



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 10, 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 3:00 p.m. by Board member Hopkins.

ATTENDANCE:

Members present: Cung, Gradin, Hopkins (present until 7:22 p.m.), Miller, Poole, and Wittausch.
Members absent: Zink.
Staff present: Gantz, Limón (present until 4:48 p.m.), 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 27, 2014**, as amended.

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

C. Consent Review:

The Consent Reviews of November 3, 2014, and November 10, 2014, were cancelled.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Gantz made the following announcements:
 - a) Item #1, 400 Hitchcock Way, and Item #2, 2334 De La Vina St., will switch places in agenda order, with 2334 De La Vina St. reviewed at 3:15 p.m., and 400 Hitchcock Way reviewed at 3:45 p.m.
 - b) Board members Hopkins and Miller will be stepping down from Item # 10, 240 W. Alamar Ave; and Board member Hopkins will be stepping down from Item #3, 1023-A Cacique St..
 - c) Board member Zink will be absent from the meeting.

E. Subcommittee Reports.

There were no Subcommittee reports.

*** THE BOARD RECESSED AT 3:08 P.M., AND RECOVERED AT 3:12 P.M. ***

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 400 HITCHCOCK WAY

E-3/PD/SD-2 Zone

(3:15)

Assessor's Parcel Number: 051-240-002
Application Number: MST2014-00515
Owner: Donald Hughes
Agent: Suzanne Elledge Planning & Permitting Svcs
Business Name: Tesla Retail Development
Architect: MBH Architects

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service. The project includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces, with 34 spaces required and 70 provided. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

(Comments only; requires Environmental Assessment, Planning Commission, and City Council review.)

Actual time: 4:02 p.m.

Present: Trish Allen, Agent of SEPPS; and Gaston Olvera, Project Director of MBH Architects.

Public comment opened at 4:15 p.m. As no one wished to speak, public comment was closed.

An email and letter of concern from J.T. Gerig regarding adjacent impacts of noise, lighting, parking density, potential fire, and hazardous waste was acknowledged.

*** THE BOARD RECESSED AT 4:21 P.M., AND RECONVENED AT 4:25 P.M. ***

Motion: Continued indefinitely to City Council, and then to return to Full Board, with comments:

- 1) The Board found the proposed enclosure of the rear bays is acceptable and pose no expected adverse impacts to the adjacent buildings and residential neighborhood.
- 2) Provide a landscape plan with legible plant size details. Study ways to enhance landscaping along the street frontage, along the perimeter, and other areas of the proposed project.
- 3) Provide tree islands in the front parking plan that meet City standards. Study providing increased landscaping at the double-loaded parking stalls at the front of the buildings (B and C).
- 4) Study the rear fencing and landscaping and provide enhancements for compatibility with the adjacent residential neighborhood.
- 5) Provide more detail and information on the drawings.
- 6) Provide a lighting plan, photometrics plan, and with cut sheets of light fixture details.
- 7) Provide an alternative to the black colored CMU.
- 8) The main CMU portions of the existing main structure visible from the street are to receive a new plaster finish.
- 9) Remove all remaining old wood framing from the existing parapets.
- 10) Study permeable paving and an enhanced paving design at the entry element.

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

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

CONCEPT REVIEW - CONTINUED ITEM

2. 2334 DE LA VINA ST

R-4 Zone

(3:45) 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 is requested.)

(Third Concept Review. Project was last reviewed on December 17, 2013. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

Actual time: 3:12 p.m.

Present: Jason Grant, Architect; and Kelly Brodison, Assistant Planner.

Public comment opened at 3:23 p.m.

- 1) Shaula Hijazi expressed concern regarding privacy and potential project impacts.

Two letters of concern from Mohamad and Shaula Hijazi were acknowledged.

Public comment closed at 3:27 p.m.

Motion: Continued indefinitely to Staff Hearing Office, and then to return to Full Board, with comments:

- 1) A majority of the Board was in general conceptual support of the proposed project.
- 2) Provide quality materials for the materials board, quality windows, and study to recess the windows.
- 3) The Board had concerns about the direct vent fireplace; study to either disguise the vent or route to the roof.
- 4) Restudy the De La Vina Street elevation for a more elegant entry and a more varied façade for increased hierarchy.
- 5) Study to provide additional tree screening elements from adjacent neighbors.
- 6) Study to match the configuration of the third-floor roof where the rear yard portion meets the gable.
- 7) Restudy to increase the wall thickness at the end of the east elevation.
- 8) Restudy the proposed stair-stepping center tower design on the west elevation to be more cohesive and in keeping with the quality of design shown elsewhere on the site (i.e., the north stair tower of Unit #3).
- 9) The Board is concerned that the third-story massing is not sufficiently recessed from the street; provide a building section of the third-story element.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1023 CACIQUE ST A

R-3 Zone

(4:05) Assessor's Parcel Number: 017-213-014
 Application Number: MST2014-00503
 Owner: John Luca
 Architect: Peikert RRM Design Group

(Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior façade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.)

(Comments only; requires Environmental Assessment.)

Actual time: 4:48 p.m.

Present: April Palencia, Applicant; and Lisa Plowman, Architect.

Public comment opened at 4:57 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Review with comments:

- 1) A majority of the Board supports the project and finds the project is ready for Project Design Approval and Final Approval at Consent Review independent of the pending Environmental Assessment to be completed prior to review at Consent.

- 2) The character of new panelized garage doors at the front and rear structures are to be in keeping with the rest of the house with the trim to match the window trim.
- 3) Provide Tier 2 Storm Water Management Program (SWMP) requirements.

Action: Wittausch/Cung, 5/0/0. Motion carried. (Hopkins stepped down, Zink absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 501 FELLOWSHIP RD

E-3 Zone

(4:45) Assessor's Parcel Number: 041-220-009
 Application Number: MST2014-00522
 Owner: Southern California Edison Company
 Applicant: Mariposa Landscaping, Inc.

(Proposal for a new landscape plan at the existing Southern California Edison Playa Substation. The following trees have already been removed: 50' tall, 36" diameter Shamel ash, 35' tall, 24" diameter Box elder, 30' tall, 24" diameter Chinese elm, three 20' tall, 8" diameter Hollywood junipers, and one 30' tall, 12" diameter Red gum. The following new trees are proposed to be planted: eight 36" box Coast live oaks, and six 36" box Strawberry trees. New shrubs, groundcover, mulch, and a drip irrigation system are also proposed.)

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

Actual time: 5:04 p.m.

Present: John Harley, Substation Facility Manager and Rondi Guthrie, Local Public Affairs Regional Manager for Southern California Edison Company; and Robert Austin, Applicant.

Public comment opened at 5:20 p.m.

- 1) Kali Cowgill, (neighbor and representative for Dr. Gretchen Hofmann, opposition; expressed concern regarding proposed landscaping tree canopy that was removed which posed some unforeseen consequences for some neighboring properties, and requested tree replacement of equal size and aesthetic value.

An email of support from Lynette Hanson, and an email of concern from Dr. Gretchen Hofmann, were acknowledged.

Public comment closed at 5:25 p.m.

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

- 1) Restudy the existing Elm tree canopy and substrate. Study using a smaller canopy tree species. Provide an alternative species to the proposed Strawberry Tree (*Arbutus* 'Marina') plantings along Fellowship Road if canopy tree overhang is an issue.
- 2) Restudy the uniform placement of oak trees; vary plant sizes of smaller plantings and trees for a more natural grove tree appearance
- 3) Include 30% of the oak trees at a 24-inch box size in the landscape plan.
- 4) Provide a lighting plan, and cut sheets details of up-lighting plan for the front Elm trees (including wattage, intensity, etc.).
- 5) Show compliance with Skyglow Ordinance requirements in the Outdoor Lighting and Streetlight Design Guidelines.

- 6) Provide a drip irrigation system for drier irrigation plant species along the Red Rose and Fellowship Road.

Action: Miller/Wittausch, 6/0/0. Motion carried. (Zink absent).

REVIEW AFTER FINAL

5. 26 E GUTIERREZ ST

C-M Zone

(5:05) Assessor's Parcel Number: 037-254-004
 Application Number: MST2013-00196
 Owner: Anthony A. Buyalos
 Business Name: Church of Skatan

(Proposal for re-approval of the Maurice Sendak "Where the Wild Things Are" mural painted on the rear exterior of the building, facing the REI parking lot.)

(Approval of permanent installation is requested. Last reviewed and approved for a period of one year on June 3, 2013. Action may be taken if sufficient information is provided.)

Actual time: 5:48 p.m.

Present: Tessa Orra, Agent.

Public comment opened at 5:51 p.m.

- 1) Ginny Brush spoke in support of the proposed project.

Public comment closed at 5:52 p.m.

Motion: Project Design Approval and Final Approval of permanent installation of the Maurice Sendak mural "Where the Wild Things Are" painted on the rear exterior of the building.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 5:58 P.M., AND RECOVERED AT 6:19 P.M. ***

CONCEPT REVIEW - NEW ITEM

6. 1187 COAST VILLAGE RD.

C-1/SD-3 Zone

(6:00) Assessor's Parcel Number: 009-291-008
 Application Number: MST2014-00520
 Owner: H & R Investments, LP
 Applicant: EID
 Architect: Mark Kellogg

(Proposal for a remodel of an existing multi-tenant commercial building on a 48,233 square foot lot. The remodel comprises new awnings, exterior paint colors, pavers, Dutch doors, light fixtures, and roofing.)

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

Actual time: 6:19 p.m.

Present: Marie Schumacher and Amy Langella, Applicants.

Public comment opened at 6:27 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval and continued one week to Consent for review of final details.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM

7. CITYWIDE

E-1/P-R Zone

(6:20) Assessor's Parcel Number: 035-033-031
 Application Number: MST2014-00483
 Owner: City of Santa Barbara/Public Works
 Applicant: Southern California Gas Company
 Applicant: Scott Loveless, Southern California Gas Company
 Applicant: Veronica Fistes

(Proposal to install new poles for an Advanced Meter project. The poles will be installed at City of Santa Barbara water supply sites around the city. There will be a 26' tall concrete pole installed at the Campanil Pump Station north of 830 Centinela Lane and 29' tall wood poles installed at the Escondido Pump Station at 111 Skyline Circle and at the Vic Trace Reservoir at 740 Dolores Drive, south of La Coronilla Drive.)

(Review of various sites and discussion of Subcommittee recommendations. Action may be taken if sufficient information is provided.)

Actual time: 6:55 p.m.

Present: Timothy Mahoney, and Scott Loveless, Applicants, Southern California Edison Company.

Public comment opened at 7:03 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval with the condition that a revised set of plans be submitted to ABR staff for confirmation that the plans match those approved by the Southern California Gas Company Advance Meter Subcommittee.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**8. CITYWIDE**

(6:30) Assessor's Parcel Number: ROW-002-469
Application Number: MST2014-00484
Applicant: Southern California Gas Company
Owner: City of Santa Barbara/Public Works
Applicant: Scott Loveless, Southern California Gas Company
Applicant: Veronica Fistes

(Proposal to install new poles for an Advanced Meter project. The poles will be installed in three City of Santa Barbara public rights-of-way around the city. There will be a 29' tall wood pole installed on Camino Viejo Road southwest of 902 El Rancho Road and two 26' tall concrete poles installed on Santa Barbara Street south of 1501 Santa Barbara Street and on N. Ontare Road west of 1321 N. Ontare Road.)

(Review of various sites and discussion of Subcommittee recommendations. Action may be taken if sufficient information is provided.)

Actual time: 7:07 p.m.

Present: Timothy Mahoney, and Scott Loveless, Applicants, Southern California Edison Company.

Public comment opened at 7:19 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval; that a revised set of plans be submitted to ABR staff for confirmation that the plans match those approved by the Southern California Gas Company Advance Meter Subcommittee; and with the following additional conditions:

- 1) For the Santa Barbara Street location, south of 1501 Santa Barbara Street:
 - a) All new equipment to be installed shall be dimensioned on the plans.
 - b) All antennae tops shall not extend past the top-most portion of the arms on the existing poles.
 - c) Comply with changes as noted on plan Sheet A.1.
- 2) For the N. Ontare Road location, west of 1321 N. Ontare Road:
 - a) All new equipment to be installed shall be dimensioned on the plans.
 - b) All antennae tops shall not extend past the top-most portion of the arms on the existing poles.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**9. 327 N MILPAS ST****C-2 Zone**

(6:40) Assessor's Parcel Number: 031-363-029
 Application Number: MST2014-00530
 Owner: Matilija Investment Property, LLC
 Architect: Larry Graves

(Proposal to legalize an as-built commercial storefront remodel including façade, doors, windows, and awnings. There will be no change in the building footprint.)

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

Actual time: 7:27 p.m.

Present: Larry Graves, Architect.

Public comment opened at 7:51 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent Review with comments:

- 1) Return with an alternative neutral body color to match as close as possible the lightest tile sample color.
- 2) Provide all materials and color samples, including awning fabric.

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

FINAL REVIEW**10. 240 W ALAMAR AVE****R-3/SD-2 Zone**

(7:00) Assessor's Parcel Number: 051-283-001
 Application Number: MST2013-00022
 Owner: City Ventures Urban Land, LLC
 Architect: Peikert + RRM Design Group
 Landscape Architect: Courtney Miller

(This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.)

(Requires compliance with Planning Commission Resolution No. 018-14. Project last reviewed on August 8, 2014.)

Actual time: 7:22 p.m.

Ms. Gantz read a statement regarding sole proprietorships exceptions and Board member presentations.

Present: Detlev Peikert, Architect; Courtney Jane Miller, Landscape Architect; Bill McReynolds, Project Manager for City Ventures Urban Land, LLC; and Dan Gullett, Project Planner.

Public comment opened at 7:41 p.m.

- 1) Thomas Lambert, opposition; expressed concern regarding the projects effect on the long-term creek restoration on the rear of the property and existing landscaping, and questioned the length of time the story poles were posted (explained by applicant and staff as posted temporarily and solely for Planning Commission site visit review).
- 2) Errol Jahnke, opposition; requested the Board not allow exceptions for structures next to the existing creek.

Public comment closed at 7:51 p.m.

Straw vote: How many Board members could support approving vinyl windows? 1/3 (only Gradin supported).

Motion: Continued one week to Consent Review with comments:

- 1) Incorporate creek restoration into the plans as an important part of the proposed project.
- 2) Provide a lighting plan.
- 3) Provide the consultant's structural, electrical, and mechanical plan drawings.
- 4) Provide an alternative for the vinyl windows and provide a sample.
- 5) Study an alternative material (possibly plastic) for the proposed metal cap. Provide further details (joints, etc.) for the proposed metal cap if no alternative is possible.
- 6) Provide matching eaves at the street elevation.

Action: Poole/Wittausch, 4/0/0. Motion carried. (Hopkins/Miller stepped down, Zink absent).

**** MEETING ADJOURNED AT 8:31 P.M. ****

**** CONSENT REVIEW WAS CANCELLED ON THIS DATE ****