



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 16, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative, Alternate)
WM. HOWARD WITTAUSCH

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

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

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 3:03 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink (at 3:04), Cung (until 4:50), Gradin, Hopkins (until 3:33, returned at 4:52), Mosel, and Poole.
Members absent: Wittausch.
Staff present: Boughman, Limón, Rogers O'Reilly and Cook.

GENERAL BUSINESS:

A. Public Comment:

Christopher Mason-Hing expressed concerns regarding the holiday lighting on the buildings at the Mesa shopping center being up during the non-holiday season; and general concerns about holiday lighting impacts to architecture when displayed on a permanent basis.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 3, 2013, with corrections.
Action: Zink/Poole, 6/0/0. Motion carried. (Wittausch absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **September 9, 2013**. The Consent Calendar was reviewed by Kirk Gradin.
Action: Zink/Poole, 6/0/0. Motion carried. (Wittausch absent).

Motion: Ratify the Consent Calendar of **September 16, 2013**. The Consent Calendar was reviewed by Kirk Gradin.

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

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

- a) Board member Wittausch will be absent from the meeting.
- b) Board member Hopkins will be stepping down on Item #2, 510 N. Salsipuedes St.
- c) Board member Cung will leave the meeting at 4:30 p.m.

E. Subcommittee Reports.

No subcommittee Reports.

DISCUSSION ITEM

1. AMERICAN INSTITUTE OF ARCHITECTS - URBAN LIVING SANTA BARBARA

(3:10) Presenter: Christopher Mason-Hing, AIA SB Chapter President Elect
(The 2013 AIA ArchitecTours, entitled "Urban Living Santa Barbara," will take place on October 5, 2013, and is a walking tour in the downtown of the City with its Housing and Living Amenities. For more information visit: www.aiasb.com/architecTours2013.cfm.)

Actual time: 3:23 p.m.

Presentation made and discussion held.

CONCEPT REVIEW - CONTINUED ITEM

2. 510 N SALSIPUEDES ST

C-M Zone

(3:30) Assessor's Parcel Number: 031-222-018
Application Number: MST2013-00212
Owner: People's Self Help Housing
Architect: Peikert Group Architects, LLP

(Concept review of a proposal for a new multi-family residential building providing 100% affordable housing. The project is revised to be three stories with 40 units and 46 parking spaces. The project consists of a 42,446 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots will be merged to create one 41,099 square foot property. Staff Hearing Officer review is requested for zoning modifications.)

(Third Review. Project Design Approval is requested. Project was last reviewed on July 8, 2013.)

Actual time: 3:33 p.m.

Present: Jeanette Duncan, CEO of People's Self Help Housing
Detlev Peikert, Architect, Peikert Group
Lisa Plowman, Planning Manager, Peikert Group
Robert Fowler, Landscape Architect.

Public comment opened at 3:55 p.m.

- 1) Trevor Martinson, architect, opposed; with expressed concerns regarding the inadequate fire lanes of reciprocal driveway easement not properly disclosed.
- 2) Robert Burke, opposed; with expressed concerns regarding the height of the project and soil issues.
- 3) Art Posch, opposed; with expressed concerns regarding neighborhood compatibility, plate heights and soil.

Emails of concern from Bob Blamire, Gary Gordon, Timothy Kitt, Robert Burke; and letters of concern from Trevor Martinson and Paula Westbury were received.

Senior Planner Jaime Limón commented on the City's environmental review process.

Public comment closed at 4:05 p.m.

Motion: Project Design Approval and continued indefinitely to the Full Board with comments:

- 1) The Board appreciates the additional setback dimensions on the Haley Street side addressing the previous comments. The architecture on the Haley Street side is particularly handsome and addresses the street nicely.
- 2) Study the corner of the building, especially the relationship of the arches to the windows above.
- 3) Shift the handicap ramp closer to the Haley Street side to create a larger planting area between the corner and adjacent building mass.
- 4) Study increasing the landscaping on the Salsipuedes side, in particular the depth of the 20-foot gap between building masses could be enlarged.
- 5) Provide a study showing tree locations, with mature canopies on the Salsipuedes side.
- 6) Study additional opportunities to enhance the architecture through unique design elements appropriate to the style such as deeper wall thickness, colored tile placements, etc.
- 7) Some Board members suggested further study of lowering the garage height.
- 8) The size, bulk, and scale and building height are acceptable.
- 9) Some Board members felt that lowering of plate heights as proposed under the revised plan would not make a significant difference to the visual impact of this building.
- 10) Simplify the planting in keeping with the architectural style.
- 11) Provide understory plantings.

Action: Gradin/Poole, 3/2/0. Motion carried. (Zink and Mosel opposed, Hopkins stepped down, Wittausch absent).

Chair Zink commented that if there is an appeal hearing, story poles along Haley and Salsipuedes should be erected.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**3. 3925 STATE ST****C-2/SD-2 Zone**

(4:00) Assessor's Parcel Number: 051-010-021
Application Number: MST2013-00359
Owner: GRI-Regency, LLC
Architect: Brian Cearnal

(Proposal to reconfigure parking lot and add 21 parking spaces in the Five Points Shopping Center parking lot. The proposal includes grading work, accessibility improvements (parking and paths of travel), replacement of existing light fixtures, and an additional trash enclosure.)

(Comments only, project requires environmental assessment.)

This project was postponed two weeks at the Applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 813 E ANAPAMU ST****A-1/E-1/R-3 Zone**

(4:25) Assessor's Parcel Number: 029-150-040
Application Number: MST2013-00365
Agent: Steve Brown
Applicant: John Cuykendall
Designer: Mark Morando
Owner: Whittier Trust Company, Trustee (for Mary Jane Scarlallo, Family Trust)

(Proposal to re-stripe an existing 10-space parking lot at the rear, construct a new 17-space parking lot, and clarify the as-built conditions on basement and penthouse levels. Also proposed is a new landscape and hardscape plan. There will be 690 cubic yards of grading excavation. This application will address violations identified in enforcement case ENF2013-00357.)

(Comments only; project requires environmental assessment.)

Actual time: 4:52 p.m.

Present: John Cuykendall, Architect
Dale Weber, Engineer
Chuck McClure, Landscape Architect

Public comment opened at 5:01 p.m.

- 1) James Celmayster, opposed; with expressed concerns regarding the lack of proper maintenance of the Eucalyptus trees and the danger they pose. If Board grants approval, would like there to be a condition to maintain to Eucalyptus trees for safety. Also expressed concerns regarding erosion of the hillside. Requested that the Board require the installation of retaining walls to mitigate this problem.
- 2) E. Robert Jones, opposed; with expressed concerns regarding hillside erosion and falling Eucalyptus trees where parking is being proposed.

An email of concern from James Celmayster, and a letter from Paula Westbury were received.

Public comment closed at 5:11 p.m.

Motion: Continued two weeks to the Consent Calendar with the following comments:

- 1) The Board finds the planting island is not necessary because there is enough new landscaping.
- 2) The Board is in favor of the 2-to-1 slope proposed by the applicant with a comment to provide landscaping for all graded areas.
- 3) Enhance the pathway to the new proposed outdoor living space.
- 4) Enhance the new proposed outdoor living space and the pathway to the new proposed outdoor living space.
- 5) Lighting should comply with Outdoor Lighting Guidelines with regard to sky glow.
- 6) Study making the drop off from the retaining wall less than 30-inches tall so the 4-inch sphere requirement is not necessary.
- 7) If guard rails are not required, screening of new parking lot can be done with shrubbery along the edge of the parking area.
- 8) Look for opportunities for landscaping in the existing restriped parking area.
- 9) Study opportunities to provide erosion control measures that might be needed in other areas of property to protect adjacent neighboring properties.
- 10) The Board finds that the awning to remain is acceptable.
- 11) Where the other awning is being removed, is the Board finds it's acceptable to cut the post with a cap on top, and leave the railing as segmented pieces.
- 12) The Board finds the existing garage door to remain is acceptable provided it is repainted to match the building color.
- 13) Staff is to obtain advisory landscaping comments prior to returning to Consent Review.
- 14) Where there is more than 18-inches of exposed retaining wall, the surface should be clad with field stone or should have ample vegetation for screening. ~OR~ The retaining wall surface should be clad with field stone or ample vegetation screening where there is more than 18-inches of exposed wall.

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

*****THE BOARD RECESSED FROM 5:52 TO 5:56*****

CONCEPT REVIEW - NEW ITEM

5. 130 S HOPE AVE

C-2/SD-2 Zone

(4:50)

Assessor's Parcel Number: 051-010-007

Application Number: MST2013-00368

Owner: Grace Lutheran Church of Santa Barbara

Applicant: Jessie Velasquez

Owner: Macerich Company

(Installation of a 192 square foot recycling center for beverage container compaction. The facility will be manned by a part-time worker and erected in an existing parking space on the south side of the shopping complex.)

(Comments only; project requires environmental assessment.)

Actual time: 5:56 p.m.

Item was postponed indefinitely due to applicant's absence.

CONSENT CALENDAR (1:00 p.m.)

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

ABR - REVIEW AFTER FINAL**A. 222 N MILPAS ST****C-2/C-P Zone**

Assessor's Parcel Number: 017-051-002
 Application Number: MST2012-00412
 Owner: Scolari Properties, LLC
 Applicant: Jose Cervantes
 Business Name: The Fresh Market
 Architect: Jose Cervantes

(Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front façade, interior remodel to divide the building into three tenant lease spaces, an approximately 150 square foot addition under the new front arcade for the grocery store, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot is to remain.)

(Review after Final changes to storefront, roof tile color and to replace trees on landscape plan.)

Approval as submitted of Review After Final including awning details.

ABR - REVIEW AFTER FINAL**B. 1712 ANACAPA ST (ORIGINAL PARCEL)****R-2 Zone**

Assessor's Parcel Number: 027-111-014
 Application Number: MST2008-00435
 Owner: Richard Untermann & Gail Elnicky
 Agent: Jarrett Gorin
 Architect: David Van Hoy

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project received Planning Commission Approval on 10/8/2009 (Resolution No. 040-09) for a Tentative Subdivision Map and a public street waiver and a street frontage modification.)

(Review After Final of change to omit pilaster details on the privacy/sound wall along the southwest property line and to omit a small section of wall closest to the southern corner of the parcel.)

Approval of Review After Final with conditions:

- 1) Front portion of driveway paving to match rear portions of the driveway.
- 2) Wall in front to be painted to match house.

ABR - REVIEW AFTER FINAL**C. 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 of revisions to previously-approved landscape plan.)

Approval as submitted of Review After Final.

ABR - REVIEW AFTER FINAL**D. 336 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-331-001
Application Number: MST2009-00450
Owner: Debra Corral Sanchez Family Trust
Applicant: Edward Corral
Architect: Jose Luis Esparza

(New Description: Replace all existing windows and doors with new aluminum, remove existing roll-up door replace with new door and window, remove and replace all existing exterior stucco and replace like-for like, remove and replace all interior and exterior framing; roof to remain; and foundation to remain with new underpinning. Old Description: the proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

(Review After Final of changes to approved exterior elevations on Anacapa and E. Gutierrez Streets; door replacements; addition of doors, window, and awnings; add trim and fascia to existing walls; add ADA entry corridor; and add new wall-mounted light fixtures.)

Continued indefinitely to Consent Review with positive comments regarding the project's improvements.

ABR - NEW ITEM**E. 121 GRAY AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-019
Application Number: MST2013-00367
Owner: 121 Gray Avenue, LLC
Applicant: Lane Krabacher

(Proposal to repaint an existing two-story commercial building and comments only requested for future exterior alterations including corrugated steel siding, plaster eyebrows, removal of existing wood trim, additional windows, a glass railing system at the third floor deck, and a landscaped "green" wall.)

(Action may be taken for the repaint proposal.)

Continued one week to Consent to restudy the proposed colors.

ABR - NEW ITEM**F. 523 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-233-023
Application Number: MST2013-00374
Owner: Rolland and Barbara Fitzgerald
Applicant: James Hann
Business Name: Big Brand Tire Co.

(As-built re-painting of building, resurface/restripe parking lot and proposed new landscaping improvements, including tree removal and replacement.)

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

Postponed one week due to the Applicant's absence.

**** MEETING ADJOURNED AT 5:56 P.M. ****