amended.**
Action: Gradin/Mosel, 3/0/2. Motion carried. (Cung abstained; Mosel abstained from Item #1, 517 W. Figueroa St, Wittausch/Hopkins absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **April 8, 2013.** The Consent Calendar was reviewed by **Kirk Gradin.**
Action: Gradin/Poole, 6/0/0. Motion carried. (Wittausch absent).

Motion: Ratify the Consent Calendar of **April 15, 2013**. The Consent Calendar was reviewed by **Kirk Gradin** and **Stephanie Poole**.

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

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

1) Mr. Boughman announced that Board member Wittausch will be absent from tonight's meeting.

2) Reminder that Scott Hopkins will attend the appeal hearing for 2700 Miradero Drive on April 16, 2013.

E. Subcommittee Reports: No reports were made.

DISCUSSION ITEM

1. URBAN FOREST MANAGEMENT PLAN PROJECT

(3:10) Staff: Amanda Burgess, Parks and Recreation

(Status report on the development of the Urban Forest Management Plan that will guide efforts to protect and enhance the City's urban forest. The Plan will address long-range objectives, infrastructure constraints, community education and outreach programs, habitat, species diversity and program funding.)

PowerPoint presentation and discussion held.

[Board member Wittausch was absent.]

PROJECT DESIGN REVIEW

2. 531 E COTA ST

C-M Zone

(3:30) Assessor's Parcel Number: 031-171-014
Application Number: MST2012-00491
Owner: Automation Group, Inc.
Architect: Karl Kras
Applicant: Brent Daniels

(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 was last reviewed on April 2, 2013, and requires conformance with Staff Hearing Officer Resolution 014-13.)

Actual time: 3:26 p.m.

Present: Karl Kras, Architect; Kaley Brown, Landscape Architect with Grace Design Associates.

Public comment opened at 3:44 p.m., and as no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval for architecture with conditions and continued one week to Consent Review for landscaping details:

- 1) The Board appreciates the direction of the project as an improvement to the neighborhood, and that project will be replacing an abandoned building.
- 2) The color palette "A" is approved.
- 3) The wood material shall be solid white oak to be sealed, not stained.
- 4) Relocate the bench from the planter area to the current sidewalk area against the building; fill in the landscaping where the bench used to be in the planter.
- 5) Provide additional irrigation so that no hand watering is required.
- 6) Add a note to the plans that ground cover will be added to the abandoned tree well, or it will be filled in with concrete per City standards.
- 7) Landscaping details continued for Consent Review to show greater compliance with ABR Landscaping Guidelines 2.2.1, 2.2.3, 2.2.5, and 2.3.1. This can be achieved by:
 - a) Confirm landscaping plant species;
 - b) Propose higher plantings on south and west façades;
 - c) Provide three substantial canopy trees and possibly taller shrubs as well for the east parking lot; and
 - d) Provide an irrigation plan that does not require hand watering.

Action: Gradin/Hopkins, 5/0/1. Motion carried. (Cung abstained, Wittausch absent).

The ten-day appeal period was announced.

REVIEW AFTER FINAL

3. 131 ANACAPA ST

OC/SD-3 Zone

(4:05) 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 to install exposed ducting on the roof of Building B. Referred from the Consent Calendar on April 8, 2013.)

Actual time: 4:08 p.m.

Present: Clay Aurell, Architect; and Katie Hay, Project Developer.

Public comment opened at 4:19 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Review with the comment that the exposed ducting is unacceptable; Applicant to find an alternate solution.

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

**** MEETING ADJOURNED AT 4:47 P.M. ****

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Kirk Gradin and Stephanie Poole.

Staff present: Tony Boughman.

ABR - NEW ITEM – PUBLIC HEARING**A. 109 BATH ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-061-005

Application Number: MST2013-00122

Applicant: CY Johnson

Owner: Franciscan Motel Corporation

(Proposal to install a new air conditioning system in an existing hotel. The ground-mounted equipment is proposed to be located in the interior setback. Staff Hearing Officer review of a modification for the setback encroachment is requested.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a modification.)

Continued indefinitely to Staff Hearing Officer with comments:

- 1) There are no negative aesthetic impacts with the proposed location. Alternate locations were evaluated. The hotel functions as a whole with the technicality of the property line running through it.
- 2) There are no concerns regarding the Project Compatibility Analysis.

ABR - FINAL REVIEW**B. 120 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014

Application Number: MST2012-00361

Architect: Ryan Mills

Owner: Macerich Company

Owner: Patricia S. Nettleship, Trustee

(Proposal to complete the La Cumbre Plaza façade upgrades to all buildings per the current Tenant Design Criteria. Square footage changes are not proposed. Conceptual or project approval of proposed façade upgrades on Buildings A through K, and development of a plan for phased final approvals on a building-by-building basis is requested. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015.)

(Final review is requested for Building G. Building D is requested to be postponed indefinitely.)

Final Approval of Building G with conditions.

Building D continued indefinitely with comments:

- 1) Install mortared bird stops at the roof eave tiles.
- 2) There should be a 45-degree angle roof tiles at all corners.
- 3) Provide a random irregular roof tile placement to achieve an irregular shadow line as shown on the rendering.

ABR - FINAL REVIEW**C. 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 approximately 900 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.)

Final Approval with conditions:

- 1) Window trim is to be flat stock with square corners.
- 2) Install diamondia ground cover in the planters at the front of the building.
- 3) The planter along the front of the site behind the diamondia area shall be planted at a maximum height of 3 feet.
- 4) Return landscaping details to staff.
- 5) The proposed Jester Green color on the color board is to be toned down to be more in keeping with the green color as shown on the plans.