



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 5, 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 – ABSENT
SCOTT HOPKINS – PRESENT
GARY MOSEL – PRESENT
STEPHANIE POOLE (Consent Calendar Representative, Alternate) – ABSENT
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 – 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/gov/brdcomm/ac/abr/videos.asp.

CALL TO ORDER:

The Full Board meeting was called to order at 3:02 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Gradin, Hopkins, Mosel, and Wittausch.
Members absent: Poole and Cung.
Staff present: Boughman, Limón (present until 3:15 p.m.), 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 **July 22, 2013**, as submitted.

Action: Hopkins/Mosel, 4/0/1. Motion carried. (Mosel abstained, Poole/Cung absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **July 29, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.

Action: Gradin/Wittausch, 5/0/0. Motion carried. (Poole/Cung absent.)

The Consent Calendar for August 5, 2013 was cancelled.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a) Mr. Boughman announced that Board members Poole and Cung will be absent from today's meeting.
- E. Subcommittee Reports.
- There were no reports.

*** THE BOARD RECESSED FOR 10 MINUTES AT 3:08 P.M., AND RECOVERED AT 3:18 P.M. ***

PROJECT DESIGN REVIEW

1. 601 SAN PASCUAL ST

R-3 Zone

(3:10) Assessor's Parcel Number: 037-101-014
 Application Number: MST2013-00019
 Owner: Dario Pini
 Architect: Bryan Murphy

(Proposal to construct three new dwelling units in addition to the two existing single-family units on the lot. The project includes a new two-story building at the rear of the lot with six garage spaces and a laundry room totaling 1,292 square feet on the first floor, and two residential units of 561 and 583 square feet on the second floor. The existing 1,151 square foot one-story single-family residence at 605 San Pascual Street is proposed to become a two-story duplex with two residential units of 857 and 648 square feet. The 1,200 square foot one-story single-family unit at 601 San Pascual Street will remain unaltered. The project includes new driveways, four new uncovered parking spaces, and landscaping. The existing 355 square foot two-car garage and 78 square foot shed will be demolished.)

(Third Review. Project last reviewed on April 2, 2013. Action may be taken if sufficient information is provided.)

Actual time: 3:18 p.m.

Present: Bryan Murphy, Architect.

Public comment opened at 3:25 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board has difficulty supporting five units. It appears there are insufficient landscaping areas to properly mitigate the visual impacts of the project.
- 2) Some Board members found the trash enclosure location inappropriate.
- 3) Regarding Building C:
 - a) Study relocating the garage facing Cota Street to eliminate the second curb cut and driveway, and provide additional landscape area.
 - b) Restudy the Cota Street elevation to be more street-friendly.
 - c) Restudy of the south-facing roof elements so that the gable ends or other roof elements are more integrated into the architecture. Provide additional detailing or articulation to break-up the long flat mass on the south-facing elevation.
 - d) Restudy the deck areas to provide solid-wall screening for adjacent neighbors.
- 4) Some Board members found that Building B requires further study of the second-floor placement to properly integrate with the existing building.
- 5) Restudy the location of the private outdoor living space in the front yard of Buildings A and B.
- 6) Provide a fully developed landscape plan, including existing landscape areas.

Action: Gradin/Wittausch, 5/0/0. Motion carried. (Poole/Cung absent).

REVIEW AFTER FINAL**2. 900 CALLE DE LOS AMIGOS****A-1 Zone****(3:40)**

Assessor's Parcel Number: 049-040-050
Application Number: MST2005-00742
Owner: American Baptist Homes of the West
Applicant: Tynan Group
Agent: Cameron Carey
Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures bringing the total on site development to 317,741 square feet. 83 new parking spaces are proposed for a total of 414 parking spaces. 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils is proposed on the 59.75 acre site. The project received Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment, and Modifications for building separation and yard encroachments.)

(Review After Final to change carport design to metal construction.)

Actual time: 4:08 p.m.

Present: Justin Van Mullem, Architect.

Public comment opened at 4:16 p.m.

- 1) Hika Venterino, adjacent neighbor, opposed; expressed concerns regarding existing parking pockets, additional landscaping, and the limited amount of proposed parking carports.
- 2) Ruth Georgi, adjacent neighbor, opposed; with expressed concerns regarding roof details, gravel in the parking areas, and noise abatement efforts.

A letter of concern from Paula Westbury was received.

Public comment closed at 4:20 p.m.

Motion: Approval of Review After Final as submitted.

- 1) The Board finds the proposed project is in conformance with previously approved carport design, and Architectural Board of Review Guidelines, and finds the change of materials acceptable.
- 2) Some Board members recommended the applicant study a heavier gauge roof material for sound reduction during rainstorms.

Action: Hopkins/Gradin, 5/0/0. Motion carried. (Poole/Cung absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. RIGHT OF WAY ADJACENT TO 3139 CLIFF DR.****City Right-Of-Way**

(4:10) Assessor's Parcel Number: ROW-002-941
Application Number: MST2013-00117
Applicant: Cable Engineering Services
Owner: City of Santa Barbara

(Proposal to modify an existing microcell antenna site for AT&T. The existing 12-inch panel antennas located on the utility pole in the public right-of-way will be replaced with six larger 4-foot by 12-inch panel antennas on new ten-foot cross arms. The project includes replacement of the existing meter pedestal, new equipment in an existing vault, and new vent stacks.)

(Action may be taken if sufficient information is provided. Project requires finding of No Visual Impacts. Requires Coastal Review.)

Actual time: 4:31 p.m.

Present: Peter Hilger, Agent for AT& T Mobility.

Public comment opened at 4:38 p.m.

- 1) Mark Noble, (submitted letter) opposed; expressed concerns regarding negative visual impacts of the proposed larger antennas, size of the service turnout parking area, and past graffiti on equipment cabinets.
- 2) Gil Barry, representing the Braemar Neighborhood Association, opposed; proposal is a significant adverse visual impact and presents an industrial appearance in the semi-rural setting.

A letter of concern from Mark Noble was acknowledged; and a letter from Paula Westbury was received.

Public comment closed at 4:43 p.m.

Staff reminded the Board that findings of no adverse visual impacts and aesthetic findings must be made, and that a Coastal Review is still required.

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

- 1) As presented, the Board could not make the finding of no adverse visual impacts. The current proposed project does not meet the Wireless Communication Facility Guidelines, and poses a substantial additional visual impact to the existing site. The applicant is directed to study alternatives.
- 2) Staff to research the turnout parking area for a possible violation.

Action: Gradin/Wittausch, 5/0/0. Motion carried. (Poole/Cung absent).

**** MEETING ADJOURNED AT 4:58 P.M. ****

[THE CONSENT CALENDAR REVIEW FOR AUGUST 5, 2013 WAS CANCELLED.]