



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 22, 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 II (absent)
 JOANNA KAUFMAN, Planning Technician I
 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 Chair Zink.

ATTENDANCE:

Members present: Zink, Cung, Hopkins, Miller, and Poole.
Members absent: Gradin and Wittausch.
Staff present: Kaufman, Limón, 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 **December 8, 2014**, as submitted.
Action: Poole/Miller, 5/0/0. Motion carried. (Gradin/Wittausch absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **December 15, 2014**. The Consent Calendar was reviewed by Gradin/Miller.
Action: Hopkins/Poole, 5/0/0. Motion carried. (Gradin/Wittausch absent).

Motion: Ratify the Consent Calendar of **December 22, 2014**. The Consent Calendar was reviewed by Poole/Miller.

Action: Poole/Miller, 5/0/0. Motion carried. (Gradin/Wittausch absent).

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

- a. Ms. Kaufman announced that Board members Gradin and Wittausch would be absent from the meeting.
- b. Mr. Limón made the following announcements:
 - Commemorating the end of his term serving on the Architectural Board of Review, Mr. Limón thanked Paul Zink for his leadership and dedication while serving on the both the SFDB and the ABR Boards.
 - Amy Fitzgerald Tripp was announced as the new ABR Board member.
 - The City holiday closure will be from Wednesday, December 24, 2014, through January 2, 2015. The offices will reopen on Monday, January 5, 2015.
 - The appeal period for today's ABR hearing has been extended to 4:30 p.m. on Monday, January 5, 2015, due to the holiday closures.
 - Ms. Joanna Kaufman, Planning Technician for the Historic Landmarks Commission, was announced as the staff member assisting the board during today's meeting.
- c. Board member Poole announced that she will be available to attend the next scheduled Consent and Full Board meetings on January 5, 2015.

E. Subcommittee Reports.

Member Hopkins reported on the Southern California Gas Company Citywide Advanced Meter pole installation project. He stated only one of the seven sites was found acceptable. Member Hopkins also announced there is a need for new Southern California Gas Company committee members.

PROJECT DESIGN REVIEW

1. 35 N CALLE CÉSAR CHÁVEZ

OM-1/SD-3 Zone

(3:15) Assessor's Parcel Number: 017-113-004
 Application Number: MST2012-00486
 Owner: Verde Ventures, LLC
 Architect: Bill Wolf
 Agent: Robert Gilcrest

(Proposal to demolish and replace two existing one-story storage buildings in the same locations; one is 3,798 square feet, and the other is 3,278 square feet. They will be constructed with concrete bases, metal siding, and roofs. The square footage of the buildings will not change, and seven parking spaces are proposed to remain. Staff Hearing Officer review of a Coastal Development Permit and a Conditional Use Permit to allow non-ocean-oriented business to be conducted on site is requested. The project also includes permitting an as-built, 1,341 square foot, one-story storage building requiring Development Plan approval, and permitting as-built benches and fountain.)

(Requires compliance with Staff Hearing Officer Resolution No. 024-14. Action may be taken if sufficient information is provided. Project was last reviewed on July 8, 2013, with Compatibility Criteria Analysis made in Consent on February 18, 2014.)

Actual time: 3:13 p.m.

Present: Bill Wolf, Architect; Robert Gilcrest, Agent; and Karen McConaghy, PE, RLA, Project Manager/Landscape Architect.

Public comment opened at 3:22 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design and Final Approval with conditions:

- 1) The backflow preventer shall be properly screened.
- 2) The applicant shall move the trees away from the buildings located by César Chávez Street and closer to the property line to provide more space and room for growth.
- 3) New trees are to be minimum 24-inch box and relocate for appropriate canopy and root spread.
- 4) Show the wires attaching to the south face of building "D" for the vines and note they will grow to a maximum of 15'-20'.
- 5) The finish shall be of corten corrugated steel and not painted corrugated steel.
- 6) Provide plan sheet details for the materials transition.
- 7) Simplify materials for paving to avoid a mish mash of asphalt, pavers and concrete.
- 8) Increase the drip edge of wall base on Sheet D7.0.

Action: Poole/Hopkins, 5/0/0. Motion carried. (Gradin/Wittausch absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 433 ALAMEDA PADRE SERRA

R-2 Zone

(3:35)

Assessor's Parcel Number: 031-391-008
 Application Number: MST2014-00547
 Owner: Oliviera Trust, Barton Clemens, Trustee
 Applicant: Joseph Flynn
 Architect: Tom Ochsner, Architect

(Proposal to demolish a vacant one-story, 800 square foot single-family dwelling and construct a new two-story residential duplex on an approximately 6,100 square foot parcel located in the Hillside Design District. Unit A is proposed at 1,845 square feet including an attached 400 square foot two-car garage, and Unit B is proposed at 2,024 square feet including an attached 400 square foot two-car garage, for a total of 3,869 square feet of development. Three upper level decks totaling 213 square feet are also proposed. Grading will be balanced on site. One 5" Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.)

(Comments only; project requires Environmental Assessment.)

Actual time: 3:39 p.m.

Present: Tom Ochsner, Architect.

Public comment opened at 3:49 p.m. As no one wished to speak, public comment was closed.

Motion: Continued four weeks to Full Board with comments:

- 1) Study Unit B architecture for further refinement of window details, styles, and placement.
- 2) Provide an alternate fence material. The proposed black, vinyl chain-link fence is not acceptable. If the vegetation on the Alameda Padre Serra side is removed, the fencing would be exposed.
- 3) The Board finds the project is of an appropriate scale, size, mass, and height for the site and neighborhood.

Action: Poole/Hopkins, 5/0/0. Motion carried. (Gradin/Wittausch absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 211 -221 SYCAMORE LANE****R-2 Zone**

(4:15) Assessor's Parcel Number: 017-073-046
Application Number: MST2014-00592
Owner: Housing Authority/City of Santa Barbara
Architect: DesignArc

(Proposal to renovate an existing 20-unit multi-family development on a 1.69 acre parcel. The proposal includes exterior improvements intended to give the buildings a "Spanish Colonial" architectural style, new patios, trash enclosure, fences, landscaping, raised entry stoops, and parking reconfiguration. There will be no new floor area. Staff Hearing Officer review is requested for zoning modifications for minimum distance between buildings and front and interior setbacks. This application replaces expired master application MST2009-00482.)

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

Actual time: 4:01 p.m.

Present: Kevin Dumain, Architect; and Dale Aazam, Project Manager for the Housing Authority, City of Santa Barbara.

Public comment opened at 4:14 p.m.

- 1) Chris Dille, resident, expressed concerns regarding providing stucco for the buildings, the length of construction time; and for noise abatement plans to include some kind of buffer fence or planting hedge for the proposed project.
- 2) Richard Venegas, resident, expressed concerns on prior vandalism to his property and a desire to see the planting of a buffer hedge.

Public comment closed at 4:19 p.m.

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

- 1) Study the design style to be more Spanish colonial or to simplify the project for a style which will compliment the asphalt shingle roofing; a revised design style to be presented when returning to Full Board review.
- 2) Study the possibilities for tile roofing.
- 3) Study and address the landscaping within the creek setback.
- 4) Study opportunities for sound attenuation and noise abatement along the creek.
- 5) Provide photographs of recent projects similar to the proposed design in the neighborhood area.

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

**** MEETING ADJOURNED AT 4:53 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Paul Zink**, and **Courtney Jane Miller**.

ABR - REVIEW AFTER FINAL**A. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-281-003
Application Number: MST2010-00026
Architect: DesignArc
Owner: Bob Uellner
Owner: Janda Partners LP

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a foodmart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. The Planning Commission approved an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.)

(Review After Final of the following changes: Change concrete driveway color from light gray to dark gray; replace portions of landscaping with permeable pavers; removal of a dead pine tree; planter changes; revised trellis design.)

Present: Kevin Dumain and John Price, Architects.

Continued indefinitely to Consent Review with comments:

- 1) Upgrade landscape lighting and color BDS; showing component, and provide detailed specs.
- 2) Provide two 24-inch box palm trees, and one 36-inch box palm tree.
- 3) Proposed dead pine tree removal is acceptable.
- 4) Expand the permeable paving next to the building and under trellis to balance removal of landscaping.
- 5) Reset canvas awning color to a tan or beige color.
- 6) Pole lighting can be eliminated with building lighting; study light spillover.

ABR - REVIEW AFTER FINAL**B. 1130 N MILPAS ST****R-3 Zone**

Assessor's Parcel Number: 029-201-004
 Application Number: MST2009-00551
 Owner: Santa Barbara Bowl Foundation
 Architect: DesignArc
 Agent: Trish Allen, SEPPS, Inc.

(Proposal to construct a new, 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

(Review After Final of change to add a 425 square foot trellis. Requires compliance with Planning Commission Resolution No. 015-12.)

Present: Susan Van Atta and Steve Carter, Architects.

Final Approval of Review After Final with conditions:

- 1) Provide native vine plantings on the trellis.
- 2) The stone shall match existing.

ABR - REVIEW AFTER FINAL**C. 410 N QUARANTINA ST****M-1 Zone**

Assessor's Parcel Number: 031-302-018
 Application Number: MST2013-00230
 Owner: James Burge
 Architect: Windward Engineering
 Contractor: Skye Line Construction

(Proposal for site alterations and tenant improvements to an existing commercial building. Site alterations include a new parking lot configuration and landscape plan, a new six-foot tall rolling gate and wrought iron fence, and new plaster walls and planters. Alterations to the building include the addition of new rooftop equipment and new corrugated steel rooftop screening material, the addition of a new subpanel closet and electrical work, and a new trash and electrical service enclosure. The project includes a lot merger of two lots (408 and 410 N. Quarantina) under a separate Public Works permit.)

(Review After Final to add a 150 square foot storage container. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

Final Approval of Review After Final with the condition to add new vine plantings at the perimeter fence.

ABR - NEW ITEM**D. 740 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-030
Application Number: MST2014-00627
Owner: Southern California Edison Company
Applicant: Synergy Development Services, Inc.
Architect: Synergy Development Services, Inc.

(Proposal to upgrade an existing wireless telecommunications facility by replacing existing antennas and remote radio unit.)

Present: Ben Marquez, Applicant.

Project Design Approval and Final Approval with the condition for the antenna equipment to be painted a green color to match the existing color of antennas.

ABR - NEW ITEM**E. 3712 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-027
Application Number: MST2014-00624
Owner: Automobile Club of Southern California
Engineer: Ulises Araujo

(Proposal for voluntary site accessibility upgrades for a lot developed with an existing 7,290 square foot commercial building. Site improvements include adding a 3'-0" tall wrought iron entry gate at the driveway, upgrading the site parking to add four (4) new accessible parking spaces and path of travel, and providing a new accessible ramp from the public right-of-way to the accessible building entry. There are 72 existing parking spaces with 72 to remain. Also proposed is a revised landscape plan including new drought-tolerant landscaping and trash enclosure. There will be no alterations to the existing building.)

(Comments only; requires compliance with Tier 3 Storm Water Management Program (SWMP)).

Present: Ulises Araujo, Engineer

Continued two weeks to Consent Review with comments:

- 1) Provide Tier 3 Storm Water Management Program (SWMP) requirements.
- 2) Provide landscape plans.
- 3) Provide more detailed drawings at the gate and trash enclosure.
- 4) Provide a color for the proposed concrete.
- 5) Provide a paint color for the proposed gate and hand railing materials.

ABR - PROJECT DESIGN AND FINAL REVIEW**F. 115 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-111-012
Application Number: MST2007-00639
Owner: Anne Maxwell
Agent: Souter Land Use Consulting

(Proposal to convert three existing residential units to condominiums. The units are a one-story, two-bedroom 1,113 square foot unit, and a two-story duplex with two-bedroom units at 1,493 and 1,468 square feet on the 12,500 square foot lot. The proposal includes some site and landscaping alterations; no exterior alterations are proposed for the buildings. A zoning modification has been granted to permit the as-built garage window in Unit 1 to be located within the setback. There are currently two, two-car garages on site, with one space converted to storage. Three new uncovered spaces are proposed for a total of six parking spaces. A Design Review waiver is requested to not fence the private outdoor living space in the front yard for Unit 1. Staff Hearing Officer approval was granted for a Condominium Conversion, Tentative Subdivision Map, and Modification.)

Present: Syndi Souter, Agent.

Project Design Approval and Final Approval with conditions:

- 1) Shift the easterly tree well approximately 10' to the east. The tree wells for both new street trees shall extend from the back of the curb to the sidewalk for a minimum 4-foot wide pathway width and depth.
- 2) The project is acceptable as submitted; the rear corrugated plastic terrace patio cover is to be removed or replaced with a new structure per the Ordinance Code, wood construction, open wood trellis with vines or canvas awning are acceptable.

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