



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 30, 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
 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/gov/brdcomm/ac/abr/videos.asp.

CALL TO ORDER:

The Full Board meeting was called to order at 3:01 p.m. by the Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Gradin, 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 **September 16, 2013**, as amended.
Action: Poole/Mosel, 5/0/1. Motion carried. (Wittausch abstained, Cung absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **September 23, 2013**. The Consent Calendar was reviewed by **Kirk Gradin**.
Action: Mosel/Hopkins, 5/0/1. Motion carried. (Wittausch abstained, Cung absent).

Motion: Ratify the Consent Calendar of **September 30, 2013**. The Consent Calendar was reviewed by **Kirk Gradin**.

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

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

a. Mr. Boughman made the following announcements:

- a) Item #B, 813 E. Anapamu Street was referred to Full Board and will be reviewed as the last item on today's Full Board agenda.
- b) Board member Cung will be absent from today's meeting.
- c) The ABR's approval of the People's Self Help Housing project at 510 North Salsipuedes Street was appealed to the City Council.

E. Subcommittee Reports.

There were no reports.

DISCUSSION ITEM

1. AMERICAN INSTITUTE OF ARCHITECTS - URBAN LIVING SANTA BARBARA

(3:10) Presenter: Christopher Mason-Hing, AIA SB Chapter President Elect
(The 2013 AIA ArchitecTours, entitled "Urban Living Santa Barbara," will take place this week on Saturday, on October 5, 2013, and is a walking tour in the downtown of the City with its Housing and Living Amenities. For more information visit: www.aiasb.com/architecTours2013.cfm.)

Actual time: 3:13 p.m.

Presentation made and discussion held.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 520 E YANONALI ST

OM-1/SD-3 Zone

(3:25) Assessor's Parcel Number: 017-113-016
Application Number: MST2013-00388
Owner: City of Santa Barbara
Applicant: Lisa Arroyo, Project Engineer

(Proposal for the replacement of the existing Tertiary Filtration Plant at the El Estero Wastewater Treatment Plant. The project will demolish the existing 2,200 square foot building and construct a 5,300 square foot facility including a 2,900 square foot metal canopy. The canopy will be approximately 25.5 feet tall.)

(Action may be taken if sufficient information is provided. Project requires Tier 3 SWMP compliance.)

Actual time: 3:20 p.m.

Present: Don Cutler for CDM Smith, Consultant for the City of SB/Public Works-Engineering Division; Lisa Arroyo, City Supervising Engineer.

Public comment opened at 3:37 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

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

- 1) Provide additional photo documentation both to and from the nearest adjacent neighbors and public way so the Board can analyze any visual impacts to adjacent neighbors. If there are visual impacts, study additional landscape screening from neighboring and public views.
- 2) Provide a flat work paving plan to show the extent and type of any new paving, what is being removed, and what is being replaced.
- 3) Provide all four elevations on the plans to show how the project appears from all sides.
- 4) Study longer roof eave overhangs to provide weather and solar protection and to add more architectural character to the building.
- 5) The Board requested to know if a full sound analysis is required by staff under additional CEQA review, and if any modifications will be required to comply.
- 6) Study to adapt the building to provide future solar panels to the building.
- 7) At least two Board members prefer that the project be restudied and redesigned to be enclosed in a building.

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

CONCEPT REVIEW - NEW ITEM

2. 3943 STATE ST

C-2/SD-2 Zone

(3:55)

Assessor's Parcel Number: 051-010-021
 Application Number: MST2013-00359
 Owner: GRI- Regency, LLC
 Architect: Brian Cearnal

(Proposal to reconfigure parking lot and add 21 parking spaces in the Five Points Shopping Center parking lot. The proposal includes grading work, accessibility improvements (parking and paths of travel), replacement of existing light fixtures, and an additional trash enclosure.)

(Action may be taken if sufficient information is provided. Project requires Tier 3 SWMP compliance.)

Actual time: 4:13 p.m.

Present: Rogelio Solis and Joseph Andrulaitis, Architects for Cearnal Andrulaitis; Martha Degasis Maintenance Contractor for Arcadia Studio; and John Nahas, Patrick Conway, and Chris Danielle, Agents for Regency Centers.

Public comment opened at 4:29 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

The applicants requested a phased review with today's review being the portion of the project from the curbs outward toward the parking lots.

Motion: Project Design Approval and continued indefinitely to Consent Review with conditions:

- 1) The Board requests 24-inch minimum box trees for replacement trees.
- 2) Prior to returning for Consent Review, a licensed landscape architect member of a City design review board should review the proposed landscape plans.
- 3) The Board finds the proposed 25-foot light poles acceptable; and if the existing poles are to be retained, they shall be painted to match the new poles. All details are to be noted on the plans.
- 4) The Board finds the proposed elongated lighting Fixture-A is acceptable; all details, such as the 90-degree arm, are to be noted on the plans.
- 5) The Board appreciates that lighting levels shall be reduced at 11:00 p.m. at night, as presented.
- 6) The Board would like the board walk sidewalk extended with a walkway to the sidewalks; particularly in two locations: one near "Starbucks" and one near "Saigon."
- 7) Add an additional parking finger along La Cumbre Road, and increase the landscape planters in areas where there are no viable parking options.
- 8) The Board appreciates the additional parking being added to the Five Points Shopping Center area; and waives the usual finger planter requirement in front of the Big 5 and CVS stores to provide additional ADA parking.
- 9) Provide a larger species canopy shade tree at the east entrance adjacent to the PetCo store parking area.

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

The ten-day appeal period was announced.

***** THE FOLLOWING ITEM WAS REFERRED TO FULL BOARD FROM CONSENT REVIEW. *****

ABR CONSENT REVIEW ITEM - REFERRED TO FULL BOARD**B. 813 E ANAPAMU ST****A-1/E-1/R-3 Zone**

Assessor's Parcel Number: 029-150-040

Application Number: MST2013-00365

Agent: Steve Brown

Applicant: John Cuykendall

Designer: Mark Morando

Owner: Whittier Trust Co, Trustee for Mary Jane Scarlallo

(Proposal to re-stripe an existing 10-space parking lot at the rear, to construct a new 17-space parking lot, and to clarify the "as-built" conditions on basement and penthouse levels. Also proposed is a new landscape and hardscape plan. There will be 690 cubic yards of grading excavation. This application will address violations called out in enforcement case ENF2013-00357.)

(Comments only; project requires environmental assessment.)

Actual time: 5:00 p.m.

Present: John Cuykendall, Applicant with Dudek/Agent for Owner; Dale Weber, Civil Engineer with Dudek; and Chuck McClure, Landscape Architect.

Public comment opened at 5:16 p.m.

- 1) E. Robert Jones; expressed concerns regarding potential movement of a lot of soil and kicked up dust since he has a family member with severe asthma, and possible erosion control problems.
- 2) James Celmayster, adjacent property owner, expressed basic support, with a request for conditional approval of the proposed landscape plan for future maintenance of all large trees on the site.

A letter of concern from Paula Westbury was received.

Public comment closed at 5:21 p.m.

Motion: Continued one week to Consent Review with comments:

- 1) The existing landscape plantings along the driveway are to remain.
- 2) Provide substantial plantings to help stabilize the hillside and provide adequate screening of the exposed blank wall on the east side of the new parking lot along the driveway.
- 3) A licensed landscape architect from a City design review board should review the landscape plan, and to ensure the size of the plants immediately surrounding the parking lot wall provides adequate screening of the wall, the parking lot wall shall be an integral colored concrete or a natural color similar to sandstone.
- 4) Along the retaining wall #B at the eastside of the parking lot, provide a cable rail solution.
- 5) The proposed landscape plan must also be reviewed by the Fire Department for High Fire Area compliance prior to returning for further or final review.

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

CONSENT CALENDAR (1:00 p.m.)

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

ABR - CONTINUED ITEM**A. 121 GRAY AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-019
Application Number: MST2013-00367
Owner: 121 Gray Avenue, LLC
Applicant: Lane Krabacher

(Proposal to repaint an existing two-story commercial building and comments only requested for future exterior alterations including corrugated steel siding, plaster eyebrows, removal of existing wood trim, additional windows, a glass railing system at the third floor deck, and a landscaped "green" wall.)

(Action may be taken for the repaint proposal.)

Continued one week with comments:

- 1) Study revising the proposed colors, as the proposed dark color may be too dark for the tower element.
- 2) The first proposed color scheme with no red color for the third floor is preferred.

ABR - REFERRED BY FULL BOARD**B. 813 E ANAPAMU ST****A-1/E-1/R-3 Zone**

Assessor's Parcel Number: 029-150-040
Application Number: MST2013-00365
Agent: Steve Brown
Applicant: John Cuykendall
Designer: Mark Morando
Owner: Whittier Trust Co, Trustee for Mary Jane Scarlallo

(Proposal to re-stripe an existing 10-space parking lot at the rear, to construct a new 17-space parking lot, and to clarify the "as-built" conditions on basement and penthouse levels. Also proposed is a new landscape and hardscape plan. There will be 690 cubic yards of grading excavation. This application will address violations called out in enforcement case ENF2013-00357.)

(Comments only; project requires environmental assessment.)

Referred to Full Board.

ABR - NEW ITEM**C. 6010 HOLLISTER AVE A-I Zone**

Assessor's Parcel Number: 073-370-0BL
Application Number: MST2013-00400
Owner: City of Santa Barbara
Applicant: Leif Reynolds, Project Engineer II

(Proposal to install three 20-foot tall wood utility poles compliant with Southern California Edison service connection to provide for temporary lighting of the existing airport yards.)

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

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - REVIEW AFTER FINAL**D. 1165 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-007
Application Number: MST2012-00310
Owner: Max and Eleanor Baril, Trustees
Business Name: Chase Bank

(Proposal for a tenant improvement for Chase Bank. Exterior alterations consist of filling in the upper part of an arch on the front façade to allow for a proposed wall sign. A new automated teller machine is proposed to be installed in the front window within the arch.)

(Review After Final to install blue lighted walls inside the bank that are visible from outside.)

Approval of the Review After Final as submitted.

ABR - NEW ITEM**E. 27 E COTA ST C-M Zone**

Assessor's Parcel Number: 037-132-033
Application Number: MST2013-00394
Owner: The Lyon Building
Applicant: Ridge Communications for Verizon Wireless

(Proposal for a wireless communication installation within the existing screened rooftop area of an existing five story building. The project comprises replacement of nine antennas and installation of three remote radio units, three tower-mounted amplifiers, two surge suppression units, and two new cables routed with existing cables.)

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

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - NEW ITEM**F. 29 W. CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-630-006

Application Number: MST2013-00395

Owner: 29 WEST, LLC

Applicant: Ridge Communications for Verizon Wireless

(Proposal for a wireless facility upgrade within the existing screened rooftop area of an existing three story building. The project comprises the replacement of three existing antennas and installation of two GPS antennas, six remote radio units, two surge suppression units, and three cables to run with existing cables.)

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

Public comment: Peter Lance spoke with concerns that antenna projects only receive architectural review that may not fully address concerns about the safety of radio frequency emissions. The radio frequency studies submitted to staff are based on computer models and field measurements of actual emission levels are never taken to verify compliance of completed projects.

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 5:51 P.M. ****