



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

TUESDAY, April 1, 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 (PRESENT FOR AGENDA ITEM #5)

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 (present @ 4:41 p.m.), Gradin, Hopkins, Miller, and Wittausch.

Members absent: Poole.

Staff present: Gantz and Goo.

GENERAL BUSINESS:

A. Public Comment:

Ms. Wanda Livernois spoke about the project at 720 De La Vina Street in the Brinkerhoff neighborhood, and her concerns regarding the proximity of the block wall that appears to be out of scale with the rest of the building, and on-going maintenance of the wooden building. As the project concerns the Historic Landmarks Committee, Chair Zink referred Ms. Livernois to the next HLC meeting scheduled for Wednesday, April 9, 2014.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **March 17, 2014** as amended.

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

C. Consent Minutes:

The previous March 24, 2014 Consent Review was cancelled.

Motion: Ratify the Consent Minutes of **April 1, 2014**. The Consent Minutes were reviewed by **Kirk Gradin**.

Action: Gradin/Miller, 5/0/0. Motion carried. (Poole/Cung absent).

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

1) Mr. Gantz made the following announcements:

- a) Board member Poole will be absent from the meeting.
- b) Board member Cung's arrival to the meeting will be delayed by one hour.

E. Subcommittee Reports.

Chair Zink reported on a meeting held with Community Development management staff regarding concern that final approved plans and drawings matching the intent of Board approvals. Board member Gradin questioned the final design details (wainscot tile corner, column transition to curb, capital design, parapet flashing) at the Fresh Market store on Milpas Street, and stated they should be more finished on submitted and approved drawings and plans.

CONCEPT REVIEW - NEW ITEM

1. CITYWIDE

NA Zone

(3:15) Assessor's Parcel Number: 099-ORD-0ZO
 Application Number: MST2014-00103
 Applicant: Southern California Gas Co.
 Owner: City of Santa Barbara Public Works

(Proposal to install new poles for an Advanced Meter project. The poles will be installed at 13 City of Santa Barbara water supply sites around the city. Ten of the poles will be wood, at 29'-0" tall, and three will be concrete, at 27'-0" tall. The poles will be installed at the following locations: Alameda well at 1501 Santa Barbara Street, Robbins and Pedregosa PRV at 1833 Robbins Street, La Mesa Reservoir at 945 Fellowship Road, Escondido Pump Station at 111 Skyline Circle, Vic Trace Reservoir at 740 Dolores Drive, Campanil Pump Station at 830 Centinela Lane, Ontare PRV near 1201 N. Ontare Road, Hoover Reservoir at 605 Mission Ridge Road, El Cielito Reservoir at 2165 Mount Calvary Road, Skofield Reservoir at 2200 Block of Gibraltar Road, East Reservoir at 51 Crestview Lane, Reservoir #1 at 144 Cedar Lane, and Camino Viejo PRV at 850 Camino Viejo.)

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

Actual time: 3:20 p.m.

Present: Timothy Mahoney, Public Affairs Manager; Tonia Knightner, Site Acquisition Manager; and Curtis Frazier, Project Manager/Advanced Meter for Southern Calif. Gas Co.

Public comment opened at 3:33 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

General Comments for ALL proposed pole sites:

- 1) Explore alternative locations for proposed pole sites to reduce the visible impact to the public.
- 2) Provide additional photo documentation or plan views from the vertical perspective of the view from the street and/or reservoir with detailed indicators for perspective on the plans.
- 3) Provide more significant screening around the proposed pole.
- 4) The Board is concerned about tree maintenance at the various pole locations. Applicant to provide a tree maintenance plan in consultation with the City Arborist.

- 5) Provide a landscape plan with detailed tree types that would allow a cleared minimum distance around the poles.
- 6) Study alternative ground locations for the pole-top equipment, as feasible.
- 7) Provide documentation of public outreach to the surrounding neighborhood of each proposed pole site location.

Specific comments for La Mesa Reservoir at 945 Fellowship Road:

- 1) Show the location of the pole on the APN parcel maps provided.
- 2) On the aerial view photographs, provide perspective indicators from where the ground view photographs are taken.

Specific comments for Alameda Well at 1501 Santa Barbara Street:

- 1) Provide further distance photographs from the public view perspective.
- 2) Restudy alternative pole locations distanced away from Alice Keck Park Memorial Garden; study a location deeper into the park or possibly hidden by more trees.
- 3) The proposed width of the concrete pole is acceptable; the white color is not acceptable.
- 4) Restudy the disproportionate thickness of the metal pole.

Specific comments for Robbins and Pedregosa:

- 1) Provide further distance photographs from the public view perspective.
- 2) Restudy alternative pole locations in a sensitive residential neighborhood with many trees with potential visual impact to the neighborhood.
- 3) The proposed width of the concrete pole is acceptable; the white color is not acceptable.
- 4) Restudy the disproportionate thickness of the metal pole.

Specific comments for Campanil Pump Station at 830 Centinela Lane:

- 1) Provide further distance photographs from the public view perspective.
- 2) Restudy alternative pole locations in a sensitive residential neighborhood.
- 3) Provide documentation of public outreach to the surrounding neighborhood of each proposed pole site location.

Specific comments for Ontare PRV near 1201 N. Ontare Road:

- 1) Due to proximity to private homes and public right of ways, restudy alternative pole locations in a sensitive residential neighborhood without adequate screening landscaping, trees or plantings.

Specific comments for Hoover Reservoir at 605 Mission Road:

- 1) Restudy alternative pole locations in a sensitive residential neighborhood.

Specific comments for Camino Viejo PRV at 850 Camino Viejo:

- 1) Restudy alternative pole locations in a sensitive residential neighborhood.

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

CONCEPT REVIEW - NEW ITEM

2. 1298 LAS POSITAS ROAD SEG ID 2871

(3:45)

Assessor's Parcel Number: ROW-002-871

Application Number: MST2014-00104

Applicant: Southern California Gas Company

Owner: City of Santa Barbara Public Works

(Proposal to install a new 29'-0" tall wood pole as part of the Advanced Meter project. The pole will be installed in the public right-of-way in Elings Park.)

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

Actual time: 4:32 p.m.

Present: Timothy Mahoney, Public Affairs Manager; Tonia Knightner, Site Acquisition Manager; and Curtis Frazier, Project Manager/Advanced Meter for Southern Calif. Gas Co.

Public comment opened at 4:32 p.m.

- 1) Daniel Emmett (adjacent neighbor to Elings Park), expressed concerns regarding the function and location of the pole at this sensitive site, and asked the Board to request the Applicant study alternative locations for the proposed pole.

Public comment closed at 4:35 p.m.

Motion: Continued indefinitely to Full Board with the comment to explore alternative locations to reduce the visible impact and proximity to the popular Elings Park.

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

CONCEPT REVIEW - NEW ITEM

3. 500 BLK LA MARINA DR 2293 SEG ID

(3:55) Assessor's Parcel Number: ROW-002-293
Application Number: MST2014-00105

Owner: City of Santa Barbara Public Works

Applicant: Southern California Gas Company

(Proposal to install a new 27'-0" tall concrete pole as part of the Advanced Meter project. The pole will be installed in the public right-of-way.)

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

Actual time: 4:41 p.m.

Present: Timothy Mahoney, Public Affairs Manager; Tonia Knightner, Site Acquisition Manager; and Curtis Frazier, Project Manager/Advanced Meter for Southern Calif. Gas Co.

Public comment opened at 4:43 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The proposed location of the pole is extremely problematic and can be seen from multiple public locations (especially from Cliff Drive). Explore alternative locations for proposed pole sites to reduce the visible impact to the public.
- 2) Provide more significant screening around the proposed pole.
- 3) Provide a landscape plan with detailed tree types that would allow a cleared minimum distance around the poles.
- 4) Study alternative ground locations for the pole-top equipment, as feasible.
- 5) Provide additional photo documentation or plan views from the vertical perspective of the view from the street with detailed indicators for perspective on the plans.

Action: Wittausch/Hopkins, 5/0/1. Motion carried. (Cung abstained, Poole absent).

CONCEPT REVIEW - NEW ITEM**4. 3000 BLK EUCALYPTUS HILL RD - 3205 SEG ID****(4:05)**

Assessor's Parcel Number: ROW-003-205

Application Number: MST2014-00106

Owner: City of Santa Barbara Public Works

Applicant: Southern California Gas Company

(Proposal to install a new 29'-0" tall wood pole as part of the Advanced Meter project. The pole will be installed in the public right-of-way.)

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

Actual time: 4:47 p.m.

Present: Timothy Mahoney, Public Affairs Manager; Tonia Knightner, Site Acquisition Manager; and Curtis Frazier, Project Manager/Advanced Meter for Southern Calif. Gas Co.

Public comment opened at 4:48 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The proposed location of the pole is extremely problematic and can be seen from multiple public locations. Explore alternative locations for proposed pole sites to reduce the visible impact to the public.
- 2) Provide additional photo documentation or plan views from the vertical perspective of the view from the street with detailed indicators for perspective on the plans.

Action: Gradin/Miller, 5/0/1. Motion carried. (Cung stepped down, Poole absent).

*** THE BOARD BRIEFLY RECESSED AT 4:49 P.M., AND RECOVENE AT 4:53 P.M. ***

PROJECT DESIGN REVIEW**5. 3885 & 3887 STATE ST****C-2/SD-2 Zone****(4:15)**

Assessor's Parcel Numbers: 051-022-012 & 051-022-033

Application Number: MST2013-00411

Architect: Design Arc

Applicant: Greg Reitz

Applicant: John Cuykendall

Owner: State Street Property, LLC

(The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General

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

Actual time: 4:53 p.m.

Present: Greg Reitz, Applicant/Owner; Mark Kirkhart, Architect; and Melissa Cinarli Turner, Project Manager; and Dan Gullett, Project Planner.

Public comment opened at 5:17 p.m. As no one wished to speak, public comment was closed.

A letter of support from David Gustafson, Vice President of the Board of Directors for Coastal Housing Coalition was received via Julie Ullemeyer.

Motion 1: The Board made the CEQA Findings 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, 6/0/0. Motion carried. (Poole absent).

Motion 2: Project Design Approval and continued indefinitely for In-Progress Review with conditions:

- 1) Provide proposed planting size details and a landscape plan with additional large canopy trees and plantings to balance the scale of the building; consider providing additional relocated trees.
- 2) Provide a color selection board.
- 3) Provide additional door and window details, and additional architectural details.
- 4) Applicant to work with Public Works staff to select a street tree and identify an appropriate width of the parkway on State Street.
- 5) The Board understood that a change-of-use may necessitate a revision of CEQA analysis by staff.
- 6) The Board recommended the Applicant return for an In-Progress Review prior to submittal for Final Approval at ABR.
- 7) Project Design Approval is granted with the following condition: Due to potential traffic impacts, commercial uses are limited to office and general retail (not including restaurants, fast food, banks or convenience markets). Any other commercial use or conversion of residential space to non-residential space is not permitted without further environmental review. Prior to initiating a change of use or conversion, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Owner.

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

The ten day appeal period was announced.

FINAL REVIEW**6. 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 17, 2014.)

Actual time: 5:39 p.m.

Present: Joe Andrulaitis, Rogelio Solis for Cearnal Andrulaitis, LLP, and Patrick Conway, Vice-President /Regional Officer for Regency Centers, Architects; and Martha Degasis, ASLA, Landscape Architect, Arcadia Studio.

Public comment opened at 5:51 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval and continued indefinitely for final staff review with conditions:

- 1) Staff to review a change to the interior ceiling color to have less gray color and be a richer blue in color.
- 2) Cap material on the planters to be a pre-cast concrete trim in a color more similar to the colored concrete paving, and not the grey concrete paving.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 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.)

(Fourth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 17, 2014.)

Actual time: 6:03 p.m.

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

Public comment opened at 6:17 p.m.

- 1) Kathleen Weinheimer (Agent for Santa Barbara Athletic Club), opposition; expressed concerns regarding possible adverse impacts to available parking; and entry and green wall elements.
- 2) Tom Horne (Santa Barbara Athletic Club-General Manager), opposition; expressed concerns regarding the massing of the proposed building, and possible adverse impacts to available parking.

Public comment closed at 6:19 p.m.

- Motion: Project Design Approval and continued indefinitely to Full Board with comments:**
- 1) The proposed mesh material is not appropriate for the railings; provide an alternative lighter cable material that less visually obtrusive.
 - 2) Study thickening the entry archway element.
 - 3) The general color palette is acceptable.
 - 4) The proposed louvers at the entry element are to be painted green to match the other louvers.
 - 5) Study extending the roof element of the solar canopies to extend past the edge of the supporting element.
 - 6) Applicant to provide staff with an updated project description and statistics.
- Action: Hopkins/Cung, 4/2/0. Motion carried. (Gradin/Zink opposed, Poole absent).

The ten day appeal period was announced.

**** MEETING ADJOURNED AT 6:50 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Kirk Gradin**.

ABR - NEW ITEM**A. 1734 GILLESPIE ST R-2 Zone**

Assessor's Parcel Number: 043-181-001
Application Number: MST2014-00107
Owner: George Velazquez
Applicant: Don Swann

(Revised approval for a project previously approved under master application MST2002-00760 and permitted under building permit application BLD2003-02308. The project has been revised to include permitting 300 square feet of as-built additions to the previously-approved 3,299 square foot two-story duplex with two attached two-car garages. Also proposed is to permit 342 linear feet of as-built masonry walls ranging in height from 3'-6" to 6'-0" and a 59 square foot as-built second floor deck. Unit "A" will be 1,357 square feet and Unit B will be 1,118 square feet, for a total of 2,475 square feet of development on a 6,000 square foot parcel. Staff Hearing Officer review is requested for a zoning modification.)

(Comments only; Requires Environmental Assessment and Staff Hearing Officer review.)

Continued indefinitely to Staff Hearing Officer and to return to Consent Review with the comments that the design is consistent with the ABR Guidelines, and the proposed zoning modification has no adverse impact on the neighborhood.

ABR - CONTINUED ITEM**B. 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.)

Project Design Approval and Final Approval as submitted.

The ten day appeal period was announced.

**** CONSENT ADJOURNED AT 1:25 P.M. ****