



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 24, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair* - PRESENT
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 - ABSENT

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

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:15 P.M.
 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 3:02 p.m. by the Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Gradin, Cung, Hopkins, and Poole.
Members absent: Wittausch.
Staff present: Limon (present until 3:15 p.m.), Boughman, and Goo.

GENERAL BUSINESS:

A. Public Comment:

David Miller, President of Villa Miradero North HOA, presented an update and thanked the Board regarding the trellis removal project. Termite damage was more extensive than anticipated and the Board's approval facilitated the needed corrective actions.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **June 10, 2013**, as amended.
Action: Gradin/Poole, 4/0/2. Motion carried. (Zink and Hopkins abstained, Wittausch absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 17, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.
Action: Poole/Gradin, 6/0/0. Motion carried. (Wittausch absent).

Motion: Ratify the Consent Calendar of **June 24, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.

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

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

1) Mr. Boughman made the following announcements:

- a) Board member Wittausch will be absent from the meeting.
- b) Item #3, 402 N. Milpas Street was postponed two weeks to the July 8, 2013 meeting, at the applicant's request.
- c) 510 N. Salsipuedes is not on today's agenda; the applicant requested a continuance to July 8, 2013.

E. Subcommittee Reports. There were no reports.

FINAL REVIEW

1. 1080 COAST VILLAGE RD

C-1/SD-3 Zone

(3:10) Assessor's Parcel Number: 009-212-012
 Application Number: MST2013-00087
 Owner: Hanna Family Trust
 Applicant: Jeff Minelli
 Architect: Tom Ochsner

(Proposal for alterations to an existing commercial building including the following: replace façade, new landscape and hardscape, and restriping an existing parking lot to provide five parking spaces. Coastal review is required.)

Actual time: 3:15 p.m.

Present: Tom Ochsner, Architect; Sam Maphis, Landscape Architect; and Jeff Minelli, Owner.

Public comment opened at 3:24 p.m.

1) Ed Cateriano spoke in support of the project.

A letter of concern from Paula Westbury was received.

Public comment closed at 3:27 p.m.

Motion: Final Approval of the project and continued indefinitely to the Consent Calendar with conditions:

- 1) The architecture is exemplary and well detailed.
- 2) Provide an irrigation plan at Consent Review.
- 3) Study the curved pathway at the entry way for alternative options.
- 4) Some Board members had some concerns regarding the amount of landscaping in the front yard; if possible increase the amount of landscaping in the front yard.
- 5) Coordinate the location of the fence on the site and landscape plans.
- 6) Provide a detail for the fence construction on the plans.

Action: Hopkins/Poole, 5/1/0. Motion carried. (Gradin opposed due to lack of landscaping in front, Wittausch absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**2. 35 N CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

(3:40) Assessor's Parcel Number: 017-113-004
Application Number: MST2012-00486
Owner: Verde Ventures, LLC
Architect: Studio R

(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 and 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.)

(Third Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review. Project was last reviewed on February 4, 2013.)

Actual time: 3:41 p.m.

Present: Rex Ruskauff, Architect.

Public comment opened at 3:51 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

Kelly Brodison, Assistant Planner, clarified for the Board the trash enclosure and ADA requirements for the site.

Motion: Continued two weeks to Full Board with comments:

- 1) Show the location of the trash enclosure, and the required ADA path of travel.
- 2) Provide the additional landscaping areas as discussed and sketched on the plans at this meeting (along north property line, south of building A, vine pockets along south property line).
- 3) Study the character of Building D along the rear property line for architectural enhancement. Provide plate and ridge height details.
- 4) Provide details of how the non-permitted Building B will be fire-rated. Provide articulation and look for opportunities to enhance the character of the existing structure; and provide composition elevations of the two combined units.
- 5) Show the possible location of the back-flow device, and provide some significant landscaping for screening.
- 6) Provide information and photos for fountain and benches.
- 7) Study widening the landscaping along the drive aisle and provide a consistent paving material along the front elevation; study providing additional landscaping trees.
- 8) Study the possibility of providing landscaping in the parkway along the Yananoli Street (between the sidewalk and curb).

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 403 DE LA VINA ST****C-2 Zone**

(4:10) Assessor's Parcel Number: 037-202-011
Application Number: MST2013-00241
Owner: Erwin Rainak
Applicant: Sharon Byrne

(Proposal to paint a mural of approximately 10 feet by 60 feet on the Cottage Grove Avenue side of the International Autohaus building and to permit that side of the building to be an ongoing canvas for temporary murals on a rotating basis of nine months to a year. The project is intended as a means of graffiti abatement.)

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

Actual time: 4:23 p.m.

Present: Sharon Byrne, Applicant; and Erwin Rainak, Owner.

Sharon Byrne presented a slide show. Jaime Limon, Senior Planner, informed the Board of the unusual nature of a temporary or changeable approval request, and mentioned possible options for future review and oversight.

Public comment opened at 4:39 p.m.

- 1) Mark Gisler, in support; in favor of the project as a creative and attractive solution to help reduce graffiti and neighborhood violence since turf conflict between local gang member groups is greatly reduced.
- 2) Ginny Brush (Executive Director, County Arts Commission), in support; this project came to the City Arts Advisory commission and was found to be an important use of art to abate graffiti and increase community engagement. The Arts Advisory Committee or Visual Arts in Public Places (VAPP) would be happy to assist in review or developing policy for future murals.
- 3) Laura Inks of Creative Collaboration Network, in support; in favor of the project as a creative solution to abate graffiti, reduce violence, and support local artists.
- 4) Christine Collier, in support; in favor of the project as a creative solution to help the neighborhood come together while reducing graffiti and violence; enhances neighborhood cohesiveness, morale and pride.
- 5) Shannon Rogers, in support; in favor of the project as a creative solution than enhances the neighborhood.

A letter of concern from Paula Westbury was received.

Public comment closed at 4:50 p.m.

Straw vote: How many Board members could NOT support the project if lettering is included in the mural? 2/4 (lettering is not prohibited).

Motion: Project Design Approval and Final Approval for 3-year only duration; expires 06/24/2016, with conditions:

- 1) The Board has compatibility concerns and reservations about setting a precedent for murals or artwork on building walls in general; however, the Board supports this project's effort to abate graffiti and help reduce violence in the neighborhood.
- 2) The project will be overseen for three years by the City Arts Advisory Committee, Visual Arts in Public Places, and/or Creative Collaboration Network, rather than by the ABR. Staff to obtain documentation regarding the review and oversight process and guidelines.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM

4. 402 N MILPAS ST

C-2 Zone

(4:50)

Assessor's Parcel Number: 031-311-027
Application Number: MST2013-00228
Owner: J. Paul Bagley III
Architect: Kirk Gradin

(Proposal to remodel the existing auto service building for general commercial use. The project includes removal of roll-up doors and installation of storefront windows and doors, other minor building alterations, accessibility upgrades, replacement of driveway with landscaping at Gutierrez Street.)

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

Postponed two weeks to the July 8, 2013 meeting at the Applicant's request.

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Stephanie Poole
Staff present: Tony Boughman.

ABR - FINAL REVIEW**A. 213 W COTA ST****R-3 Zone**

Assessor's Parcel Number: 037-161-004
Application Number: MST2012-00447
Owner: Soon Sik Tansen
Designer: Tom Kress

(Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two, three-bedroom units, one, two-bedroom unit, five, attached garage spaces, and one uncovered, parking space. The existing single-family residence will be demolished.)

A letter from Paula Westbury was acknowledged.

Final Approval as submitted.

The ten-day appeal period was announced.

ABR - NEW ITEM-PUBLIC HEARING**B. 3122 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-018
Application Number: MST2013-00247
Owner: Chris and Cecilia Jensen, Trustees
Agent: Lauri Vivatson
Contractor: Superior Awnings

(Proposal to install two new canvas awnings above the front windows 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.)

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

A letter from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer to return to Consent Review:

- 1) Provide clear details above the sidewalk.
- 2) If the wood signage is removed, new signage must display the business name.

**** MEETING ADJOURNED AT 5:24 P.M. ****