



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 5, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair* (Consent Calendar Representative)
SCOTT HOPKINS, *Vice-Chair*
THIEP CUNG
COURTNEY JANE MILLER (Landscape Representative)
STEPHANIE POOLE (Consent Calendar Representative)
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

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.

ATTENDANCE:

Members present: Cung, Gradin, Hopkins, Miller, Poole, Wittausch, and Tripp.
Members absent: None.
Staff present: Gantz, Limón (present until 3:20 p.m.), and Goo.

GENERAL BUSINESS:

A. 2015 Board Elections and Appointments.

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

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

ABR Consent Review (and Landscape Review) appointments were kept the same as the previous year.

B. 2015 Subcommittee Appointments.

Board Member Appointments were made for Subcommittee and Ad-Hoc positions.

C. Public Comment:

No public comment.

D. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **December 22, 2014**, as submitted.

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

C. Consent Calendars:

The Consent Review of December 29, 2014, was cancelled due to the City holiday closure.

Motion: Ratify the Consent Calendar of **January 5, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

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

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

a. Ms. Gantz made the following announcements:

- a) City staff extended a warm welcome to the newest Board Member Ms. Fitzgerald Tripp to the Architectural Board of Review meeting roster.
- b) Agenda Item #2, 110 S. Hope Avenue was indefinitely postponed at the Applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1224 COAST VILLAGE CIR****C-1/SD-3 Zone****(3:20)**

Assessor's Parcel Number: 009-291-013
 Application Number: MST2014-00362
 Owner: CVC Group, LP
 Applicant: CALTROP

(Proposal to upgrade an existing wireless facility including the following: remove five existing 4'-0" tall rooftop antennas and install six 4'-0" tall rooftop hexport antennas and three 4'-0" tall octoport antennas; install four tower-mounted amplifiers; and four new remote radio units. Some new antennas will be visible. The existing parapet will be painted to match the rest of the building.)

(No Visual Impact Findings required. Action may be taken if sufficient information is provided.)

Actual time: 3:21 p.m.

Present: Tiffany Chen, Site Acquisition Specialist for CALTROP Corporation.

Public comment opened at 3:27 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Review with comments:

- 1) Provide photographs from all sides of the building.
- 2) Provide photographs of the roof top equipment and height details.
- 3) Study locations around the building to make sure the antennas and roof top equipment are not visible from the street or from the public view.
- 4) Clarify why the roof top equipment cannot be relocated.
- 5) Provide dimension and elevation details.
- 6) Clarify the parapet cap details to either replace or match the existing.
- 7) Correctly label detail #6 on plan Sheet A-4.

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

CONCEPT REVIEW - CONTINUED**2. 110 S HOPE AVE H****C-2/SD-2 Zone****(3:40)**

Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00581
Owner: Macerich Company
Architect: DMHA

(Proposal for a façade upgrade of Building "H", which is in accordance with the approved Tenant Design Criteria. This is part of Phase II of the master improvements for La Cumbre Plaza. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 8, 2014.)

Continued indefinitely at the Applicant's request.

CONCEPT REVIEW - NEW ITEM**3. 150 S LA CUMBRE RD****C-2/SD-2 Zone****(4:00)**

Assessor's Parcel Number: 051-032-002
Application Number: MST2014-00629
Owner: Dansk Retail, Inc. - Travis Lane
Applicant: FirstElement Fuel, Inc.

(Proposal for a new hydrogen fuel cell dispensing facility to be located at the southern portion of the site of an existing service station. The above-ground hydrogen tank and associated mechanical equipment will reach approximately 12 feet in height. Also proposed is an 8'-0" tall CMU block wall enclosure, security cameras, and light fixtures. No new floor area is proposed.)

(Action may be taken contingent upon approval of a Substantial Conformance Determination.)

Actual time: 3:53 p.m.

Present: Sean Scully, MPPA, Senior Planning & Zoning Manager Telecommunications for Black & Veatch Corporation; Dr. Tim Brown, Founder and Chief Operations Officer/Applicant; Ghassan Sleimen, VP of Technical Operations/Applicant; and Kelly Brodison, Assistant Planner.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members find the proposed canopy over the dispenser acceptable as designed? 5/2 (passed).

Motion: Continued four weeks to the February 2, 2015 Full Board meeting with comments:

- 1) Provide a landscape plan with planting species details and mature growth sizes.
- 2) Provide a color board, including paint and/or finish details of the proposed walls and gates, etc.
- 3) Study appropriate landscape screening for the building massing; study screening the plaster walls with clinging vine plantings and/or other shrub planting alternative options rather than hedges.
- 4) Provide screening or cover material details for the proposed equipment.

- 5) Study the location of the electrical cabinet so that it is not located within the gateway view.
 - 6) Study the proposed gates to have more architectural interest; provide all material and finish details.
 - 7) Provide light fixture cut-sheets and details.
 - 8) Restudy the proposed light fixtures to match the building's sleek industrial appearance.
 - 9) Study screening the equipment exposed above the top of the wall.
 - 10) Study alternating wall height options.
 - 11) Provide a grading plan, elevations, topography, and surface and/or finish details.
 - 12) Study the option of relocating the larger doors to sink into the topography and open facing the more minor street frontage and traffic.
 - 13) The Board found the proposed canopy over the dispenser acceptable as designed.
- Action: Wittausch/Poole, 7/0/0. Motion carried.

**** MEETING ADJOURNED AT 5:01 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

ABR - CONTINUED ITEM**A. 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.)

(Action can be taken if sufficient information is provided; requires compliance with Tier 3 Storm Water Management Program (SWMP).)

Postponed one week to the January 12, 2015 Consent Review at the Applicant's request.

ABR - NEW ITEM**B. 400 W PUEBLO ST (COTTAGE HOSPITAL)****SP-8 Zone**

Assessor's Parcel Number: 025-100-001
Application Number: MST2014-00633
Owner: Santa Barbara Cottage Hospital
Applicant: Synergy Development Services

(Proposal to modify an existing wireless facility with the addition of (3) new roof mounted 6 foot panel antennas for the T-Mobile wireless facility. Additional equipment includes roof remote radio units.)

Present: Jesse Gilholm, Applicant.

Project Design Approval and Final Approval as noted on plan Sheets A-2 and A-3.

ABR - REVIEW AFTER FINAL**C. 224 S MILPAS ST****C-2/M-1/SD-3 Zone**

Assessor's Parcel Number: 017-240-025
Application Number: MST2012-00248
Owner: James Giuliani, Trustee
Applicant: Suzanne Elledge Planning and Permitting Services

(This is a revised project description: Proposal to remove an "as-built" 2,381 square foot dwelling unit within an existing 22-foot tall commercial building. The project consists of converting 245 square feet back to commercial space on the ground floor, the removal of the 2,381 square foot second floor dwelling unit and 144 square foot covered patio within the existing building, and the removal of the two uncovered parking spaces for the dwelling unit. The "as built" skylights are to remain. The project would result in a total of 9,945 square feet of commercial space and 2,381 square feet of unconditioned attic space located on the 1.8 acre lot in the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final to omit the second floor dwelling unit. See revised project description.)

Continued indefinitely due to the Applicant's absence.

ABR - NEW ITEM**D. 535 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-004
Application Number: MST2014-00289
Owner: Santa Barbara Rescue Mission
Architect: H. Todd Kilburn, AIA

(Review of plans which received a Level 1 Substantial Conformance Determination for the proposed remodel and repurposing of interior space at the SB Rescue Mission.)

Present: Todd Kilburn, Architect; and Rolph Geyling, Agent for SB Rescue Mission.

Project Design Approval and Final Approval with conditions:

- 1) Skylights shall be reduced in number by one pair.
- 2) Relocate the existing tree to the south elevation along East Yanonali Street near the pedestrian gate.
- 3) The Board prefers and suggests barrel tile if the structure can support it.

ABR - NEW ITEM**E. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner, LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.)

(Review After Final for arc bike racks (as-built revision) to be located on the public sidewalk.)

Present: Brian Cearnal, Architect.

Project Design Approval and Final Approval as submitted.

**** CONSENT REVIEW ADJOURNED AT 2:00 P.M. ****