



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 29, 2013

630 Garden Street: David Gebhard Public Meeting Room

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
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 Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Cung, Hopkins, Poole, and Wittausch.

Members absent: Gradin.

Staff present: Boughman 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 **April 15, 2013**, as submitted.

Action: Mosel/Poole, 5/0/1. Motion carried. (Wittausch abstained, Gradin absent).

C. Consent Calendars:

The April 22, 2013 Consent Review was cancelled.

Motion: Ratify the Consent Calendar of **April 29, 2013**. The Consent Calendar was reviewed by **Kirk Gradin** and **Stephanie Pool**.

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

- D.** Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
There were no announcements.
- E.** Subcommittee Reports.
There were no reports.

DISCUSSION ITEM

1. COMMUNITY DEVELOPMENT DEPARTMENT BUDGET

(3:10) Staff: Bettie Weiss, City Planner

Staff will present an overview of the proposed Financial Plan for Fiscal Years 2014 and 2015 to the Planning Commission with highlights for the Community Development Department (CDD). On April 16, 2013, the City Administrator presented the Proposed Financial Plan to the Council, and the Council hearing for Community Development is scheduled for Thursday May 2, 2013.

Presentation and discussion held.

Chair Zink expressed interest in attending the Thursday, May 2, 2013 Council Hearing & Proposed Financial Plan Presentation.

[Board member Kirk Gradin was absent.]

PROJECT DESIGN REVIEW

2. 101 N SALINAS ST

R-2 Zone

(3:35) Assessor's Parcel Number: 017-073-012
Application Number: MST2011-00010
Owner: Jennifer Marie Checchio
Designer: Bree Medley

(Proposal for a new detached 475 square foot residential dwelling unit with a 475 square foot two-car garage below. The project also includes alterations to the existing 1,013 square foot single-family residence to include conversion of 540 square feet of basement to habitable space, which involves 30 cubic yards of grading under the building footprint, and a 97 square foot addition to enclose a portion of an existing upper story deck to habitable area. A new uncovered parking space, new driveway, grading and landscaping are proposed on the 6,399 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project requires compliance with Staff Hearing Officer Resolution 007-12.)

Actual time: 3:47 p.m.

Present: Bree Medley, Designer.

Public comment opened at 3:57 p.m.

- 1) Elvira Tafoya, opposed; expressed concerns regarding parking impacts of new dwelling.
- 2) Diane Jones, expressed concerns regarding privacy and window locations, and parking impacts.
- 3) Francisco P. Mejia, (submitted letter) opposed; expressed concerns regarding parking impacts, history of poor maintenance of property.

Public comment closed at 4:03 p.m.

Chair Zink clarified that the number of parking spaces was previously approved by the Staff Hearing Officer and is not under the purview of the ABR.

Motion: Continued indefinitely to return to Full Board with comments:

- 1) The project is moving in the right direction, but is not quite ready for approvals.
- 2) Remove excess paving at driveway.
- 3) Provide a color rendering to provide a basis for matching the roof color, plaster color, garage doors, and contrasting color details, etc.
- 4) Provide a cut sheet of the proposed garage doors.
- 5) Provide head and jam details at the garage door on the plans.
- 6) Provide a cut sheet of proposed exterior lighting fixtures in compliance with Outdoor Lighting Guidelines.
- 7) Provide more architectural character to the stairs and balcony; study opening up underneath the stairs to enhance the architectural charm of these features even though it might expose the trash cans location below the stairs.
- 8) Note on the plans that the windows are to be a wood-sash painted type.
- 9) Provide a solid landing at the bottom of the stairs, and incorporate a more user-friendly approach and better entry identification from Mason Street.
- 10) Use pavers instead of decomposed granite; provide a cut sheet of the type of pavers to be used.
- 11) Add the type of roof covering to the color board.
- 12) Study the exterior color for the project; study lightening the plaster color or increase the amount of white color on surfaces.
- 13) Confirm with staff that there is ample trash storage and acceptable access to and from Mason Street (may require removal of some landscape plantings).
- 14) Provide additional vertical planting along the south-eastern property line on the Mason Street elevation to provide additional vehicular screening from adjacent residents.
- 15) Provide an irrigation plan.
- 16) Provide a Storm Water Management Program (SWMP) plan.

Action: Mosel/Wittausch, 6/0/0. Motion carried. (Gradin absent).

**** MEETING ADJOURNED AT 4:37 P.M. ****

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Kirk Gradin and Stephanie Poole.

Staff present: Tony Boughman.

ABR - FINAL REVIEW**A. 3554 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-313-016
Application Number: MST2013-00068
Owner: Barbara Starlene Nergaard, Living Trust
Designer: Lauri Vivatson
Contractor: Karen Haskell
Business Name: IM = X Pilates

(Proposal to install three new canvas awnings on the front of the existing commercial building. The existing building encroaches into the SD-2 front setback and the awnings would further encroach. Staff Hearing Officer review of a zoning modification for the awning encroachment is requested.)

(Project requires conformance with Staff Hearing Officer Resolution 022-13.)

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - NEW ITEM**B. 3562 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-313-016
Application Number: MST2013-00154
Owner: Barbara Starlene Nergaard, Living Trust
Applicant: Pamela Gesswein from Rick's Heating & Air

(Proposal to replace the existing unscreened rooftop-mounted HVAC unit and ducting.)

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

Continued one week with comments:

- 1) Provide permits for lighting and change to siding at the rear.
- 2) Applicant to either provide screening for the rooftop unit and provide photographs and/or drawings to show that the unit will not be visible from State and Ontare Streets or relocate the unit so that it is not visible from State and Ontare Streets.

ABR - FINAL REVIEW**C. 531 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-171-014
Application Number: MST2012-00491
Owner: Automation Group, Inc.
Architect: Karl Kras
Applicant: Brent Daniels

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

(Final review of landscaping details. Project requires conformance with Staff Hearing Officer Resolution 014-13.)

Final Approval of landscaping with the condition that the planter to be hand-watered at the west side rear is acceptable.

The ten-day appeal period was announced.

ABR - NEW ITEM**D. 733 W FIGUEROA ST****R-2 Zone**

Assessor's Parcel Number: 039-242-002
Application Number: MST2013-00105
Owner: Roberto Gonzales
Architect: Steven Pen Hsu

(Proposal for a 310 square foot one-story addition and a 90 square foot deck at the rear of the existing one-story single-family residence. The project includes interior remodeling and demolition of as-built additions to address violations in ENF2013-00421. There is an existing duplex at rear of the site to remain unaltered.)

(Comments only; project requires environmental assessment.)

Continued one week with comments:

- 1) The Environmental Assessment is complete.
- 2) Study connecting the new and existing roof with a hip roof and post to make a covered deck; posts are to match the front porch posts.
- 3) Provide a color board.
- 4) The Board suggests lowering the stone base at the front to be consistent all the way around.
- 5) Provide photographs of the rear units.

ABR - REVIEW AFTER FINAL**E. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-010
Application Number: MST2009-00500
Owner: William Pritchett
Architect: Garcia Architects, Inc.

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from Unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The City Council approved a zoning modification to allow living space to be permitted in the required rear setback.)

(Review After Final to retain the existing landscaping along the driveway rather than install the approved landscaping.)

Approval of Review After Final with conditions:

- 1) Retaining the existing landscaping is acceptable.
- 2) Fill-in any bare spots in the existing landscaping with succulents.

ABR - REVIEW AFTER FINAL**F. 131 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-082-010
Application Number: MST2011-00339
Owner: 131-137 Anacapa, LLC.
Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

(Review After Final to install rooftop equipment with screening on the roof of Building B. Referred from the Full Board on April 15, 2013.)

Approval of Review After Final with conditions:

- 1) Return to staff with screen details; use same style of screening as on Building C.
- 2) The parapet height of Building C cannot be raised.