



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 19, 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) – ABSENT
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 – 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/gov/brdcomm/ac/abr/videos.asp.

CALL TO ORDER:

The Full Board meeting was called to order at 3:03 p.m. by the Chair Zink.

ATTENDANCE:

Members present: Zink, Mosel, Cung, Hopkins, and Poole.
Members absent: Wittausch and 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 **August 5, 2013**, as submitted (Note: The August 5, Consent Review portion of the Agenda was cancelled).
Action: Hopkins/Mosel, 3/0/2. Motion carried. (Poole, Cung abstained, Gradin, Wittausch absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **August 12, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.
Action: Poole/Hopkins, 5/0/0. Motion carried. (Gradin, Wittausch absent).

Motion: Ratify the Consent Calendar of **August 19, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.

Action: Poole/Hopkins, 5/0/0. Motion carried. (**Gradin, 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 members Wittausch and Gradin will be absent from the meeting.

b) Item #1, 700 Shoreline Drive has been postponed two weeks at the applicant's request to the Tuesday, September 3, 2013 meeting.

E. Subcommittee Reports.

There were no reports.

CONCEPT REVIEW - NEW ITEM

1. 700 SHORELINE DR

P-R/SD-3 Zone

(3:10) Assessor's Parcel Number: 033-120-020
Application Number: MST2013-00321
Owner: City of Santa Barbara
Applicant: Santa Barbara City College

(Proposal to replace the scoreboard for Santa Barbara City College La Playa Field. The new scoreboard would use an electronic display screen and the structure includes signage above and below the display, and on the reverse side of the scoreboard. The freestanding structure is proposed to be 28 feet tall and 18 feet, 8-inches wide.)

(Concept Review only; project requires exceptions to the Sign Ordinance.)

Postponed two weeks at the applicant's request.

PROJECT DESIGN REVIEW

2. 1611 OLIVE ST

R-3 Zone

(3:45) Assessor's Parcel Number: 027-202-013
Application Number: MST2012-00442
Owner: JKR Olive Trust
Applicant: Ben Werner
Architect: Daphne Romani

(Proposal to permit an as-built dwelling unit located at the rear of the 14,629 square foot lot utilizing experimental sustainable development techniques. The project consists of a 415 square foot yurt structure and a 55 square foot detached bathhouse; permitting a small "as-built" dome structure and an "as-built" second-story deck attached to the rear of the main dwelling; demolishing an existing unpermitted carport structure and providing one uncovered parking space. The project will address violations in enforcement case ENF2011-00862. Staff Hearing Officer review is requested of zoning modifications for the dome structure to encroach into the interior setback, and to provide three rather than the required four parking spaces.)

(Project requires conformance with Staff Hearing Officer Resolution No. 031-13.)

Actual time: 3:08 p.m.

Present: Ben Werner, Applicant; Daphne Romani, Architect; Jack Reed, Owner; and Dan Gullett,

Associate Planner.

Public comment opened at 3:31 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Project Design Approval and continued indefinitely to Consent for Final Review with comments:

- 1) Applicant to provide photographs and detailed specifications for the proposed roof material for the bath house.
- 2) The as-built deck structure color is to match the house.
- 3) Increase the mass of the posts to a 6" by 6" material.
- 4) One Board member found that the proposed exterior covering material of the yurt is not acceptable for a permanent structure.
- 5) This approval is not a consensus by the Board that yurt structures are generally appropriate or acceptable structures in the City of Santa Barbara; however this proposal is a unique situation where the project is well screened from the street and neighbors, and located at the rear of a large lot.
- 6) The parking location set back less than 6-feet is acceptable due to the existing wall along the property line.

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

The ten-day appeal period was announced.

CONSENT CALENDAR (1:00 p.m.)

Representatives present: Stephanie Poole.

Staff present: Tony Boughman.

ABR - PROJECT DESIGN REVIEW**A. 835 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 031-023-001

Application Number: MST2013-00320

Owner: Housing Authority/City of Santa Barbara

Architect: Tom Moore

(Proposal for accessible parking lot improvements for a parcel developed with six residential units. The project includes raising the grade of the existing nine-space parking lot with 140 cubic yards of fill grading, removal of one space to create one accessible space, installation of new walking paths, planters, site retaining walls, and a new trash enclosure.)

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

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - NEW ITEM**B. 2921 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-026

Application Number: MST2013-00316

Business Name: Santa Barbara Skin Institute

Agent: Trish Allen, Sepps, Inc.

Owner: Montana Vista, LLC

(Proposed minor alterations to the rear of the existing medical office building. The alterations include two new windows, a new trellis, and changes to the landing.)

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

Project Design Approval and continued one week to Consent for Final Approval with comments:

- 1) The Board finds the entry stair is a nice improvement.
- 2) The proposed trellis members are spaced regularly; trellis members must also be spaced *equally*.
- 3) Study opportunities for additional landscaping around the entries; return with a landscape plan for both planting areas.

The ten-day appeal period was announced.

ABR - FINAL REVIEW**C. 114 E GUTIERREZ ST****C-M Zone**

Assessor's Parcel Number: 031-331-002
Application Number: MST2013-00280
Owner: 114 E. Gut, LLC
Architect: Keith Rivera

(Proposal for an interior remodel and exterior alterations of an existing two-story, 2,455 square foot commercial building located on a 3,982 square foot lot. The proposal includes new exterior paint; a new awning; the replacement of doors and windows; replacement of guardrails at the existing stairs; and new mechanical, electrical, and HVAC equipment. Site alterations include the reconfiguration of the parking lot to replace the five existing parking spaces with four new spaces, including a new accessible parking space.)

Final Approval as submitted.

ABR - REVIEW AFTER FINAL**D. 225 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-012
Application Number: MST2011-00310
Owner: Iglesia Del Dios Vivo
Architect: Chris Cottrell

(Proposed abatement of ENF2011-00287. This includes the "as-built" conversion of a restaurant and boarding home to a church and residence. The exterior alterations include minor alterations to the windows and doors, extending the second-story deck, and repaving portions of the driveway and parking areas. Four parking spaces are proposed.)

(Review After Final to revise rear stair and handicap ramp, relocate HVAC.)

Continued two weeks to Consent Review with comments:

- 1) Provide details of the proposed wood fence.
- 2) Add an 8-inch landing at the upstairs rear door; provide railing details.
- 3) Provide color board specifics for the proposed pavers.

**** MEETING ADJOURNED AT 3:43 P.M. ****