



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 9, 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 Representative)
STEPHANIE POOLE (Consent Calendar Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUZAN GANTZ, 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, Cung (present at 3:06), Gradin, Hopkins (present at 3:03), Miller, Poole, and Wittausch.
Members absent: None.
Staff present: Gantz, Limón (present from 3:12 to 4:02), and Goo.

GENERAL BUSINESS:

- A. Public Comment:
 No public comment.
- B. Approval of Minutes:
Motion: To postpone approval and ratification of the previous **Tuesday, May 27, 2014**, minutes to the **June 23, 2014**, Architectural Board of Review meeting.
Action: Gradin/Wittausch, 5/0/0. Motion carried. (Cung/Hopkins absent).
- C. Consent Calendars:
Motion: Ratify the Consent Calendar of **June 2, 2014**. The Consent Calendar was reviewed by **Kirk Gradin**.
Action: Gradin/Poole, 5/0/0. Motion carried. (Cung/Hopkins absent).

Motion: Ratify the Consent Calendar of **June 9, 2014**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

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

a. Ms. Gantz announced that the restroom facility project for Arroyo Burro Beach at 2981 Cliff Drive will be reviewed by the Planning Commission on July 10th. Chair Zink has offered to represent the Board since he will already be in attendance at this PC meeting for another project.

b. Ms. Bettie Weiss, Community Development, City Planner and *Pro Tem* Community Development Director, introduced the City's new Community Development Director, Mr. George Buell.

E. Subcommittee Reports.

There were no subcommittee reports.

DISCUSSION ITEM

1. OVERVIEW OF NEW ZONING ORDINANCE (NZO)

Staff: Beatriz E. Gularte, Project Planner

(An overview of the City of Santa Barbara New Zoning Ordinance (NZO) effort. Staff will discuss the status of the NZO and requests initial comments on zoning regulations that need to be updated, clarified, or simplified.)

Actual time: 3:10 p.m.

Present: Beatriz E. Gularte, Project Planner; and Danny Kato, Senior Planner II.

Discussion held.

Board Comments:

- 1) Board member Gradin suggested providing accessible computer software that would be easily searchable. This would make it easier to find information affecting project design and other information relevant to proposed projects.
- 2) Board member Hopkins requested that zoning information be made easier to research and locate, and that information on the types of acceptable modifications be made easier to access.

CONCEPT REVIEW - NEW ITEM

2. 1600 BLK DE LA VINA ST

(4:00) Assessor's Parcel Number: ROW-001-326
Application Number: MST2014-00265

Owner: City of Santa Barbara

Applicant: City of Santa Barbara, Public Works Dept./Transportation Div.

(Proposal to install a new traffic signal to replace existing stop signs at the intersection of De La Vina and W. Arrellaga Streets.)

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

Postponed two weeks at the Applicant's request.

***** THE BOARD RECESSED AT 3:50 P.M., AND RECOVERED AT 4:05 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**3. 101 N MILPAS ST****C-2 Zone**

(4:20) Assessor's Parcel Number: 017-083-015
Application Number: MST2014-00195
Owner: Amiri Family Trust
Applicant: Permit Consultants
Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 27, 2014.)

Actual time: 4:05 p.m.

Present: Rob Jacknewitz, Applicant, Permit Consultants, Inc.; Paul S. Kielsmeier, Senior Project Manager, Wells Fargo.

Public comment opened at 4:20 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the proposed lighter buff color for the fascia, gutter, and downspouts? 4/3 (passed).

Motion: Project Design Approval and continued two weeks to Consent Review with comments:

- 1) Light pole fixtures shall have a solid top and be night sky compliant.
- 2) Eliminate the raised planter wall at the Milpas Street sidewalk.
- 3) Use real wood vertical planks at the trash enclosure doors.
- 4) Clarify existing shrubs and/or other planting to remain at all planter areas, especially the two large shrubs at the tall wall at Mason Street.
- 5) Include the Landscape Compliance Statement on the landscape plan; include specific plant species call-outs (at each plant symbol) for proposed quantity and plant spacing on the plans.
- 6) The fascia, gutter, downspout color shall be the darker brown Benjamin Moore color. Guard rail and any other exposed metal grille to be black in color.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**4. 121 S VOLUNTARIO ST****R-2 Zone**

(4:40) Assessor's Parcel Number: 017-221-019
Application Number: MST2014-00140
Owner: Geoffrey Rockwell
Architect: Sherry & Associates

(Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on April 14, 2014.)

Actual time: 4:42 p.m.

Present: Dawn Sherry, Architect, Sherry & Associates.

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

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

- 1) The Board appreciates the improvements made to the plans.
- 2) The Board finds the proposed cantilever acceptable.
- 3) Align the smaller garage door with the cantilever above, and adjust the cantilever length accordingly.
- 4) Provide window details and note sizes of trim pieces.
- 5) Match the window break-ups of the front house, where appropriate.
- 6) Resolve the driveway pathway issue with permeable pavers throughout the driveway or with a path.
- 7) Raise the rear shed roof to allow a structural box.
- 8) Add gutters and downspouts to the site plan and elevations.
- 9) Provide a detail of the overhang indicating the corbel sizes at the cantilevered building portion and deck.
- 10) Thicken the sill and extend it to be more Craftsman style.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 5:25 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Kirk Gradin**.

ABR - NEW ITEM**A. US 101 FROM QUARANTINA TO WEST CITY LIMIT**

Assessor's Parcel Number: ROW-001-737

Application Number: MST2014-00263

Owner: California Department of Transportation

(Courtesy review of Highway 101 sign and light fixture alterations and replacement. Also proposed is to install reflective strips on the concrete median barrier and guardrails.)

(Courtesy review only.)

No comments from the Board.

ABR - NEW ITEM**B. 2314 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-019

Application Number: MST2014-00224

Owner: Radis Family Trust

Landscape Architect: Earthform Design

(This project involves two parcels at 2314 De La Vina Street and 111 W. Junipero Street. Proposal for landscape and hardscape alterations comprising the following: new landscape and hardscape plan including the unpermitted removal of six existing mature Italian Cypress trees and three mature Queen palm trees, approval of an as-built wood fence along the northern property line, a new trash enclosure, and returning a parking space back to its originally-permitted condition. Also proposed is a new 14'-0" long, 6'-0" tall wood fence with motorized gate facing the alley at the interior of the site and replacement of an existing wood railing at 111 W. Junipero Street to match the existing metal railing at 2314 De La Vina Street. This project will address violations identified in enforcement case ENF2014-00308. Staff Hearing Officer review is requested for a zoning modification.)

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

Continued indefinitely to the Staff Hearing Officer with comments:

- 1) Add a street tree on the De La Vina Street frontage, if feasible.
- 2) It is advised to enclose the new trash area and verify ADA requirements with Building and Safety staff.
- 3) On the plans, graphically represent the neighboring building footprints and adjacent uses.
- 4) The proposed modification is aesthetically appropriate and does not pose consistency issues with the Neighborhood Preservation Ordinance.

**** CONSENT REVIEW ADJOURNED AT 1:50 P.M. ****