



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 6, 2014 **David Gebhard Public Meeting Room, 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Landscape Architect)
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 Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Gradin, Cung, Hopkins, Poole, and Wittausch.
Members absent: None.
Staff present: Limón (present until 3:22 p.m.), Boughman, and Goo.

GENERAL BUSINESS:

A. 2014 Board Elections and Appointments.

Paul Zink was nominated for ABR Chair. Mr. Zink accepted the nomination. Election vote: 6/0 (unanimous).

Kirk Gradin was nominated for ABR Vice-Chair. Mr. Gradin accepted the nomination. Election vote: 6/0 (unanimous).

ABR Consent Review (and Landscape Review) appointments were made.

B. 2014 Subcommittee Appointments.

Board Member Appointments were made for Subcommittee Advisory Groups.

C. Public Comment:

No public comment.

D. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **December 9, 2013**, as amended.

Action: Poole/Hopkins, 6/0/1. Motion carried. (Miller abstained).

Motion: Approval of the minutes of the Architectural Board of Review *Special Meeting* of **Tuesday, December 17, 2013**, as amended.

Action: Poole/Wittausch, 4/0/3. Motion carried. (Gradin, Hopkins, and Miller abstained).

The December 23, 2013, Full Board meeting was cancelled.

E. Consent Calendars:

The December 23, 2013, Consent Calendar meeting was cancelled.

Motion: Ratify the Consent Calendar of **January 6, 2014**. The Consent Calendar was reviewed by **Stephanie Poole** (Item A was reviewed by Stephanie Poole and Courtney Jane Miller).

Action: Gradin/Poole, 7/0/0. Motion carried.

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

1) Mr. Boughman announced that Consent Review Item B, 432 E. Haley Street, was referred to Full Board and will be reviewed after the last item on the Full Board agenda.

2) Mr. Boughman welcomed Ms. Courtney Jane Miller, ASLA (Landscape Architect) to the ABR Board.

DISCUSSION/ACTION ITEM**1. URBAN FOREST MANAGEMENT PLAN PROJECT (UFMP)**

(3:15) Staff: Amanda Burgess, Planning Technician II; and Jill Zachary, Project Manager/Assistant Parks & Recreation Director

(Review the Urban Forest Management Plan (UFMP) project and make recommendation to the City Council for Adoption of the UFMP.)

Actual time: 3:22 p.m.

A Presentation was made and a Discussion held.

Board Comments:

- 1) Board member Gradin suggested that fruit trees should be included in the Plan for consideration; Board member Hopkins concurred and suggested that other Cities may have some existing studies to draw information from, and may have some examples of utilizing city park land for “edible” plantings.
- 2) Board member Wittausch was concerned about the potential loss of non-native tree diversity that is a part of the City’s history.

Motion: The Board recommends that the City Council adopt the proposed Urban Forest Management Plan (UFMP).

Action: Gradin/Wittausch, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 300 BLK W COTA ST**

(3:40) Assessor's Parcel Number: ROW-002-044
 Application Number: MST2013-00521
 Owner: City of Santa Barbara
 Applicant: Kenneth Young, Project Engineer

(Phase 2 of the West Downtown Improvement Project includes this proposal to add 82 new street lights with LED lamps at intersections and mid-block of the Lower West Downtown Neighborhood. The segments include the 100, 200, 300 and 400 blocks of West Cota Street and the 500 and 600 blocks of Castillo, Bath and De La Vina Streets, and Dibblee and Bradbury Avenues. Sixty-seven of the street lights are located within the jurisdiction of the Architectural Board of Review, and 15 of the street lights are located within the jurisdiction of the Historic Landmarks Commission.)

Actual time: 4:01 p.m.

Present: Adam Hendel, Supervising Engineer, City Public Works; and Kenneth Young, Project Engineer II, City Public Works.

Public comment opened at 4:05 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 Final Approval with conditions:

- 1) The Board is very appreciative of the City's efforts to provide much needed lighting. The design concept for the area is acceptable and supportable by the Board.
- 2) The Board would support any effort to incorporate the undergrounding of utility lines as part of this project. Also, the Board would support identifying one of the two poles as potential cell sites. These would return as separate applications for review.
- 3) Study larger borings for conduit to accommodate future electrical needs.

Action: Gradin/Hopkins, 6/1/0. Motion carried. (Poole opposed).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**3. 406 E HALEY ST****C-M Zone**

(4:00) Assessor's Parcel Number: 031-283-016
 Application Number: MST2013-00477
 Owner: Laguna Haley Studio, LLC
 Architect: AB Design Studio, Inc.

(Proposal for exterior and interior alterations to multiple buildings consisting of the following: reconfigure and restripe an existing unimproved parking area with ten parking spaces and bike parking, landscape improvements, "as-built" change-of-use of a 240 square foot residential accessory building to commercial use, a second-story balcony for an existing residential unit, two new trash enclosures, and a voluntary lot merger of four parcels. Also proposed is work in the public right-of-way including a new sidewalk and parkway on Laguna Street, new street trees, and a new curb-cut on E. Haley Street.)

(Project requires Environmental Assessment.)

Actual time: 4:25 p.m.

Present: Clay Aurell and Adam Grosshans, Architects for AB Design Studio, Inc.

Public comment opened at 4:40 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 design and architecture of the proposed project compatible with the Haley Street Guidelines. The project is compatible with the neighborhood which is in transition and has existing buildings in this style.
- 2) The Board appreciates the proposed rooftop equipment screening. Return with a conceptual roof plan showing equipment locations and how the screening will be incorporated in the re-roofing.
- 3) Return with a color scheme and propose colors for the two plaster buildings; include the articulation between the two buildings.
- 4) Return with preliminary detailing for the eave overhangs, awnings, and windows.
- 5) Study the location of the two olive trees at the entrance driveway; specifically the right-hand olive tree and its placement in relation to the asphalt.
- 6) The Board has a concern regarding the ADA parking space (No. 1) location and the path of travel; a redesign may be required.
- 7) Show proposed fencing along the sidewalk along Laguna Street. Consider the car bumper overhang so as not to hit the fence. Include a proposal for landscaping.
- 8) Provide additional information of the proposed exterior siding as there was some concern regarding the long-term maintenance and graffiti removal with the wood finish. Some Board members suggest a better alternative solution may be a painted metal finish.
- 9) Provide additional landscaping along Haley Street; specifically, if the City Master Plan for Haley Street allows additional parkway landscaping where the curb cut is being removed.
- 10) Study fenestration of the gable end and building corner to enlarge openings in proportion building's mass for improved sidewalk appeal and in keeping with the Haley Street Guidelines.
- 11) Provide more preliminary details of site lighting in keeping with the Outdoor Street Lighting Guidelines and Haley Street Guidelines.

Action: Wittausch/Gradin, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM

4. 3344 STATE ST

C-2/SD-2 Zone

(4:40) Assessor's Parcel Number: 053-324-014
 Application Number: MST2013-00508
 Owner: Everquest Lodge, Inc.
 Applicant: Michael Dykes

(Proposal for a 780 square foot two-story addition on an existing 12,336 square foot, 33-room motel. The site is approximately 27,780 square feet.)

(Action may be taken if sufficient information is provided. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption.)

Actual time: 5:11 p.m.

Present: Michael Dykes, Applicant; Nicholas Teng, Owner.

Public comment opened at 5:21 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

The Board clarified for the applicant that an application involving commercial and apartment structures requires a licensed architect.

Motion: Continued indefinitely to Full Board with comments:

- 1) Further study the location and placement of the proposed additions, which should be an enhancement to the function of all the spaces they impact and create. Study new and existing bedrooms, secondary stairways, windows, and a cricket on the existing roof to accommodate an addition.
- 2) Restudy the need for the two proposed stairways as only one is necessary to better utilize the available square footage.
- 3) The proposed trellis area on the second floor should appropriately interface cleanly with the roof line of the new and existing second floor.
- 4) Provide new and relocated mechanical equipment details and locations on the plans.
- 5) Provide a landscape plan with existing and proposed landscaping, hardscape, and new exterior lighting details.
- 6) Return with more clearly articulated drawings clarifying new and proposed elements, and the relationship of the first floor to the second floor.

Action: Gradin/Wittausch, 7/0/0. Motion carried.

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

ABR - NEW CONSENT ITEM

B. 432 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-283-010
 Application Number: MST2013-00503
 Owner: Francisco and Eugenia Andrade
 Owner: 432 E. Haley Partners, LLC
 Architect: DMHA

(Proposal for alterations to the exterior entry canopy and for new storefront windows and entry doors.)

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

Actual time: 5:47 p.m.

Present: Ryan Mills, Agent for DMHA.

Ms. Stephanie Poole stated the reasons why she referred the proposed project to Full Board review.

Public comment opened at 5:57 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 Consent Review with comments:

- 1) A majority of the Board found that removal of the tile roof would be a detriment to the proposed project.
- 2) A majority of the Board found the proposed site plan enhancements acceptable.
- 3) The Board found the proposed color unacceptable; applicant to return with an alternative color proposal.
- 4) Provide an alternative to the proposed wood siding.

Action: Gradin/Wittausch, 7/0/0. Motion carried.

**** MEETING ADJOURNED AT 6:17 P.M. ****

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Stephanie Poole (and Courtney Jane Miller for Item A.)

Staff present: Tony Boughman.

ABR - NEW ITEM**A. 404 SANTA FE PLACE****E-3/SH Zone**

Assessor's Parcel Number: 035-191-050

Application Number: MST2013-00512

Owner: Housing Authority/City of Santa Barbara

Applicant: David Black

(Proposed conceptual landscape plan utilizing low water use plants and renovation of the existing irrigation system in accordance with water use requirements.)

(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**B. 432 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-010

Application Number: MST2013-00503

Owner: Francisco and Eugenia Andrade

Owner: 432 E. Haley Partners, LLC

Architect: DMHA

(Proposal for alterations to the exterior entry canopy and for new storefront windows and entry doors.)

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

Referred to Full Board.

ABR - REVIEW AFTER FINAL**C. 336 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-331-001
 Application Number: MST2009-00450
 Owner: Debra Corr Sanchez Family Trust U/T/D
 Applicant: Edward Corral
 Architect: Hugh Twibell

(New Description: Replace all existing windows and doors with new aluminum, remove existing roll-up door replace with new door and window, remove and replace all existing exterior stucco and replace like-for-like, remove and replace all interior and exterior framing; roof to remain; and foundation to remain with new underpinning. Old Description: The proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

(Continued from September 16, 2013.)

Continued one week to Consent Review with comments:

- 1) Return with different light fixtures with only down-lighting.
- 2) Provide an awning fabric sample.
- 3) Provide an alternative green paint color sample.

ABR - NEW ITEM**D. 200 BLK N SOLEDAD ST 1234 SEG ID**

Assessor's Parcel Number: ROW-001-234
 Application Number: MST2013-00523
 Owner: City of Santa Barbara
 Applicant: Andrew Grubb

(Proposal to install pedestrian median refuge island in nine various locations throughout the City.)

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

Project Design Approval and Final Approval with conditions:

- 1) Provide a "Mission" brick color installed in a herringbone pattern.
- 2) Study making the islands proportional to the wider street widths on the Westside.

The ten-day appeal period was announced.