



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 14, 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/gov/brdcomm/ac/abr/videos.asp.

CALL TO ORDER:

The Full Board meeting was called to order at 3:01 p.m. by Chair Zink.

ATTENDANCE:

ABR Members present: Zink, Mosel, Gradin (present at 3:05 p.m.), Cung (present at 3:22 p.m.), Hopkins (present until 4:58 p.m.), Poole, and Wittausch.
ABR Members absent: None.
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 **September 30, 2013**, as amended.
 Action: Wittausch/Mosel, 5/0/0. Motion carried. (Cung/Gradin absent).
- C. Consent Calendars:
 Motion: Ratify the Consent Calendar of **October 7, 2013**. The Consent Calendar was reviewed by **Kirk Gradin**.
 Action: Mosel/Hopkins, 6/0/0. Motion carried. (Cung absent).
 The Consent Calendar Review of **October 14, 2013**, was cancelled.

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

Mr. Boughman announced that Board member Hopkins will be stepping down from agenda Item #4, 240 W. Alamar Avenue.

E. Subcommittee Reports.

There were no reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 520 E YANONALI ST

OM-1/SD-3 Zone

(3:10)

Assessor's Parcel Number: 017-113-016

Application Number: MST2013-00388

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Engineer

(Proposal for the replacement of the existing Tertiary Filtration Plant at the El Estero Wastewater Treatment Plant. The project will demolish the existing 2,200 square foot building and construct a 5,300 square foot facility including a 2,900 square foot metal canopy. The canopy will be approximately 25.5 feet tall.)

(Second review; project last reviewed on September 30, 2013. Action may be taken if sufficient information is provided. Project requires Tier 3 SWMP compliance.)

Actual time: 3:09 p.m.

Present: Don Cutler for CDM Smith, Consultant for the City of SB/Public Works-Engineering Division; and Lisa Arroyo, City Supervising Engineer.

Public comment opened at 3:27 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 return to Full Board with comments:

- 1) Study adding additional landscaping in the buffer area between the access road and the west side property line at the creek to screen the view into the site.
- 2) The Board finds that enhanced concrete paving is not required as it does not benefit the project.
- 3) Provide detailed architectural elevation drawings to scale with heights and dimensions showing all four sides of the structure and the filtration system.
- 4) Provide heights and dimensions of adjacent buildings showing the relationship between the proposed project and adjacent structures.
- 5) Provide a color board and details.
- 6) Provide exterior lighting details of dark sky compatible lighting fixtures.

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

CONCEPT REVIEW - NEW ITEM**2. 130 S HOPE AVE****C-2/SD-2 Zone**

(3:40) Assessor's Parcel Number: 051-010-007
Application Number: MST2013-00368
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. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption: Projects consistent with the General Plan.)

Actual time: 3:54 p.m.

Present: Jessie Velasquez, Applicant.

Public comment opened at 4:00 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 return to Full Board with comments:

- 1) Provide pedestrian and street-level photo documentation from all angles so the Board can evaluate the visual impact of the recycle collection bin location, especially from the street and also from within La Cumbre Plaza.
- 2) Study to provide adequate full height walls and/or landscape screening if the aesthetics of the recycle collection bin are to remain as proposed.
- 3) Applicant to have Building and Safety Division staff perform a full accessibility evaluation of project.
- 4) The Board would like to see the existing trash enclosure relocated closer near Hope Ave.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 3885 & 3887 STATE ST****C-2/SD-2 Zone**

(4:10) Assessor's Parcel Number: 051-022-012
Application Number: MST2013-00411
Owner: Cleo M. Purdy
Architect: DesignArc
Applicant: Greg Reitz

(Proposal for a new mixed-use residential and commercial building. The proposal consists of the demolition of 12,155 square feet of the rear portion of the existing two-story commercial building, remodeling 22,250 square feet at the front; demolition of the existing 4,990 square foot motel; the addition of 89 apartment units with an average unit size of 806 square feet; and a new two-level subterranean parking garage with 119 parking spaces. The project proposes 63 dwelling units per acre under the Average Unit Density Program Priority Housing Overlay. The four story building would be approximately 81,807 square feet and 45 feet tall. The project also includes 19 surface parking spaces, new swimming pool, new landscaping, 13,146 cubic yards of cut grading, and the merger of the two existing parcels. Staff Hearing Officer review is requested of a zoning modification for alterations to the existing non-conforming commercial building within the front setback.)

(Concept Review only. Project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)

Actual time: 4:17 p.m.

Present: Greg Reitz, Applicant; Mark Kirkhart, Architect; and Dan Gullett, Associate Planner.

Public comment opened at 4:43 p.m.

- 1) Detlev Peikert (architect for project on adjacent property to the east), expressed support for the project, and requested cooperation between the two concurrent projects with regard to the space between the two projects, privacy, window and balcony placement.
- 2) Debbie Kovada, opposed; expressed concerns regarding the size, incompatibility with Santa Barbara, would like to see the existing trees retained.

A letter of concern from Paula Westbury was received.

Public comment closed at 4:46 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Consult with the City Urban Historian regarding any preservation issues for the existing commercial building.
- 2) The Board appreciates the design effort in applying the AUD ordinance to a site that appears to be very fitting for this type of development.
- 3) The Board has concerns about the massing and scale of the project: the portion facing State Street seems to be appropriate in size and height but additional work needs to be done regarding the aesthetics of the proposed façade on that side. The Board needs to see dimensioned elevations, especially in relation to the proposed development to the east.
- 4) Some Board members had concerns about impacts to the proposed development to the east with regard to building setback; consideration should be given to visual impacts to the neighbor, as well as providing additional light and air to the units on the adjacent parcel.

- 5) Study options for screening along the easement on the west side.
- 6) Study livability of the proposed courtyard areas to be functional and useable spaces for the occupants.
- 7) Study adding landscaping wherever feasible.
- 8) Some Board members have concerns about the long internal circulation corridors.
- 9) Locating the four-story portion of the building in the middle of the project is appropriate.
- 10) Provide some schematic representation of solar, and other mechanical equipment.

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

CONCEPT REVIEW - CONTINUED ITEM

4. 240 W ALAMAR AVE

R-3/SD-2 Zone

(5:00)

Assessor's Parcel Number: 051-283-001
 Application Number: MST2013-00022
 Owner: City Ventures Urban Land, LLC
 Architect: Peikert Group Architects, LLP
 Landscape Architect: Courtney Miller

(The project is revised to have a greater setback from the creek, and one of the covered parking spaces is proposed to be uncovered and encroaching into the interior setback. Proposal to demo an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission review of front and interior setback modifications and a Tentative Subdivision Map is requested.)

(Fourth concept review; project last reviewed on May 28, 2013. Comments only; project requires environmental assessment and Planning Commission review.)

Actual time: 5:48 p.m.

Present: Detlev Peikert, Architect; Courtney Miller, Landscape Architect; and Bill McReynolds, Owner.

Public comment opened at 5:58 p.m.

- 1) Nora Gallagher, opposition (promised to send an official comment email later); expressed concerns regarding the density, bulk, size, and the neighborhood compatibility of the proposed three-story condo development, blocked views, and the parking density in the area.

A letter of concern from Paula Westbury was received.

Public comment closed at 6:01 p.m.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments

1. A majority of the Board supports the proposed five foot cantilevered elements.
2. A majority of the Board finds the three-foot side yard modification for the parking acceptable due to the additional 10-foot setback and gain in landscaping from Mission Creek.
3. The Board carried forward the previous May 28th motion comments #1, #3 and #4, as follows:
 - 1) A majority of the Board finds the proposed setback Modification acceptable with

no negative aesthetic impact for the surrounding neighborhood.

- 3) The Board unanimously finds that the proposed third-story element was acceptable as submitted.
- 4) Compatibility Considerations are as follows:
 - a) Some Board members find the project's general basic concept design and detailing are well developed and compatible with the neighborhood; while other Board members find that the architectural style needs further study.
 - c) There are no negative adverse impacts to adjacent City Landmarks, or historic resources.
 - d) The design responds appropriately to established scenic public vistas.
 - e) A majority of the Board finds the project's design provides an appropriate amount of open space and landscaping.

Action: Gradin/Mosel, 6/0/0. Motion carried. (Hopkins stepped down).

**** THE CONSENT CALENDAR REVIEW AT 1:00 P.M. WAS CANCELLED.****

**** MEETING ADJOURNED AT 6:16 P.M. ****