



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 28, 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 3:03 p.m. by Chair Zink.

ATTENDANCE:

Members present: Gradin, Hopkins, Miller, Poole, and Wittausch.

Members absent: Zink and Cung.

Staff present: Gantz, Limón (present until 5:41 p.m.), and Goo.

GENERAL BUSINESS:

A. Public Comment:

A Consent Agenda project at 429 Stanley Drive was reviewed by Board member Gradin on April 21, 2014. The motion read “*Indefinite continuance to ABR Staff for Administrative Project Design Approval and Final Approval with the comment that the gable roof at the entry shall be revised to a shed roof.*” The applicant requested the item be referred and forwarded to the Full Board. Staff requested the Board review the item prior to ratification of the April 21, 2014, Consent minutes. The ABR Full Board reviewed the project.

Motion: Project Design Approval and Final Approval as submitted.

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

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **April 14, 2014**, as amended.

Action: Poole/Hopkins, 4/0/1. Motion carried. (Gradin abstained, Zink/Cung absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **April 21, 2014**. The Consent Calendar was reviewed by **Kirk Gradin**.

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

The April 28, 2014, 1:00 p.m., Consent Review was cancelled.

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

1) Ms. Gantz made the following announcements:

- a) Chair Zink and Board Member Cung will be absent from today's meeting.
- b) Board Member Gradin will step down from Item 3 at 718 N. Milpas Street and Board Member Hopkins will step down from Item #7 at 1419 De La Vina Street.
- c) The appeal date of the ABR's approval of the project at 510 N. Salsipuedes Street has changed from Tuesday, April 29th and the new appeal date has not yet been set. More information to follow.
- d) Ms. Gantz announced that the Applicant for Item #2, Various Locations in the OC Zone, would be late to the meeting.

2) Mr. Limón reported that another appeal was received for 510 Castillo Street, and staff will work out the details of the pending appeals with the City Attorney. Mr. Limon also announced that the Ordinance Committee will review the Average Unit Density process at 12:30 p.m., on May 6, 2014.

E. Subcommittee Reports.

There were no reports.

DISCUSSION ITEM**1. COMMUNITY DEVELOPMENT DEPARTMENT PROPOSED 2015 FISCAL YEAR BUDGET**

(3:15) Staff: Bettie Weiss, City Planner

Staff will present an overview of the proposed fiscal year 2015 budget for the Community Development Department (CDD). The City Administrator presented the budget to Council on April 22, 2014, and the Council hearing for the CDD is scheduled for May 14, 2014.

Actual time: 3:12 p.m.

A presentation was made and a discussion held.

Board comments:

- 1) Board member Hopkins requested clarification on what constituted an "optional PRT" (not required) and the applicable half-price fee.
- 2) Chair Gradin commented that applicants of optional PRT projects should also focus on specific details that will ultimately and relevantly impact the basic scope and site plan of proposed projects (such as ADA, etc.) rather than focus on "boiler-plate" items.
- 3) Chair Gradin commented that reinstating the Board and Commission stipend might assist in recruitment efforts for staffing various Board and Commission vacancies. A Board straw vote was taken and a 4/1 vote (Poole opposed) indicated that a majority of the Board would like the stipend reinstated.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

Motion: To table Item #2, Various Locations in the OC Zone.

Action: Hopkins/Poole, 5/0/0. Motion carried. Zink/Cung absent

CONCEPT REVIEW - CONTINUED ITEM

2. VARIOUS LOCATIONS IN THE OC ZONE

OC/SD-3 Zone

(3:30)

Assessor's Parcel Number: 017-022-003

Application Number: MST2014-00017

Owner: Various Property Owners

Owner: Steplemann Community Property Trust

Applicant: Nils Hammerbeck

(Proposal for a neighborhood-wide art and mural program in the Funk Zone. The project approximate area is bounded by Highway 101, Helena Street, Santa Barbara Street, and E. Cabrillo Boulevard).

(Second Concept Review.)

Actual time: 4:50 p.m.

Present: Andrew Gerard, Agent for Applicant.

Public comment opened at 5:07 p.m.

- 1) Sharyn Main, (Santa Barbara Foundation) spoke in support of the proposed project.
- 2) Neil Dipaola spoke in support of local artists and local murals and art projects in Santa Barbara.

Public comment closed at 5:09 p.m.

Mr. Limón clarified the City's view of temporary art projects and requested the Board focus on the specific site location, size, and dimensions of the proposed murals.

Motion: Project Design Approval with conditions:

- 1) A majority of the Board found the murals and artwork at the proposed locations acceptable.
- 2) Some Board members found that protecting and maintaining existing landscaping should be observed.
- 3) One Board member was in favor of limiting size of the murals at certain proposed locations.
- 4) After three years, the Board reserves the option to again review the art and mural program and analyze the success of the program.

Action: Hopkins/Miller, 5/0/0. Motion carried. (Zink/Cung absent).

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 718 N MILPAS ST

C-2 Zone

(4:00) Assessor's Parcel Number: 031-122-026
Application Number: MST2014-00144
Owner: Steven and Tamar Handelman
Architect: Kirk Gradin, Architect

(Proposal to demolish an existing 408 square foot building and construct a new two-story mixed-use building totaling 974 square feet of commercial space and a 967 square foot, second-story unit. There are four uncovered parking spaces proposed.)

(Comments only; Requires Environmental Assessment.)

Actual time: 3:46 p.m.

Ms. Gantz read a statement regarding *sole proprietorships exceptions*, and *presentations* of Board members.

Present: Kirk Gradin, Architect.

Public comment opened at 3:55 p.m.

- 1) Anthony Andrade (submitted letter and photographs); expressed concerns regarding privacy, possible debris discarded from the balcony, and water drainage, and requested a larger setback from the street (especially the decorative roof extension) to line up with the front portion of adjacent buildings, rather than the sidewalk.

Public comment closed at 3:59 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board found the proposed project compatible with the Milpas Street area, and ready for Project Design Approval pending completion of the Environmental Assessment.
- 2) Study the resolution of the front mass as it turns the corner to the gate pocket.
- 3) Some members of the Board felt the proposed 5'-0" wall at the north end of the property line should be raised to a height of 5'-6" above the deck height.
- 4) Some Board members felt that the proposed iron work is out of character with the architectural style of the proposed project.
- 5) The Board felt that the second floor gable end elevation at Milpas Street should be pulled back by at least a foot to enhance the massing.
- 6) Some Board members felt that the rail molding of the lower element along the driveway at the south elevation should be revealed by a few inches from the massing of the two story element.
- 7) Provide compliance with Storm Water Management Program (SWMP) requirements, and resolution of parking requirements.
- 8) Provide a landscape plan.

Action: Hopkins/Miller, 4/0/0. Motion carried. (Gradin stepped down, Zink/Cung absent).

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

PROJECT DESIGN REVIEW**4. 128 ANACAPA ST****OC/SD-3 Zone**

(4:30) Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

(Requires compliance with Staff Hearing Officer Resolution No. 005-14. Project was last reviewed on July 8, 2013.)

Actual time: 4:25 p.m.

Present: Dawn Sherry, Architect; David Black, Landscape Architect; and James McDonald, Owner.

Public comment opened at 4:33 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) The Board appreciated the height reduction.
- 2) Provide adequately recessed windows at the south property line and where windows are at the property line; provide window details.
- 3) The railing over the driveway entrance should be returned to the pilasters and the pilasters should be set back from the face of the balcony a minimum of 12 inches.
- 4) Provide adequate screening for the back flow preventers.
- 5) Provide a corrected paving plan; show material and enhanced paving at the street frontage with colored concrete at a minimum.
- 6) Provide all architectural details of the exterior portions of the building.
- 7) Provide all exterior lighting fixture details.

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

Motion: To un-table Item #2, Various Locations in the OC Zone.

Action: Hopkins/Poole, 5/0/0. Motion carried. Zink/Cung absent

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1135 SAN PASCUAL ST****R-3 Zone**

(4:45) Assessor's Parcel Number: 039-201-003
Application Number: MST2013-00377
Owner: 1135 San Pascual, LLC
Applicant: Rich Ridgway - Investec
Architect: Richard Thorne
Engineer: Flowers & Associates, Inc.

(Proposal to construct three new 1,294 square foot, 3-bedroom condominium units and three new 282 square foot one-car garages within a new two-story building. Also proposed is to rehabilitate an existing 1,152 square foot, one-story, 2-bedroom dwelling unit and existing detached garage, and add a 300 square foot ground floor bedroom addition. The existing 302 square foot one-car garage will remain unchanged. Also proposed is 921 square feet of first- and second-story decks and patios. Total development for the site will be 4,884 square feet of residential floor area. Approximately 125 cubic yards of grading will be balanced on site. This project requires Staff Hearing officer review for a tentative subdivision map and zoning modification.)

(Requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 5:40 p.m.

Present: Richard Thorne, Architect; and Rich Ridgway, Owner.

Public comment opened at 5:53 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and compliance with good neighbor guidelines.
- 2) The Board found the proposed raised deck modification aesthetically appropriate and with no adverse visual impacts, and does not pose consistency issues with the Architectural Board of Review Guidelines. The Board requests the applicant ensure that the area below the raised deck is blocked and sealed from potential animal incursion.
- 3) Applicant to return with additional rear yard area photograph documentation near the proposed triplex, and the adjacent neighborhood.
- 4) Obtain City Creeks staff review and approval of the applicable creek setback requirements and resolve the creek setback issue.
- 5) Provide a landscape plan and tree protection plan prior to final approval of the proposed project.

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

FINAL REVIEW**6. 414 N SALSIPUEDES ST****M-1 Zone**

(5:15) 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.)

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

Actual time: 6:05 p.m.

Present: Adam Cunningham, Designer.

Staff clarified for the Board that action could not be taken at this time due to certain reports still required from the applicant.

Public comment opened at 6:13 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Consent Review with comments:

- 1) The Board appreciates the changes and additional proposed details for the trellis, fence, and column.
- 2) Restudy lighting fixtures E-3 at the columns, and overhead track lighting.
- 3) Provide photometric for City staff review.
- 4) The Board appreciates the proposed landscape plan.
- 5) Provide further architectural details of all elements.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1419 DE LA VINA ST****R-4 Zone****(5:45)**

Assessor's Parcel Number: 039-061-011

Application Number: MST2013-00085

Owner: David Gerrity

Architect: Brewer and Williams Architect & Designer

(This is a revised project. The proposed project involves the reconstruction of a 668 square foot, one-story residential unit addition at the rear of the existing 5,250 square foot, two-story 14-unit Desmond Building and the reconstruction of a 1,914 square foot, one-story, five-unit building that was destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation. The project also includes site improvements including accessible paths of travel and drainage improvements. The project will result in a total of 20 units including five single-room-occupancy units. Proposed on-site parking comprises three covered and 20 uncovered parking spaces. The project as revised no longer requires Staff Hearing officer review of a zoning modification.)

(First Concept Review of a revised project. Action may be taken if sufficient information is provided.)

Actual time: 6:34 p.m.

Present: Gordon Brewer, Architect; and David Gerrity, Owner.

Public comment opened at 6:39 p.m. As no one wished to speak, public comment was closed.

Three emails and letters of concerns from Rino Romano, Steve Ridgeway, and Marc Chytilo were originally received for Staff Hearing Officer modification review and were subsequently forwarded to ABR staff and the Board. Staff clarified that reviewed letters were not relevant to ABR review.

Motion: Project Design Approval and Final Approval with the statement: "The ABR 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/Poole, 4/0/0. Motion carried. (Hopkins stepped down, Zink/Cung absent).

**** THE 1:00 P.M. CONSENT REVIEW FOR THIS DATE WAS CANCELLED. ****

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