



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, November 11, 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 – ABSENT  
                 KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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/ABRVideos](http://www.SantaBarbaraCA.gov/ABRVideos).

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:05 p.m. by Chair Zink.

**ATTENDANCE:**

Members present:      Zink, Hopkins, Mosel, and Poole.  
Members absent:      Gradin, Cung, and Wittausch.  
Staff present:      Limón, 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 **October 28, 2013**, as amended.  
Action:      Poole/Hopkins, 3/0/1.      Motion carried.      (Poole abstained from Items 5 thru Item 7),  
                 Gradin/Cung/Wittausch absent).

C.      Consent Calendars:

Motion:      Ratify the Consent Calendar of **November 4, 2013**.      The Consent Calendar was reviewed by **Kirk Gradin**.  
Action:      Hopkins/Mosel, 4/0/0. Motion carried.      (Gradin/Cung/Wittausch absent).  
Motion:      Ratify the Consent Calendar of **November 11, 2013**.      The Consent Calendar was reviewed by **Kirk Gradin**.  
Action:      Hopkins/Poole, 4/0/0. Motion carried.      (Gradin/Cung/Wittausch absent).

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Chair Zink announced that City TV for the Channel 18 telecast is experiencing overhead camera technical difficulties and will be working on resuming televised overhead camera coverage of the presented project plans throughout the meeting.
  2. Mr. Limón announced that:
    - a) Board member Cung and Wittausch will be absent from the meeting, and Board member Gradin may arrive later to the meeting.
    - b) Agenda Item #3, 2981 Cliff Drive project as a County-owned parcel, was agendized slightly in error for future Planning Commission review, but will not be reviewed by the Planning Commission and the Board will be giving courtesy comments for the County of Santa Barbara.
    - c) Agenda Item #6, 474 Scenic Drive was postponed indefinitely at the applicant's request.
    - d) As reported in the email forwarded to the Board regarding 700 Shoreline Drive, Santa Barbara City College La Playa Stadium Scoreboard Replacement Project, Mr. Limón reported that the Board's comments were duly incorporated into the project as reported by Julie Hendricks, Senior Director of Facilities, Planning and Campus Development.
- E. Subcommittee Reports.  
No reports were made.

## **DISCUSSION ITEM**

### **1. 219 E MICHELTORENA ST**

**P-R Zone**

**(3:10)**

Assessor's Parcel Number: 027-242-001

Application Number: MST2013-00462

Owner: City of Santa Barbara

Applicant: City of Santa Barbara Creeks Division

(Proposal to replace existing impermeable concrete sidewalks and parkways surrounding Alice Keck Park Memorial Garden with permeable pavers to comply with the City's Stormwater Management Program.)

**(Comments only.)**

Actual time: 3:16 p.m.

Present: Cameron Benson, Creeks Res./Clean Water Div. Manager; Tim Burgess, Water Resources Specialist; and Laura Yanez, Project Engineer I.

Public comment opened at 3:26 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board appreciates the applicant's efforts toward compliance with Storm Water Management Program (SWMP).
- 2) The Board prefers the all paver option for the permeable pavers.
- 3) Study the use decomposed granite material in the parkway.
- 4) Increase the amount of landscaping where possible, and at the corners.
- 5) Replace the three corner handicap details with current City standard.

Action: Hopkins/Mosel, 4/0/0. Motion carried. (Gradin/Cung/Wittausch absent).

**CONCEPT REVIEW - CONTINUED ITEM****2. 235 E COTA****C-M Zone****(3:40)**

Assessor's Parcel Number: 031-152-031  
 Application Number: MST2013-00385  
 Owner: Alano Club of Santa Barbara, Inc.  
 Architect: Rex Ruskauff

(Proposal to install a six-foot tall plaster wall to create an enclosed courtyard at the north side of the building, and add an additional exterior stair to the second-story on the west elevation, and provide parking as approved by the Planning Commission.)

**(Second Concept Review: Action may be taken if sufficient information is provided. Project requires conformance with Planning Commission Resolution 048-03.)**

Actual time: 3:47 p.m.

Present: Rex Ruskauff, Architect; Bill McCarty, Board member of the Alano Club.

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

A letter of concern from Paula Westbury was received.

**Motion: Continued one week to Consent Calendar with comments:**

- 1) Return with information on the proposed pavers for courtyard (the Board prefers earth-tone colored pavers).
- 2) Show the proposed trash enclosure location on the plans.
- 3) Provide additional landscaping where the existing trash is currently located.
- 4) Provide a newel post at the base of the proposed stairs.

Action: Hopkins/Poole, 4/0/0. Motion carried. (Gradin/Cung/Wittausch absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 2981 CLIFF DR****COUNTY Zone****(4:10)**

Assessor's Parcel Number: 047-092-013  
 Application Number: MST2013-00445  
 Owner: County of Santa Barbara  
 Architect: Jeffrey Stoutenborough

(Proposal for a new 786 square foot restroom facility at Arroyo Burro Beach Park. The existing restrooms would be converted to storage or other beach visitor supporting functions. Planning Commission review of a Coastal Development Permit is requested.)

**(County-Owned parcel. Comments only for County of Santa Barbara; project requires Environmental Assessment.)**

Actual time: 4:05 p.m.

Present: Jeffrey Stoutenborough, Architect; Jill Van Wie, Capital Projects Manager of the Parks Division of the County of Santa Barbara.

Public comment opened at 4:15 p.m.

- 1) David and Constance Schott, opposition; expressed concerns regarding preserving his public views, the roof materials proposed, and parking density in the neighborhood.

A letter of concern from Paula Westbury was received.

Public comment closed at 4:19 p.m.

- Motion:**        **Continued indefinitely to the Planning Commission with comments:**
- 1) The Board appreciates the County's efforts on a needed project, and the quality of architecture on the site and attention to plan detail of the proposed drawings.
  - 2) Restudy the lack of pedestrian compatibility and access to the proposed new women's restroom; especially the space between the existing women's restroom and the proposed new restroom.
  - 3) Restudy for a proposed darker color for the roof.
  - 4) One Board member was concerned with dark sky compatibility issues regarding the proposed skylights.
  - 5) Some Board member would like alternative proposals for the CMU block; preferably ground faced, smooth block or board form concrete.
  - 6) Some Board members were concerned with using the identical blue color used at the Water Resources Building, and suggested the applicant propose an alternative color.
  - 7) The Board understands that there is a loss of some parking due to compliance with ADA requirements and provision for handicapped parking, and appreciates the improvements to the beach area.
  - 8) Some Board members find the automatic water bottle filler should be relocated or brought forward.
  - 9) Some Board members find the site plan would be improved by combining the existing and new buildings into one building in order to maximize possible future usable open area.
- Action:        Hopkins/Poole, 4/0/0. Motion carried. (Gradin/Cung/Wittausch absent).

### **CONCEPT REVIEW - NEW ITEM**

#### **4.     420 E HALEY ST**

**C-M Zone**

**(4:40)**     Assessor's Parcel Number:    031-283-006  
                  Application Number:         MST2013-00460  
                  Owner:                                Space Coast Credit Union  
                  Architect:                                AB Design Studio

(Proposal for a legal change of use and to replace an existing streetscape storefront system. Also proposed is to remove approximately 1,000 square feet of existing non-residential floor area in order to provide three parking spaces at the rear, new windows, and two new entry doors on the rear elevation. A waiver of parking design standards is requested.)

**(Comments only, project requires Environmental Assessment.)**

Actual time: 4:45 p.m.

Present:        Clay Aurell, Josh Blumer, and Aramis Arciga, AB Design Studio.

Public comment opened at 4:54 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

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

- 1) The Board finds the project generally acceptable, and appreciates the revitalization of the building.
- 2) The majority of the Board members find the architecture acceptable.
- 3) Study to add more landscaping opportunities, including the addition of vine pockets along the alley.

Action: Hopkins/Mosel, 3/0/1. Motion carried. (Zink abstained, Gradin/Cung/Wittausch absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM****5. 525 E MICHELTORENA ST****R-3 Zone**

**(5:00)** Assessor's Parcel Number: 027-260-031  
Application Number: MST2013-00461  
Owner: PB Micheltorena LLC  
Architect: DMHA

(Proposal for facade improvements to an existing commercial building and accessibility upgrades to the parking lot, new entry stairs, accessible ramp, and exterior patio. Also included is a reconfiguration of the front stairs to accommodate an accessible lift at the front of the building.)

**(Comments only, project requires Environmental Assessment.)**

Actual time: 5:05 p.m.

Present: Robert Avery, Architect.

Public comment opened at 5:17 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 Full Board with comments:**

- 1) The Board finds the proposed changes of the design to be appropriate and acceptable for style of architecture.
- 2) Some Board members find the proposed metal canopy to be inappropriate or incompatible for the neighborhood and proposed style of architecture.
- 3) Restudy the detailing in the offset of the proposed wood siding with the plaster architecture.
- 4) Restudy the entry stairs with regard to the height of the dividing planter.
- 5) Provide a landscape plan.

Action: Hopkins/Poole, 4/0/0. Motion carried. (Gradin/Cung/Wittausch absent).

**CONCEPT REVIEW - CONTINUED ITEM****6. 474 SCENIC DR****E-3/SD-3 Zone****(5:30)**

Assessor's Parcel Number: 015-272-003  
 Application Number: MST2013-00425  
 Owner: Edward Yates  
 Architect: Jonathan Villegas

(Proposal for alterations to a one-story five-unit apartment complex. The proposal would relocate an existing front site retaining wall to the front property line, re-grade the driveway entries, replace a wood deck and stairs at the rear of the existing single-family residential unit, replace an existing two-car carport with a two-car garage, and replace an existing three-car carport with a new three-car garage. The existing carports and proposed garages are non-conforming to the interior and rear setbacks. This project will address the violations identified in enforcement case ENF2013-00676 including the as-built installation of vinyl windows. Staff Hearing officer review is requested for zoning modifications.)

**Second Concept review**

**(Comments only; project requires environmental assessment and Staff Hearing Officer review.)**

**Postponed indefinitely at the Applicant's request.**

**CONSENT CALENDAR (1:00 p.m.)**

Representatives present: Kirk Gradin  
 Staff present: Susan Gantz

**ABR - REVIEW AFTER FINAL****A. 709 E HALEY ST****C-2 Zone**

Assessor's Parcel Number: 031-232-017  
 Application Number: MST2011-00077  
 Owner: Corina A. Figueroa  
 Owner: Jaime and Robin Melgoza  
 Architect: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

**(Review After Final to add windows and change the approved windows in the front building.)**

**Application has been withdrawn by the Applicant.**

**ABR - FINAL REVIEW****B. 3943 STATE ST****C-2/SD-2 Zone**

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.)

**(Final Approval of landscape plan details is requested.)**

**Postponed to the November 18, 2013 Consent Review Calendar at the Applicant's request.**

**ABR - REVIEW AFTER FINAL****C. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019  
Application Number: MST2012-00374  
Owner: Paul Uyesaka  
Architect: Rex Ruskauff  
Business Name: Uptown Grill

(Proposal to permit as-built tenant improvements to the existing commercial building to merge two tenant spaces. Alterations consist of new plaster and color change, two new fabric awnings on the front facade, new parking configuration and striping, new storage space connecting the main building to the detached storage building, new block stucco walls enclosing the rear patio with wood gate and awning, new wood fence and gate at alley, painting the existing doors and windows, new block stucco trash enclosure, replacement of the existing concrete slab with pavers, new light fixtures, and new festoon lighting on the rear patio and along the south side of building over the side alley. The as-built signage will be reviewed by the Sign Committee.)

**(Review After Final of as-built outdoor string lighting.)**

**Approval of the Review After Final with the condition to remove the Tivoli overhead lighting which occurs in front of the exit gates.**

**\*\* MEETING ADJOURNED AT 5:48 P.M. \*\***