



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 17, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Landscape Representative)
STEPHANIE POOLE (Consent Calendar Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, 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/ABRVideos.

CALL TO ORDER:

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

ATTENDANCE:

Members present: Zink, Cung, Gradin, Hopkins, Miller, Poole (present at 3:05), and Wittausch.
Members absent: None.
Staff present: Gantz, Limón, 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 **March 3, 2014**, as amended.
Action: Gradin/Wittausch, 7/0/0. Motion carried.

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **March 10, 2014**. The Consent Minutes were reviewed by **Stephanie Poole**, and **Courtney Jane Miller**.
Action: Poole/Miller, 7/0/0. Motion carried.

Motion: Ratify the Consent Minutes of **March 17, 2014**. The Consent Minutes were reviewed by **Stephanie Poole**, and **Courtney Jane Miller**.

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

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

a. Mr. Gantz made the following announcements:

a) Agenda Item 2 on today's agenda for 3885 State Street has been postponed two weeks at the applicant's request.

b) Due to the upcoming legal holiday for César Chávez Day on Monday, March 31st, the next Full Board ABR meeting will take place on Tuesday, April 1st.

b. Board member Gradin cautioned Board members to remember to announce at meetings prior to review of each agenda item if Board members have any conflicts of interest for standing down, and/or would rather abstain from voting on any agenda items.

E. Subcommittee Reports.

No reports were made.

PROJECT DESIGN REVIEW

1. 920 SUMMIT RD

A-2 Zone

(3:15)

Assessor's Parcel Number: 015-211-009

Application Number: MST2005-00831

Owner: MCC BB Property, LLC

Architect: David Van Hoy

Applicant: Ty Warner Hotels and Resorts

Agent: Suzanne Elledge Planning and Permitting Svcs. (SEPPS)

Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: façade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Project received Planning Commission Substantial Conformance Determination on January 27, 2014 for reduced scope of work and requires compliance with Planning Commission Resolution No. 035-09. Project was last reviewed on December 9, 2013.)

Actual time: 3:17 p.m.

Present: Steven Welton, Senior Planner, SEPPS; David VanHoy, AIA; Robert Yager, Senior Associate, Marsh & Associates; Bill Medel, Project Manager, Ty Warner Hotels & Resorts; and Allison DeBusk, Associate Planner.

Public comment opened at 3:47 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the proposed architectural design is attractive and acceptable.
- 2) Return with a color board and a materials board; include a color for the concrete paths on the site.
- 3) Provide both building lighting details and site lighting cut-sheet details.
- 4) Provide service building details.
- 5) The Board finds the landscape plan is generally acceptable. Applicant to return with further planting and irrigation details with call-outs.
- 6) Verify that all irrigation and fire sprinkler back flow devices are screened from public view; and shown on both the landscape and civil plans.

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

The ten-day appeal period was announced.

*** THE FOLLOWING ITEM WAS POSTPONED TWO WEEKS AT THE APPLICANT'S REQUEST ***

CONCEPT REVIEW - CONTINUED ITEM

2. 3885 STATE ST

C-2/SD-2 Zone

(4:15)

Assessor's Parcel Number: 051-022-012

Application Number: MST2013-00411

Owner: Cleo M. Purdy, 2003 Charitable Rem. Trust

Architect: Design Arc

Applicant: Greg Reitz

Applicant: John Cuykendall

(The proposed project consists of demolition of the 22,250 square foot existing two-story office/commercial building and the existing 4,990 square foot motel; and construction of 4,735 square feet of new commercial space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 45,055 square foot parking garage with 130 residential parking spaces and four commercial parking spaces. The project proposes a density of 63 dwelling units per acre under the Average Unit-Size Density Incentive (AUD) Program Priority Housing Overlay. The four story building would be approximately 137,332 square feet (including parking garage) and 45 feet tall. The project also includes 15 surface commercial parking spaces, swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

(Fourth Concept Review. Comments only; project requires Environmental Assessment.)

Postponed two weeks at the Applicant's request.

**** THE BOARD RECESSED AT 3:58 P.M., AND RECOVERED AT 4:13 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM**3. 414 N SALSIPUEDES ST****M-1 Zone**

(4:15) Assessor's Parcel Number: 031-293-018
Application Number: MST2014-00068
Owner: Andros Family Trust
Designer: Adam Cunningham
Business Name: Carr Winery

(Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,413 square feet of ground floor/mezzanine and the construction of a 913 square foot patio with fireplace and wine bar. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry, and planted pots along the streetscape. The project will result in a credit of 1,413 square feet of Growth Management Plan square footage.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 3, 2014.)

Actual time: 4:13 p.m.

Present: Adam Cunningham, Designer; and Ryan Carr, Owner.

Public comment opened at 4:37 p.m. As no one wished to speak, public comment was closed.

- Motion: Project Design Approval and continued indefinitely to Full Board with comments:**
- 1) A majority of the Board finds that more study of the trellis element is warranted. Applicant to study either sloping the entire trellis or to flatten the front portion of the trellis to align with the Glu-lam beams.
 - 2) Restudy the double gates at the front to appear more like fencing.
 - 3) Extend the fireplace wall above the existing parapet.
 - 4) Some Board members feel that the number of building materials should be reduced.
 - 5) Provide all visible beam connection details including post-to-beam, trellis-to-beam, beam-to-beam; simplify the beam end cut details.
 - 6) Simplify the column details, particularly at the chimney cap.
 - 7) Provide a landscape plan with ground plane plantings (and plant spacing) details.
 - 8) Provide exterior lighting fixture details.

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

The ten-day appeal period was announced.

FINAL REVIEW**4. 3943 STATE ST****C-2/SD-2 Zone**

(4:45) Assessor's Parcel Number: 051-010-021
 Application Number: MST2014-00080
 Owner: GRI- Regency, LLC
 Architect: Cearnal Andrulaitis, LLP
 Landscape Architect: Arcadia Studio
 Business Name: Five Points Shopping Center

(Proposal for building, hardscape, and landscape improvements to Five Points Shopping Center comprising the following: construct new trellis at the entry to Saigon Restaurant and replace an existing trellis in front of Starbucks. Add enhanced paving to allow additional outdoor dining at Fresco and replace other existing paving, demolish 781 square feet of raised planter area, add new or relocate existing pole lamps, add new bicycle parking racks, and add a new trash enclosure in the parking lot. Reconfigure planters and replace planter wall caps, replace built-in wood benches with free-standing wrought iron, and replace trash and recycling bins. Also proposed is to replace the existing spray irrigation with a drip system and replace trees and plantings. There will be 140 cubic yards of grading excavation.)

(Project was last reviewed on March 3, 2014.)

Actual time: 5:05 p.m.

Present: Joe Andrulaitis and Rogelio Solis, Architects; and Martha Degasis, ASLA, Arcadia Studio.

Public comment opened at 5:20 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board finds the proposed colors are not acceptable due to lack of contrast.
- 2) The trim color for the column moldings is to be the same color as the base plaster color.
- 3) Several Board members find that the internal ceiling tile color of the shopping center should be lighter in color and consistent throughout the complex.
- 4) Provide downspout details and locations.
- 5) Some Board members would like to see portions of the new paving enhanced.
- 6) If the existing built-in site benches are to be retained, then any new benches shall incorporate similar details.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 510 CASTILLO ST****C-P Zone**

(5:15) Assessor's Parcel Number: 037-152-029
 Application Number: MST2014-00034
 Owner: Mary Kay Robinson Living Trust
 Architect: Hochhauser Blatter Architects

(Proposal to remodel all exterior façades of the existing three-story office building. The project includes new solar panels on roof, new green wall screens, exterior solar shades, and replacement of existing wall sheathing.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 3, 2014.)

Actual time: 5:39 p.m.

Present: Jan R. Hochhauser, Architect; and Orelia Rojo, Associate Architect, Hochhauser Blatter Architecture and Planning.

Public comment opened at 5:47 p.m. As no one wished to speak, public comment was closed.

A letter of support was received and acknowledged from Ed Clark.

A letter of support was received and acknowledged from Edward Steinfeldt.

A letter of concern was received and acknowledged from Richard Six, AIA, Principal of LMA Architects.

Motion: Continued two weeks to Full Board with comments:

- 1) Restudy all materials.
- 2) Restudy the third floor massing at the four corners to address the top-heavy appearance.
- 3) Restudy the proposed green walls at the six columns.
- 4) Restudy the proportions of the new entrance at the 510 Castillo Street side of the project.
- 5) Reduce the size of the vertical support elements at the third floor.
- 6) Study the extension of the balcony supports over the existing beveled fins.

Action: Cung/Wittausch, 5/2/0. Motion carried. (Gradin and Zink opposed).

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Stephanie Poole**, and **Courtney Jane Miller**.

ABR - CONTINUED ITEM**A. 2524 ORELLA ST R-3 Zone**

Assessor's Parcel Number: 025-022-021
Application Number: MST2014-00071
Owner: Elisabeth Greenwald
Designer: Amy Von Protz

(Proposal for a 119 square foot addition to an existing 710 square foot single-family dwelling developed with two units. The work will occur on the front of the 6,300 square foot parcel.)

(Second Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 3, 2014.)

Postponed one week at the applicant's request.

ABR - NEW ITEM**B. 1501 SAN ANDRES ST (VERIZON) C-P Zone**

Assessor's Parcel Number: 043-244-015
Application Number: MST2014-00101
Owner: Krieg Family Trust
Applicant: Ridge Communications for Verizon Wireless

(Proposal to replace three existing roof-mounted cellular antennae located in an existing screen enclosure and install new cable trays on the roof. The existing screen enclosure will be reconstructed to the same appearance.)

Project Design Approval and Final Approval as submitted.

ABR - PROJECT DESIGN AND FINAL REVIEW**C. 150 S LA CUMBRE RD C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002
Application Number: MST2011-00384
Owner: Dansk Investment Group, Inc.
Owner: Moller Investment
Engineer: Mark Pascuine
Agent: Rick Jahj

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building & dedication of additional right-of-way. The proposal includes elimination of the automobile service bays and expansion of the mini-market within the existing building, and new accessible parking and entry. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.)

(Action may be taken if sufficient information is provided. Requires compliance with Planning Commission Resolution No. 003-14. Project was last reviewed on March 10, 2014.)

Project Design Approval and Final Approval as noted on plan Sheet T-1.

ABR - REVIEW AFTER FINAL**D. 3943 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2013-00359
Owner: GRI-Regency, LLC
Architect: Cearnal Andrulaitis
Business Name: Five Points Shopping Center

(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.)

(Review After Final of change to trash enclosure location.)

Final Approval of Review After Final as noted on plan Sheet A-701.

**** MEETING ADJOURNED AT 6:57 P.M. ****