



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 4, 2013 **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
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative, Alternate)
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 – Present
 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/ABR and then clicking on the *Meeting Videos* tab.

CALL TO ORDER:

The Full Board meeting was called to order at 3:00 p.m. by the Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Gradin, Cung, Hopkins, Poole, and Wittausch.
Members absent: None.
Staff present: Limón, Boughman, and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of previous Full Board Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **February 4, 2013**, as amended.
Action: Kirk/Poole, 6/0/1. Motion carried. (Mosel abstained items 4 through 10).

Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **February 19, 2013**, as amended.
Action: Gradin/Wittausch, 7/0/0. Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **February 25, 2013**. The Consent Calendar was reviewed by Kirk Gradin.

Action: Mosel/Hopkins, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **March 4, 2013**. The Consent Calendar was reviewed by Kirk Gradin.

Action: Gradin/Hopkins, 7/0/0. Motion carried.

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

Mr. Boughman announced that an appeal was filed for 2700 Miradero Drive. The scheduled date of the City Council appeal hearing will be announced later.

E. Subcommittee Reports.

There were no reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 535 E YANONALI ST****OM-1/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 017-540-004

Application Number: MST2012-00368

Owner: Santa Barbara Rescue Mission

Applicant: Jane Norine, PDC Corporation

(Proposal for improvements to the existing AT&T wireless facility. The project consists of replacing eight existing panel antennas and installing six new panel antennas. The 14 antennas will be concealed within enlarged screening enclosures at the corners of the existing building observation tower.)

(Project requires a finding of no adverse visual impact. Action may be taken if sufficient information is provided.)

Actual time: 3:25 p.m.

Present: Jane Norine, Applicant.

Public comment opened at 3:33 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Reduce the thickness of the screening enclosure from the existing wall as much as possible.
- 2) Study maintaining the rafter tail appearance and eave overhang of the tower roof.
- 3) Provide additional information about the proposed molding details.
- 4) Keep the windows and railing in the same plane as currently exists.
- 5) Provide additional construction details and sections of what is being proposed.
- 6) Look for opportunities to increase the plaster header depth over the windows.

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

FINAL REVIEW**2. 222 N MILPAS ST****C-2/C-P Zone**

(3:40) Assessor's Parcel Number: 017-051-002
Application Number: MST2012-00412
Owner: Scolari Properties, LLC
Architect: Jose Cervantes
Applicant: Jose Cervantes
Business Name: The Fresh Market

(Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front façade, interior remodel to divide the building into three tenant lease spaces, an approximately 150 square foot addition under the new front arcade for the grocery store, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot is to remain.)

(Project is revised to include a minor addition at the front of the grocery store.)

Actual time: 3:43 p.m.

Present: Jose Cervantes, Architect; Keith Weik, Agent for The Fresh Market.

Public comment opened at 4:06 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) A majority of the Board find that the columns should be thickened and made square where feasible in order to strengthen the appearance, and if not feasible anywhere, then provide detailed information why it is not possible.
- 2) Provide the column cap details dimension in relation to the column; incorporate the base details as part of the columns.
- 3) Provide a specification for acceptable roll-up doors.
- 4) Provide a color board with actual color samples.
- 5) For a more traditional appearance, restudy the interior angled plaster detail supporting the sheet metal awnings to be more in keeping with the rest of the architecture.
- 6) Provide cut-sheets for the proposed lighting fixtures; study and provide details on how the fixtures hang from the corbels, how they are attached to the wall, and their distance from the building; study reducing the number of proposed fixtures.
- 7) For a more traditional appearance, reduce the width and/or lower the planter height so the columns can extend to the ground.
- 8) Provide a detailed landscape plan for zoning and water conservation compliance; and provide acceptable landscape replacements of the removed eucalyptus trees in the parking lot, and for the canary island palm trees (3) that will be removed along Montecito Street to open the views.

Action: Gradin/Hopkins, 6/0/1. Motion carried. (Cung abstained).

CONCEPT REVIEW - NEW ITEM**3. CITY-WIDE****ROW Zone**

(4:15) Assessor's Parcel Number: 000-000-0RW
Application Number: MST2012-00478
Owner: City of Santa Barbara
Applicant: Crown Castle NextG West, Inc.

(Proposal to modify 12 existing NextG telecommunication nodes for co-location for Verizon Wireless. Additional equipment is also proposed at four other node sites within the City boundary but not within City jurisdiction in the CalTrans right-of-way. These existing microcell sites will be upgraded with new equipment including new antennas and metering equipment boxes. Existing, previously-approved equipment will be upgraded with new technology on existing wood poles. At some of the sites, existing wooden power poles are proposed to be replaced and electrical metering pedestals are proposed.)

(ABR Full Board review is requested for five of the locations: 501 San Pascual Street, 710 Miramonte Drive, 549 Hope Avenue, 925 Alston Road, and 954 Carrillo Street. Project requires findings that visual impacts have been minimized. Action may be taken if sufficient information is provided.)

Actual time: 4:51 p.m.

Present: Daniel Nueske and Sharon James, Applicants with Crown Castle (NextG).

Mr. Limón distributed a staff memorandum which outlined the NextG project's history, scope of ABR's review and City approvals to date; and requested that the Board address possible noise and aesthetic impacts issues, and to direct their review comments to the Community Development Director.

Public comment opened at 5:11 p.m.

- 1) Dana Fritzler, (adjacent neighbor – provided photographs) opposed; with expressed concerns regarding proposed pole height similar to Southern Calif. Edison's poles so they won't block private views.
- 2) John Fritsche, opposed; requested aesthetics be addressed to fit neighborhood as promised (such as green vault box); expressed concerns regarding Public Works compliance to what public and ABR requested previously; and requested that cables and verticals not be allowed, remove the green vault box, etc. (as discussed), and instead use the available existing poles at the existing height.
- 3) Kenneth Tarlow, (provided additional photographs) opposed; with expressed concerns regarding the proposed pole height; requests a limit to existing pole height and to not remove the existing vegetation.
- 4) Richard Weston-Smith, opposed; with expressed concerns regarding height of poles and that any additional height is unacceptable; very concerned with invasive fan noise and blocked private views. The lack of advanced notification of proposed work of project is a major concern.
- 5) Tom Gray (and for Patty Haddad), opposed; with expressed concerns regarding adjacent pole height and invasive noise levels produced; requested combination of electronics and relocation of green vault box to further down the street.

A letter of expressed concerns from a group of neighbors on Miramonte Dr. was acknowledged and submitted for the record.

A letter of expressed concerns from Arlene and Milt Larson was acknowledged and read out by the Chair.

An e-mail of expressed aesthetic concerns from Mike Shinn on Lincoln Rd. was acknowledged and submitted for the record.

Public comment closed at 5:27 p.m.

General Board Comments to the Community Development Director with comments:

- 1) The Board prefers the smallest possible pole arm extension dimensions at smallest possible distance from the pole.
- 2) A majority of the Board are concerned with the continued introduction of new antenna related equipment and new aerial wiring and prefers antenna installation methods that reduce visual impacts by combining pole equipment to ground mounted single cabinets where feasible.
- 3) Place pedestals in locations, if feasible, furthest away from public road right-of-way.
- 4) Maintain and enforce condition for painting of all NextG equipment, pole conduits and antennas the standard colors. Preference to paint the pedestal colors to standard Malaga green or neutral color and relocate/combine equipment to help reduce noise and visual impacts.
- 5) Require a graffiti abatement program as a condition of approval.
- 6) General support for applicant to propose methods to reduce noise of fan equipment.
- 7) Support alternate methods to reduce visual problems associated with new equipment, wire strands and for removal of outdated equipment.

For 710 Miramonte Dr. (specific address):

- 1) In order to avoid new strand wire placement. Add perpendicular arm to design of placement of antennas instead of strand mount. Antenna arm to be shortest length (3 feet). Painted brown metal arm is acceptable. Combine pole equipment into one pedestal cabinet, and locate at outer edge of PROW close to block wall to help reduce noise. Provide landscaping around the side and rear areas of cabinet.

For 954 Carrillo St. (specific address):

- 1) Reduce the wall height to minimum height necessary to retain earth behind and to allow for equipment support; and landscape the wall (vines) for graffiti deterrent.
- 2) Paint out all new equipment including antennas to match tree background (brown)

For 501 San Pascual St. (specific address):

- 1) New pedestal location across street is preferred, including landscaping if allowed for graffiti prevention and deterrent.
- 2) Add smallest arm length, metal is acceptable and painted brown.
- 3) Verify all equipment is painted brown including removal of existing graffiti.
- 4) Provide staff with methods to reduce noise of fan equipment and produce study to show measurable reduction of noise levels.

For 925 Alston Rd. (specific address):

- 1) Any new conduit should be painted the same brown color as the pole.
- 2) New pedestal to be located at outer edge of PROW.
- 3) Installation shall not remove existing landscaping

For 549 Hope St. (specific address):

- 1) Match the paint on the pole for all equipment.
- 2) Match pedestal cabinet color with existing adjacent.

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Kirk Gradin
 Staff present: Tony Boughman.

ABR - NEW ITEM**A. 1502 SAN PASCUAL ST R-3 Zone**

Assessor's Parcel Number: 043-252-015
 Application Number: MST2013-00076
 Owner: SB Core San Pascual, LLC
 Agent: Deanne Dahl

(Proposal to replace the structural support columns at the carport of an existing two-story apartment building.)

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

Project Design Approval and Final Approval with conditions:

- 1) Enclose the replacement posts boxed out to 18-inches square with the caps and base.
- 2) The use of wood or plaster finish is acceptable.

ABR - REVIEW AFTER FINAL**B. 601 E MICHELTORENA ST C-O Zone**

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Cearnal Andrulaitis, LLP
 Landscape Architect: Katie O'Reilly-Rogers

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).)

(Review After Final to remove three *Pittosporum undulatum* trees that are in declining health located in the front setback along the E. Arrellaga side of the project.)

An email of concern was received from Gary and Kay Hoffman of St. Francis Condos regarding landscape and screening issues.

Approval of Review After Final with the condition to replace tree number 95 with a shrub of significant height and similar size as the existing palm across the sidewalk.

**** MEETING ADJOURNED AT 6:35 P.M. ****