



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW SPECIAL MEETING MINUTES

Note: These are Special Meeting Minutes for previously postponed items from the December 9, 2013 meeting.

TUESDAY, December 17, 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
MARC AGUILAR, Associate Planner
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 3:04 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Cung, Poole (present at 3:04 p.m.), and Wittausch.

Members absent: Gradin, Hopkins, and Mosel.

Staff present: Aguilar, Bedard (present until 3:38 p.m.), and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: To table ratification of the **December 9, 2013**, Architectural Board of Review meeting minutes to the **January 6, 2014**, meeting.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **Monday, December 16, 2013**. The Consent Calendar was reviewed by **Kirk Gradin**.
Action: Wittausch/Poole, 4/0/0. Motion carried. (Gradin/Hopkins/Mosel absent).

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

- 1) Board members Gradin, Hopkins, and Mosel would be absent from the meeting.
- 2) The Chair requested of staff information regarding City policy on Board & Commission meeting meal breaks for the next Calendar Year.
- 3) Board members requested several hours advance notice for attendance quorum confirmations.

E. Subcommittee Reports: There were no reports.**CONCEPT REVIEW - CONTINUED ITEM****1. 2334 DE LA VINA ST****R-4 Zone**

(3:10) Assessor's Parcel Number: 025-113-001
Application Number: MST2013-00419
Owner: BLH Properties, LLC
Architect: Jason Grant

(Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer review of a Tentative Subdivision Map is requested.)

(Second Concept Review. Project was last reviewed on October 28, 2013. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

Actual time: 3:08 p.m.

Present: Jason Grant, Architect.

Public comment opened at 3:13 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

*** THE CHAIR BRIEFLY RE-OPENED PUBLIC COMMENT ON THIS ITEM ***

Public comment was re-opened at 3:34 p.m.

- 1) Mohamad Hijazi (adjacent neighbor), opposition; expressed written concerns regarding impacts the proposed project on his adjacent property next door. These written concerns include: possible impacts to adjacent properties and residents to be included in the submitted drawings and plans (esp. north and south of the project), neighborhood compatibility regarding the proposed size and scale of the project, grading and fill impacts, water flow and drainage impacts, and privacy concerns regarding the placement of windows and decks or patios. A Board site visit was requested.

Public comment was re-closed at 3:35 p.m.

Motion: Continued indefinitely to the Staff Hearing Office to return to Full Board with comments:

- 1) Restudy the third floor element and how it fits into the whole project.
- 2) Provide further details, a color board, and a landscape plan.
- 3) Provide compliance with Storm Water Management Program (SWMP) requirements.

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

*** THE BOARD BRIEFLY RECESSED AT 3:18 P.M., AND RECOVERED AT 3:34 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

2. 601 SAN PASCUAL ST

R-3 Zone

(3:40) Assessor's Parcel Number: 037-101-014
Application Number: MST2013-00019
Owner: Dario Pini
Architect: Gil Barry

(Revised proposal for four units under the Average Unit-size Density (AUD) Incentive Program. The two existing one-story single-family units will remain. The project includes two new 1,020 square foot two-story single-family units with attached 245 square foot one-car garages to be located at the rear of the lot. The existing 355 square foot two-car garage will be demolished. The project includes a new driveway from Cota Street, six new uncovered parking spaces, and landscaping.)

(First review of revised project. Action may be taken if sufficient information is provided. Project was last reviewed on August 5, 2013. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption.)

Actual time: 3:37 p.m.

Present: Gil Barry, Architect; Jeannie Mason, Landscape Architect.

Public comment opened at 3:47 p.m.

- 1) Javier Limón (Neighborhood Advisory Council), opposition; expressed concerns regarding proposed garages, apartment and housing over-crowding, and additional parking and traffic density.
- 2) Sally Foxen, opposition; expressed concerns regarding apartment and housing over-crowding in the neighborhood, impractical ratio of bathrooms to bedrooms, proposed garages, and additional parking and traffic density in an already housing dense neighborhood.
- 3) Miguel Garcia (adjacent neighbor), opposition; expressed concerns regarding detriment to the quality of life in the neighborhood, impractical ratio of bathrooms to bedrooms, possible apartment and housing over-crowding, and parking and traffic density with safety concerns for children in the area.

A letter of concern from Paula Westbury was received.

Public comment closed at 3:54 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the materials for the proposed dwellings C and D.
- 2) Restudy the width of the driveway for the new curb cuts along Cota Street between Buildings B and C; narrowing to increase landscaping on either side is preferable.
- 3) One Board member found the amount of parking should be reduced for additional open space.
- 4) Some Board members find that improvements could be made to the existing Buildings A and B to make them more compatible with the new Buildings C and D.
- 5) Study to enhance the paving in the motorcourt.
- 6) Provide information about any existing or proposed fencing along the interior property lines.
- 7) Research the proposed street tree by Parks and Recreation along San Pascual Street.
- 8) Provide compliance to Storm Water Management Program (SWMP) requirement.
- 9) Provide a color board.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1298 LAS POSITAS RD****A-1 Zone**

(4:10) Assessor's Parcel Number: 047-010-034
Application Number: MST2013-00141
Owner: City of Santa Barbara
Applicant: Elings Park
Architect: Ray Hicks

(Proposal for renovation and expansion of the existing tennis facility. The proposal would demolish 872 square feet of office and bathrooms, sidewalks and parking lot and remove several oak trees. New construction consists of a 3,500 square foot multiple use building that includes a fitness room, cafe kitchen, pro shop, restrooms and office, three new tennis courts, a new parking lot, and renovations to existing tennis stadium seating. Grading includes 1,622 cubic yards of cut and 1,622 cubic yards of fill outside the main building footprint and 222 cubic yards of fill under the main building. Planning Commission review is requested for 2,628 square feet of new non-residential square footage and for parking spaces located in the front setback. Parks and Recreation Commission approval will be required for the project.)

(Comments only; project requires Environmental Assessment and Planning Commission review.)

Actual time: 4:13 p.m.

Present: Ray Hicks, Architect; Derek Westen, Applicant, and Danny Vickers, Agent for Elings Park.

Public comment opened at 4:28 p.m.

- 1) David Niles, opposition; expressed concerns regarding current design, and public development beyond what is stipulated in the plans, disruption of natural habitat, damage to Chumash lands, parking density, and neighborhood compatibility.
- 2) Linus Huffman, (submitted email) opposition; with expressed concerns regarding overuse of the Park entry, and parking density.
- 3) Karen Van Hoge, opposition; with expressed concerns regarding over-utilized current tennis courts and do not need more facilities, methane gas environmental concerns, destruction of wild natural habitat, traffic safety, and alternative simple upgrades requested.
- 4) Firouz Golizadeh, opposition, with expressed concerns regarding loss of public places for public recreation, private corporate interests for a previously public facility.

- 5) Abe Mira, (submitted email) opposition; with expressed concerns regarding construction debris, traffic, private corporate leasing for a previously public facility, and unnecessary additional tennis courts.
- 6) Karen Mira, (submitted email) opposition, with expressed concerns regarding private corporate leasing for a previously public facility.
- 7) David Boone, opposition, with expressed concerns regarding dangerous traffic and parking density due to lack of adequate vehicular turnaround space.

Letters of concern from Phillip J. Hill, Steve Bellamy, David & Melinda Gladstone, Linus Huffman, Ted & Lynn Gizewski, Leon Lunt, Andrew J. Cavanaugh, Esq., Victor Plana, Larry Praissman, D. S. Cardillo, Patricia Foley, Gerard Cardillo, Harriet Sharp, Abe & Karen Mira, Gwen Hildred, Marilyn Johnson, Ms. Perry Carroll, and Paula Westbury regarding were acknowledged.

Public comment closed at 4:41 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board would find acceptable a more contemporary style of architectural design; blending in with the natural surroundings, but not necessarily with the proposed red tile with the red plaster walls.
- 2) Study to address the impacts of the proposed tennis courts and new building on the hillside.
- 3) Study height, bulk, scale, and composition of the buildings for possible reduction.
- 4) Return with a civil engineering plan and estimates for grading, drainage, and paving.
- 5) Study relocation of the walkways between the tennis courts and hillside to the front side of the tennis courts for more efficient use of the hillside.
- 6) Study the proposed gateway entrance and egress for a more efficient and safer vehicular turnaround and drop-off space.
- 7) Return with a landscape plan; include plantings to screen the parking from public view.

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

**** MEETING ADJOURNED AT 5:33 P.M. ****