



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**TUESDAY, September 3, 2013 630 Garden Street: David Gebhard Public Meeting Room 3:03 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*

KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)

THIEP CUNG – PRESENT

SCOTT HOPKINS – PRESENT

GARY MOSEL – PRESENT

STEPHANIE POOLE (Consent Calendar Representative, Alternate) – PRESENT AT 3:06 P.M.

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](http://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](http://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 Chair Zink.

**ATTENDANCE:**

Members present: Zink, Cung, Gradin, Hopkins, Mosel, Poole (present @ 3:06 p.m.), and Wittausch.

Members absent: None.

Staff present: Boughman, Limon, 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 19, 2013** with corrections.

Action: Hopkins/Mosel, 4/0/2. Motion carried. (Gradin abstained; Wittausch abstained from Item #2; Poole absent.)

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **August 26, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.

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

Motion: Ratify the Consent Calendar of **Tuesday, September 3, 2013**. The Consent Calendar was reviewed by **Kirk Gradin**.

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

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

- a. Mr. Limon clarified the new environmental review California Environmental Quality Act (CEQA) finding under CEQA Guidelines Section 15183, which is also based on City staff analysis and CEQA certificate of determination on file. Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process, with a decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for these projects.
- b. Mr. Limon also stated that pending Average Unit Density (AUD) project review updates are also scheduled for later training presentation to the Board in October.

E. Subcommittee Reports.

There were no Subcommittee 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 Stadium. 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. ABR advisory comments and recommendations are requested.)

**(Action not required; advisory comments and recommendations are requested.)**

Actual time: 3:14 p.m.

Present: Robert Coles, Architect; Julie Hendricks, Director of SB City College/Facilities Dept.; and Richard Urban, Designer.

Public comment opened at 3:35 p.m.

- 1) Tim LaDouce, opposition; expressed concerns regarding the use of the proposed signage as continuous advertisement on City property for Union Bank.

A letter of concern from Paula Westbury was received; and emailed comments and recommendations to the Board from staff were received from Bob Cunningham and Natalie Cope of the Sign Committee.

Public comment closed at 3:38 p.m.

**Motion: Continued indefinitely to the California Coastal Commission with advisory comments and recommendations:**

- 1) The Board finds the new score board sign to be elegantly designed with high quality materials, with appropriate super-graphics and lettering for the names of the college and stadium.
- 2) The majority of the Board found the general signage mass, bulk, and size to be acceptable.
- 3) Board members had a concern with the permanence of the sponsorship advertisement for "Union Bank" logo. One suggestion was made to incorporate monitor panels for displaying the sponsor's name. Other suggestions were made to reduce the size of the Union Bank Logo. The Board understands that the City Municipal Code does not allow for off-site signage or privately sponsored off-site signage and as the proposed lettering is 16" which is over the normally allowed height of 12", study to reduce the proposed lettering and to center the lettering away from the sign edges.
- 4) The Board understands that the scoreboard monitor will be illuminated only during *scheduled* events or sports games and speakers oriented toward the college stadium seating.
- 5) Study to reduce the proposed "La Playa Stadium" lettering and to center the lettering away from the sign edges.
- 6) The Board understands that the proposed signage is located near a popular and active waterfront location, and suggests that the orientation of the sign be shifted. One suggestion solution is to have the scoreboard angled more toward facing the stadium audience, and more of the back of the signage turned toward the intersection of Loma Alta and Shoreline Drive in order to reduce the visible illuminating distraction to beach visitors and passing drivers on the public streets, and to increase the visibility and access of the live games and events for the audience.

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

**PROJECT DESIGN REVIEW****2. 1810 SAN PASCUAL ST****R-3 Zone****(3:45)**

Assessor's Parcel Number: 043-163-010

Application Number: MST2013-00261

Owner: Brian Escalera

Applicant: R.E. Johnson

(Proposal for a new two-story 5,494 square foot four-unit apartment building with four attached carport parking spaces. The existing one-story single-family residence and garage on the 8,504 square foot lot will be demolished or relocated.)

**(Project was last reviewed on July 22, 2013. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption prior to Project Design Approval.)**

Actual time: 4:19 p.m.

Present: R.E. Johnson, Architect; Brian Escalera, Owner.

Public comment opened at 4:27 p.m.

- 1) Tim LaDouce, opposition; expressed concerns regarding the front area and wall of the building and if it had shifted from the previously proposed location. The Board confirmed that it had not changed location according to the current proposed plans.
- 2) Gina Carbajal, opposition (speaking for other local neighbors who couldn't attend); with expressed exhaust fume concerns of proximity to the proposed truck parking area, proposed parking density on San Pascual and Islay Streets, and additional construction noise abatement concerns in addition to existing already existing passing train noise. The Chair clarified that the City does have explicit construction and noise ordinance restrictions that are strictly enforced.

A letter of concern from Paula Westbury was received.

Public comment closed at 4:32 p.m.

**Motion: Project Design Approval and continued indefinitely to Full Board for Final Review with comments:**

- 1) Return with details and lighting.
- 2) Provide an additional tree in the back area for the proposed landscape plan to create a more lush environment and more separation between the two properties.
- 3) The Board finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA certificate of determination on file for this project.

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

The ten-day appeal period was announced.

**CONSENT CALENDAR (1:00 p.m.)**

Representatives present: Kirk Gradin.  
Staff present: Tony Boughman.

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

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

(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.)

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

**Approval of Review After Final as submitted.**

The ten-day appeal period was announced.

**ABR - REVIEW AFTER FINAL****B. 709 E HALEY ST****C-2 Zone**

Assessor's Parcel Number: 031-232-017  
Application Number: MST2011-00077  
Owner: Corina A. Figueroa  
Owner: Jaime and Robin Melgoza  
Architect: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

**(Review After Final to raise the height of the carport and parapet, and eliminate the roof storage and access.)**

**Approval of Review After Final with the condition to add three 16' X 24" recesses two-inches deep on the east and west elevations to add an additional architecturally interesting element.**

The ten-day appeal period was announced.

**ABR - FINAL REVIEW****C. 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.)

**Postponed one week at the applicant's request.**

**ABR - PROJECT DESIGN REVIEW****D. 112 S CANADA ST****R-2 Zone**

Assessor's Parcel Number: 017-222-004  
Application Number: MST2013-00310  
Owner: Mario Rodriguez  
Applicant: Misael Contreras

(Proposal to permit "as-built" alterations consisting of: redesign and reduce front fence to the maximum allowed 42-inch height, enclose front porch on rear unit and repair the façade, interior alterations of the rear unit, and demolish the "as-built" storage shed in the setback. The 6,534 square foot parcel is developed with two detached residential units. The project will address violations in ZIR2002-00027 and ENF2013-00470.)

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

**Project Design Approval and Final Approval with conditions:**

- 1) All new windows are to have mullions.
- 2) Identify existing or new external features on the plans.
- 3) Repair underfloor and plaster down to grade.
- 4) Show consistent window trim (return to staff).
- 5) Provide elevations to staff.
- 6) Show weep screed on the plans.

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 4:56 P.M. \*\***