



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

TUESDAY, May 28, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair* – Present until 5:23 p.m.
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative) – Present
THIEP CUNG – Present
SCOTT HOPKINS – Present
GARY MOSEL – Present
STEPHANIE POOLE (Consent Calendar Representative, Alternate) – Present
WM. HOWARD WITTAUSCH – Present

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor – Absent
 TONY BOUGHMAN, Planning Technician – Present
 KATHLEEN GOO, Commission Secretary – Present

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 (left at 5:23 p.m.), Cung, Gradin, Hopkins, Mosel, Poole, and Wittausch.
Members absent: None.
Staff present: Boughman and Goo.

GENERAL BUSINESS:

A. Public Comment:

A public comment letter received from Constantino Frangos in opposition to the proposed project at 325 N. Alisos Street on today's Consent Calendar was distributed to all ABR members and acknowledged.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **April 29, 2013**, as submitted. (Note: The May 13, 2013 Full Board meeting was cancelled.)
Action: Hopkins/Poole, 6/0/1. Motion carried. (Gradin abstained.)

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **May 6, 2013**. The Consent Calendar was reviewed by **Kirk Gradin**.
Action: Poole/Hopkins, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **May 13, 2013**. The Consent Calendar was reviewed by **Kirk Gradin** and **Stephanie Poole**.

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

Motion: Ratify the Consent Calendar of **May 20, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.

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

Motion: Ratify the Consent Calendar of **Tuesday, May 28, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.

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

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

a. Chair Zink announced that he would be leaving the meeting early at approximately 5:35 p.m., and Vice-Chair Gradin will act as Chair for the remainder of the meeting.

b. Board member Hopkins announced that he will be stepping down from Item #1, 240 W. Alamar Avenue.

E. Subcommittee Reports: There were no reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 240 W ALAMAR AVE

E-3/R-3/SD-2 Zone

(3:10)

Assessor's Parcel Number: 051-283-001

Application Number: MST2013-00022

Owner: City Ventures Urban Land, LLC

Architect: Peikert Group Architects, LLP

Landscape Architect: Courtney Miller

(Proposal to demo an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission review of a Front Setback Modification and a Tentative Subdivision Map is requested.)

(Third Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Front Setback Modification and a Tentative Subdivision Map (TSM). Project last reviewed on February 19, 2013.)

Actual time: 3:07 p.m.

Present: Detlev Peikert, Architect; Bill McReynolds, Owner; Courtney Miller, Landscape Architect; and Peggy Burbank, Project Planner.

Ms. Burbank addressed the Board and explained that the applicant just submitted a Development Application Review Team application and the project will undergo more detailed review by other City departments prior to going to the Planning Commission.

Public comment opened at 3:29 p.m.

1) Joe Rution (Allied Neighborhood Assoc.), opposed; expressed concerns regarding the project's three stories not compatible with the neighborhood, and the lack of conformance to the SD-2 setback.

Letters of expressed concern from Eddie Harris (of Santa Barbara Urban Creeks Council, requesting a wider creek setback), and Paula Westbury were acknowledged.

Public comment closed at 3:30 p.m.

Straw vote: How many Board members understand and could support the proposed Modification? 4/2 (passed).

Straw vote: How many Board members could support the cantilever as proposed? 3/3 (split vote).

Straw vote: How many Board members could support the proposed size, mass, bulk, and scale? 3/3 (split vote).

Straw vote: How many Board members could support the third-story element as proposed? 7/0 (unanimous).

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) A majority of the Board finds the proposed Modification acceptable with no negative aesthetic impact for the surrounding neighborhood.
- 2) The Board is evenly split regarding the supportability of the proposed cantilever.
- 3) The Board unanimously finds that the proposed third-story element was acceptable as submitted.
- 4) Compatibility Considerations as follows:
 - a) Some Board members find the project's general basic concept design and detailing are well developed and compatible with the neighborhood; while other Board members find that the architectural style needs further study. Applicant to return with photographs to show that the three-story design is compatible with the surrounding neighborhood.
 - b) The Board is evenly split with regard to the project's mass, size, bulk, height, and scale.
 - c) There are no negative adverse impacts to adjacent City Landmarks, or historic resources.
 - d) The design responds appropriately to established scenic public vistas.
 - e) A majority of the Board finds the project's design provides an appropriate amount of open space and landscaping.

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

CONCEPT REVIEW - CONTINUED ITEM

2. 535 E YANONALI ST

OM-1/SD-3 Zone

(3:45)

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.)

(Third Concept Review. Project requires a finding of no adverse visual impact. Action may be taken if sufficient information is provided. Project last reviewed on March 4, 2013.)

Actual time: 4:16 p.m.

Present: Jane Norine, Applicant.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Motion: Continued indefinitely to Full Board with comment that the Board found that the proposed mass, bulk, and scale of the tower is not appropriate for the building and therefore not acceptable; the concept of the project needs to be restudied.

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

CONCEPT REVIEW - CONTINUED ITEM

3. 101 S LA CUMBRE RD

C-2/SD-2 Zone

(4:15) Assessor's Parcel Number: 051-022-027
Application Number: MST2013-00018
Owner: Avenue 26 Holdings, LLC
Architect: Cearnal Andrulaitis, LLP

(Revised proposal to construct a new one-story 4,737 square foot commercial building and 27 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer review is requested for 3,000 square feet of new commercial square footage, and for a Front Setback Modification to allow the building to encroach into the Upper State Street area front setback.)

(Second Concept Review. Comments only; project requires environmental review and Staff Hearing Officer review of a Front Setback Modification and new non-residential floor area. Project last reviewed on February 4, 2013.)

Actual time: 4:27 p.m.

Present: Brian Cearnal, Architect.

Public comment opened at 4:34 p.m.

- 1) Deborah Kovada; expressed concerns regarding the proposed single entrance to the parking lot and requested that a more user-friendly entry be studied; she also suggested that any proposed trash enclosure location be studied to avoid possible smelly garbage.

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Public comment closed at 4:35 p.m.

Staff requested that the Board consider the adequacy of screening provided by the proposed parking lot perimeter planter dimensions, and the appropriateness of the contemporary architectural style with regard to the ABR Guidelines and Project Compatibility Analysis criteria.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

- 1) The proposed mass, bulk and scale is appropriate for the neighborhood.
- 2) The contemporary nature of the design ties into the other neighboring contemporary buildings nearby. Some Board members found that additional traditional details and materials should be added to the structures would make it more compatible to the neighborhood.
- 3) The way the building addresses the corner, and the site elements used at the corner, are general enhancements to the project.
- 4) The proposed modification does not pose any adverse visual impacts or conflicts because it is a one-story structure.
- 5) Study possible visual conflicts between the metal and the wood canopies.
- 6) Study adding additional playful elements and details to the architectural design.
- 7) Provide more fenestration or other elements to the parking lot side of the building to make it more user-friendly.
- 8) Provide additional landscaping buffers at the rear corners, adjacent to the north and east side elevations.
- 9) The project complies with the Architectural Board of Review Guidelines, is consistent with the City Charter, and applicable Municipal Code requirements; the project's site design and architecture is compatible with the ABR Guidelines. The Board looks forward to a review of the landscaping plan. There are no negative adverse impacts to adjacent City Landmarks or historic resources. The design responds appropriately to established scenic public vistas.
- 10) The project's design appears to provide an appropriate amount of open space and landscaping; however, a proposed landscape design needs to be submitted and reviewed before a final determination can be made.

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

CONCEPT REVIEW - NEW ITEM**4. 418 SANTA FE PLACE****E-1/E-3/S-H Zone****(4:50)**

Assessor's Parcel Number: 035-191-050

Application Number: MST2013-00199

Owner: Housing Authority/City of Santa Barbara

Architect: Christine Pierron

(Proposal to repaint the residential buildings in a variety of color schemes.)

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

Actual time: 5:08 p.m.

Present: Christine Pierron, Architect; and Bill Azzam.

Public comment opened at 5:13 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Motion: Continued one week to Consent with comments:

- 1) The proposed darker brown color needs to be lightened.
- 2) The wood color should be modified so it does not clash with the brown color.
- 3) The direction of the project is acceptable, and other proposed colors are acceptable as submitted.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 128 ANACAPA ST****OC/SD-3 Zone**

(5:15) Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James B. McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,246 square feet, with an attached 422 square foot garage. Unit B would be 2,836 square feet with an attached 446 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map (TSM) and a Coastal Development Permit (CDP).)

(Comments only; project requires environmental assessment and Staff Hearing Officer review.)

Actual time: 5:23 p.m.

Present: J. Ewing, Designer; David Black, Architect; and James McDonald, Owner.

Public comment opened at 5:37 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Straw vote: How many Board members find the project's mass, bulk, scale, and height acceptable as presented? 2/4 (failed).

Motion: Continued indefinitely to the Full Board with comments:

- 1) Provide a more complete photographic survey of the adjacent and surrounding neighborhood; especially of neighboring building of similar mass, bulk, scale, and height for determination of neighborhood compatibility; and provide more details of the proposed stair element. Provide more adjacent street-level elevation information.
- 2) The project's mass, bulk, scale, and height are not compatible with the neighborhood. Applicant to reduce the size of the fourth floor; study reducing the size of the elevator tower elements.
- 3) Study alternatives to the windows on the south elevation that may prevent future construction completed on that side of the building.
- 4) Study the massing, detailing, and the fenestration, particularly on the street elevation side; especially regarding the top of the arches and the height between the top of the arch and the construction above it.
- 5) Some Board members found the size of the units should be reduced in order to reduce the bulk and the impact to the building.
- 6) Some Board members found that a more street-friendly frontage would be acceptable. A building of this size should have a more sophisticated and well-developed design and detailing.
- 7) Some Board members found that the south side elevations were too busy and need to be more coherent (aesthetically harmonious or consistent), and simplified.

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

CONCEPT REVIEW - NEW ITEM**6. 26 E GUTIERREZ ST****C-M Zone**

(5:50) Assessor's Parcel Number: 037-254-004
Application Number: MST2013-00196
Owner: Anthony A. Buyalos
Business Name: Church of Skatan

(Proposal for approval of an as-built mural on the exterior of the building facing the parking lot and Highway 101.)

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

Actual time: 6:23 p.m.

Present: Tessa Orra, Agent.

Public comment opened at 6:26 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Motion: Continued one week to Consent. The Board has compatibility concerns and reservations about setting a precedent for large murals on commercial buildings in the City, however this one is compatible with its immediate surroundings and a one year approval as temporary art work is supportable. Staff to verify how the temporary approval will be documented.

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

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Stephanie Poole**.

ABR - NEW ITEM**A. 234 W ALAMAR AVE****R-3/SD-2 Zone**

Assessor's Parcel Number: 051-213-012
Application Number: MST2013-00193
Owner: Brian Borgatello Separate Property
Architect: BBP Architecture

(Proposal to permit vinyl windows and doors that were replaced without a permit. All windows and sliding doors were replaced in the two-story, seven unit apartment building. This application addresses violations in enforcement case ENF2013-00274.)

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

Project Design Approval and Final Approval as submitted with comments that:

- 1) The as-built vinyl windows are approvable in this instance because:
 - a) They are consistent with the existing architecture;
 - b) They are uniform throughout the building;
 - c) The lower level windows are recessed into the brick walls; and
 - d) The white color is appropriate.

ABR - REVIEW AFTER FINAL**B. 800 CACIQUE ST****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-240-020
Application Number: MST2011-00378
Architect: Edwin Lenvik
Architect: Lenvik & Minor
Owner: Marborg Industries

(Proposal to install a new 803 square foot manufactured paint spray and drying booth and construct a 1,079 square foot canopy structure over the booth. The canopy would be attached to the rear of the existing building. The project includes relocating the existing iron fence and gates at the front of the building to the front property line, removing a portion of chain link fence toward the front of the property to be replaced with new iron fencing at the front property line, installing a new concrete pad for the trash dumpsters, and installing new landscaping at the front of the property.)

(Review After Final to change the previously approved fence material from iron to chain link.)

Approval of Review After Final with conditions:

- 1) The wrought iron gate and the portions of wrought iron fence behind the gate its open position must be retained as previously approved.
- 2) The project must adhere to the approved landscape and irrigation plans to conceal the portions of fencing changed to black chain link.

ABR - NEW ITEM**C. 325 N ALISOS ST****R-2 Zone**

Assessor's Parcel Number: 031-371-006
Application Number: MST2013-00184
Owner: Ana D. Shi
Designer: Patricio Nava

(Proposal to enclose an existing four-car carport on a lot developed with three existing detached single-family units. The project would create an 808 square foot four-car garage attached to the front dwelling unit. Staff Hearing Officer review is requested for the new garage to have less than the required 15 feet separation from the middle dwelling building on the lot.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)

Public comment: Constantino Frangos, spoke in opposition and submitted a letter expressing concerns: adding walls to the carport increases the appearance of building mass; the modification will exacerbate overdevelopment on the site; the enclosed garage might not be used for the required parking; the existing site has too much hardscape and not enough landscaping.

Continued indefinitely to the Staff Hearing Officer with comments:

- 1) Study providing more landscaping on the site.
- 2) Provide vines on the trellis at the garage doors.
- 3) Verify parking maneuverability with Transportation Planning staff.
- 4) Verify if Building B has only storage within the setback.
- 5) Add a hedge along the south side of the property.

**** MEETING ADJOURNED AT 6:47 P.M. ****