



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 3, 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)
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/ABRVideos.

CALL TO ORDER:

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

ATTENDANCE:

Members present: Zink, Gradin (present until 6:27 p.m.), Hopkins (present until 5:42 p.m.), Miller, Poole, and Wittausch.
Members absent: Cung.
Staff present: Boughman, Limón (present until 3:09 p.m.; returned for Item #4), and Goo.

GENERAL BUSINESS:

A. Public Comment for Pending Item #6, 510 N. Salsipuedes Street.

Motion: **To open public comment for Item #6, 510 N. Salsipuedes Street.**
Action: Gradin/Poole, 4/0/0. Motion carried.

1) Robert Burke, opposed; read a submitted written excerpt from the *Olmstead* Supreme Court decision in 1925, in reference to the proposed project at 510 N. Salsipuedes Street.

Motion: **To close public comment for #6, 510 N. Salsipuedes Street.**
Action: Gradin/Poole, 4/0/0. Motion carried.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review **Tuesday** meeting of **January 21, 2014**, as amended.
Action: Poole/Hopkins, 5/0/2. Motion carried. (Zink abstained from Item #6/Wittausch abstained from Items #5-9, Cung absent)

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **January 27, 2014**. The Consent Calendar was reviewed by Poole.

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

The Consent Calendar Review for February 3, 2014 was cancelled.

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

- a. Mr. Boughman announced that Board member Cung will be absent from the meeting.
- b. Board member Hopkins announced that he will be stepping down from Item #6, 510 N. Salsipuedes Street.
- c. Board members Poole announced that she will be absent from the next scheduled meeting on Tuesday, February 21, 2014; Mr. Gradin has volunteered to cover Consent Review for Monday, Feb. 10th and 19th.
- d. Mr. Limon congratulated Mr. Boughman in his recent promotion to Assistant Planner; a new Planning Technician will be assigned to the ABR.

E. Subcommittee Reports: None.

PROJECT DESIGN REVIEW**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, Parks & Recreation Department/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 (SWMP.) requirements.

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

Actual time: 3:09 p.m.

Present: Cameron Benson, Creeks Division Manager.

Public comment opened at 3:17 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the proposed project and project goals.
- 2) The Board finds acceptable the City (quasi-) standard tan colored pavers and colored concrete to match an acceptable alternative to the decomposed granite; and dirt is an acceptable base-fill in the tree wells.
- 3) Provide some tolerance details of the pavers to the concrete retaining strip.
- 4) Applicant to verify there are no mid-block street lighting standards planned for the project area prior to returning to Consent Review.

Action: Hopkins/Poole, 4/0/2. Motion carried. (Miller/Wittausch abstained, Cung absent.)

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**2. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone****(3:40)**

Assessor's Parcel Number: 051-240-003
 Application Number: MST2014-00015
 Owner: DCH California Investments, LLC
 Applicant: Trish Allen, SEPPS
 Architect: MBH Architects

(Proposal for a tenant improvement for a new Tesla automobile sales and service location. The project consists of interior and exterior remodeling the existing 15,212 square foot commercial building and a net 28 square foot addition.)

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

Actual time: 3:37 p.m.

Present: Trish Allen, Suzanne Elledge Planning & Permitting Services; and Christy Ortins, Tesla Motors, Inc./Retail Development Design Manager..

Public comment opened at 3:51 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board prefers the existing double fin walls of the building be filled-in to be single vertical architectural elements (only along the front elevation).
- 2) Except for the area with the Alucobond panels, the existing south and west building walls shall be plastered, other existing walls painted to match.
- 3) Recess the store front doors/windows as far back as possible to create depth to the façade treatment.
- 4) Provide a slightly darker grey color for the existing building color.
- 5) Raise the Alucobond parapet height on the corner portion at least 6-inches above the existing parapet height.
- 6) Increase the landscape plant density, more foundation plantings, and provide an irrigation plan.
- 7) Clarify the use of the parking lot and the asphalt finishes on the site plan.
- 8) Study feasible locations for new shade trees in new or existing planters and along the building with potential to grow above building height.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**3. VARIOUS LOCATIONS IN THE OC ZONE****OC/SD-3 Zone****(4:10)**

Assessor's Parcel Number: 017-022-003
 Application Number: MST2014-00017
 Applicant: Visual Art in Public Places
 Owner: Various Property Owners

(Proposal for a neighborhood-wide art and mural program in the Funk Zone (the area approximately bounded by Highway 101, Helena Street, Santa Barbara Street, and Cabrillo Boulevard).)

(Concept review; comments only.)

Actual time: 4:19 p.m.

Present: Nils Hammerbeck, Studio XYZ; and Ginny Brush, Executive Director of the Arts Commission and VAPP Representative.

Public comment opened at 4:31 p.m.; and the following people spoke in support of the proposed project: Chloe Kirk, Meghan Hart, Lindsey McTavish, and Kai Tepper.

Public comment closed at 4:35 p.m.

Concept Review Board comments:

- 1) The Board appreciates the many potential benefits of the proposal.
 - 2) Applicant to study limiting any proposed artwork to a prescribed area or frame on building façades.
 - 3) Applicant to provide written owner's authorization for every property in project.
 - 4) Coordinate review with the ABR's VAPP subcommittee prior to returning to the ABR.
- (Cung absent from Review.)

CONCEPT REVIEW - CONTINUED ITEM

4. 474 SCENIC DR

E-3/SD-3 Zone

(4:40) 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.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 4:54 p.m.

Present: Jonathan Villegas, Designer; and Dan Lindsey, agent for owner.

Public comment opened at 5:05 p.m. As no one wished to speak, public comment was closed.

Mr. Limón reminded the Board that the proposed project should still be regarded as having historic significance even though the window materials have been changed to vinyl materials.

Straw vote: How many Board members can support the creation of additional floor area under the rear deck on this property that is non-conforming to residential density? 2/4.

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

- 1) The Board finds the proposed setback modification acceptable and aesthetically appropriate, and does not pose consistency issues with the Architectural Board of Review Guidelines.
- 2) A majority of the Board finds acceptable the proposed yellow building color.
- 3) Add a tile cap on all parapets, including the garage parapet to match the character of existing tile caps and previous older photographs.
- 4) Provide a full elevation of the front wall, and more closely match the existing curve of the original gate.
- 5) Provide a landscape plan. Provide vine plantings at the rear elevation of the garages.
- 6) Add screening for the understory of the rear deck.
- 7) Staff to verify if the existing vinyl windows were installed prior to the requirement for City review.
- 8) Return with any changes to the existing hardscape on the landscape plan.

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

FINAL REVIEW**5. 1810 SAN PASCUAL ST****R-3 Zone****(5:10)**

Assessor's Parcel Number: 043-163-010
 Application Number: MST2013-00261
 Owner: Brian Escalera
 Applicant: R.E. Johnson

(Proposal for a new two-story 5,494 square foot four-unit apartment building with four attached carport parking spaces. The existing one-story single-family residence and garage on the 8,504 square foot lot will be demolished or relocated.)

(Project received Project Design Approval on September 3, 2013; Action may be taken if sufficient information is provided.)

Actual time: 5:34 p.m.

Present: Richard Johnson, Architect; Kris Kempel, Landscape Architect; and Brian Escalera, Owner.

Public comment opened at 5:37 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.

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

IN-PROGRESS REVIEW**6. 510 N SALSIPUEDES ST****C-M Zone****(5:40)**

Assessor's Parcel Number: 031-222-018
 Application Number: MST2013-00212
 Owner: People's Self Help Housing
 Architect: Peikert+RRM Design Group

(Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.)

(In-progress review of minor project refinements, including planters, architectural elements, separation between building elements, landscaping, colors, and materials.)

Actual time: 5:43 p.m.

Present: Detlev Peikert, Architect, Peikert+RRM Design Group; Robert Fowler, Landscape Architect; Bonnie Sangster, Peikert+RRM Design Group; and Morgen Benevedo, People's Self Help Housing.

Public comment opened at 6:02 p.m.

- 1) Robert Burke, opposed; (Public Comment was opened at the beginning of meeting during General Business for Mr. Burke) read and submitted a written excerpt from the *Olmstead* Supreme Court decision in 1925.
- 2) Arthur Posch, opposed; appreciated the revised entry way, and would like the proposed project to satisfy all concerned parties; expressed concerns regarding large size and cost of the proposed building; has urgent concerns about flooding, drainage, and excess runoff toward the existing 1979 water channel; suggested a new water channel drainage be built to accommodate the new building's water drainage and runoff to safeguard against potential flooding in the area.
- 3) Trevor Martinson, Agent for Dr. Arthur Posch, (submitted letter) opposed, with concerns regarding previous issues that did not undergo Planning Commission review, specifically the 20-foot wide Fire Access Lane requirement that remains unresolved with the northerly neighbor; and the preservation of existing mountain views from public view corridors which could be mitigated by the removal of the proposed 2 three-bedroom units on the third floor corner of Haley and Salsipuedes Streets.

Public comment closed at 6:07 p.m.

Motion: Continued one week to Consent Calendar with comments:

- 1) The proposed project is ready for Final Approval at Consent Calendar Review.
- 2) Resolve Storm Water Management Program (SWMP) requirements with staff.
- 3) Submit final details based on the Final Approval Submittal Checklist.
- 4) Study colors of the stucco. Study breaking up the Salsipuedes Street elevation at the recesses with an alternate color.
- 5) Study the awning colors.
- 6) Provide door and window details that include recesses, and highly recommend an eyebrow detail on windows without awnings or other surround details.
- 7) Eliminate the arches on the triple windows above the garage.
- 8) Study eliminating the color changes inside the arches along Salsipuedes Street and align the tops of the windows with the spring points of the arches; the base color is acceptable.
- 9) Provide vines in pockets at the inside courtyard wall.
- 10) Provide a double starter course of roof tile at all eaves.

Action: Poole/Miller, 4/0/0. Motion carried. (Hopkins stepped down/Gradin and Cung absent).

THE 1:00 P.M. CONSENT CALENDAR REVIEW FOR THIS DATE WAS CANCELLED

**** MEETING ADJOURNED AT 6:52 P.M. ****