



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 12, 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: Zink, Cung, Hopkins, Miller, and Poole.

Members absent: Gradin and Wittausch.

Staff present: Gantz 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 **April 28, 2014**, as amended.

Action: Poole/Hopkins, 3/0/2. Motion carried. (Zink/Cung abstained, Gradin/Wittausch absent.)

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **May 5, 2014**. The Consent Minutes were reviewed by **Kirk Gradin and Courtney Jane Miller**.

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

Motion: Ratify the Consent Minutes of **May 12, 2014**. The Consent Minutes were reviewed by **Stephanie Poole and Courtney Jane Miller**.

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

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

1. Ms. Gantz made the following announcements:

- a) Board Members Gradin and Wittausch will be absent from the meeting.
- b) Storypoles have been installed for the project at 240 E. Alamar Avenue and case planner Dan Gullett has requested ABR representation at the Planning Commission Special Meeting at 9:00 a.m., on Thursday, May 22nd. At least one ABR member is requested, but more than one may be required since the Board was divided on the architecture and setback encroachment. Board members Hopkins and Miller have to step down from attendance. Board member Gradin will be requested to represent the Board at the Planning Commission Special Meeting.
- c) Due to the upcoming legal holiday on Monday, May 26th, the next Full Board ABR meeting will take place on Tuesday, May 27th.
- d) The City Council review of the appeal for 510 N. Salsipuedes St. (People's Self-Help Housing) is scheduled for Tuesday, May 20, 2014.

E. Subcommittee Reports.

There were no reports.

CONCEPT REVIEW - NEW ITEM

1. 3761 STATE ST

C-P/SD-2 Zone

(3:20)

Assessor's Parcel Number: 051-040-053

Application Number: MST2014-00155

Owner: Teachers Insurance & Annuity Association of America

Architect: Arcadia Studio

(Proposal for landscape plan revisions and tree replacement in the Whole Foods retail store parking lot including the following: remove 34 Eucalyptus citriodora "Lemon Gum," nine Agonis jervis bay after dark "Bronze Peppermint Tree," and 11 Chionanthus retusus "Chinese Fringe Tree" and replace with 13 Lophostemon confertus "Brisbane Box," 12 Melaleuca styphelioides "Prickly Paperbark," and eight Stenocarpus sinuatis "Firewheel Trees." In summary, 54 trees will be removed, 33 new trees will be planted, and 70 existing trees will be protected in place and will remain unchanged.)

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

Actual time: 3:18 p.m.

Present: Bob Cunningham, Landscape Architect for Arcadia Studio; and Rob Ramirez, Property Management.

Public comment opened at 3:24 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide a Phased Tree Removal Plan for the mature Eucalyptus trees.
- 2) Consider retaining a portion of the proposed nine Agonis jervis bay after dark "Bronze Peppermint" trees.
- 3) Consider replacing the proposed eight Stenocarpus sinuatis "Firewheel" trees with an alternative species or increasing with minimum 36-inch plant box size.
- 4) Provide minimum 24-inch box three sizes for all newly proposed trees.
- 5) Provide an Arborist report.

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

CONCEPT REVIEW - NEW ITEM**2. 200 HELENA AVE****OC/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 033-052-018
 Application Number: MST2014-00186
 Owner: Funk Zone Parking, LLC
 Architect: AB Design Studio, Inc.

(Proposal to reduce the size of an existing 1,567 square foot one-story commercial building to 1,292 square feet and exterior remodel including new siding, windows, doors, and roof. The existing 225 square feet of building perimeter paving will be enlarged by 315 square feet for a total of 540 square feet. A new parking layout on an existing concrete parking lot, new landscape planters, and approximately 144 linear feet of 6-foot tall metal panel fence is also proposed. A previously-permitted shed located at the west corner of the parcel will remain unchanged.)

(Comments only; requires Environmental Assessment, Coastal Review, and a Public Works permit for improvements to the right-of-way.)

Actual time: 3:50 p.m.

Present: Clay Aurell, Architect; and Glen Deisler, Project Manager, for AB Design Studio, Inc.

Public comment opened at 3:56 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the proposed improvements to the site.
- 2) Provide additional documentation on the existing building, including roof materials and form.
- 3) Relocate the trash enclosure and the air conditioning unit from the front of the project to the rear of the project.
- 4) Add as much landscaping to the site as possible; provide a landscape plan. The Board would like to see landscaping adjacent to the Oriana Winery building, and parkway plantings that accommodate pedestrians.
- 5) Provide bicycle parking on the site plan.

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

CONCEPT REVIEW - NEW ITEM**3. 28 ANACAPA ST****OC/SD-3 Zone****(4:30)**

Assessor's Parcel Number: 033-113-009
 Application Number: MST2014-00156
 Owner: Hughes Land Holding Trust
 Architect: Sherry & Associates, Inc.

(Proposal for a new parking lot, accessible parking space, loading area, and ramp, and stair, deck, and trash enclosure for an existing non-residential building. All new paving to be permeable. This proposal supersedes application MST2013-00499.)

(Action may be taken if sufficient information is received; requires Coastal Review.)

Actual time: 4:15 p.m.

Present: Joe Cho, Architect, Sherry & Associates, Inc.; and Kim Hughes, Owner.

Public comment opened at 4:22 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to Consent Review with comments:

- 1) Study reducing the driveway width to 10 feet, and provide additional landscaping.
- 2) The Board encourages the Applicant to reconsider the design of the railing at the deck; specifically, to provide some vertical articulation to the railing design, if the Applicant pursues an actual railing between the deck and the paved driveway.
- 3) Return with an irrigation plan.
- 4) Provide information on the landscape plan for the removed trees and the relocated trees; to be also added to the project description on the cover sheet.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM

4. 2981 CLIFF DR

COUNTY Zone

(5:00)

Assessor's Parcel Number: 047-092-013

Application Number: MST2013-00445

Owner: County of Santa Barbara

Architect: Jeffrey Stoutenborough

(Proposal for a new 786 square foot restroom facility at Arroyo Burro Beach Park. The existing restrooms would be converted to storage or other beach visitor supporting functions. Planning Commission review of a Coastal Development Permit is requested.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review. Project was last reviewed on November 11, 2013.)

Actual time: 4:39 p.m.

Present: Jeffrey Stoutenborough, Architect; Jill Van Wie, Capital Projects Manager of the Parks Division of the County of Santa Barbara; and Kathleen Kennedy, Associate Planner.

Public comment opened at 5:00 p.m.

- 1) David Schott (adjacent neighbor); spoke of concerns regarding some of the proposed building materials on the north elevation, requested some assurance that the project site will not begin using disturbing night-time lighting in the future, and favors on-site parking to reduce street parking density in the neighborhood.

Chair Zink suggested Mr. Schott express his parking density concerns to the Planning Commission when the project is scheduled for further review.

Public comment closed at 5:03 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

- 1) The Board appreciates the County's efforts in providing modern restroom accommodations for this busy and heavily utilized public park; however, the planned design concept and site plan for the new proposed restrooms are not in keeping with the conceptual use and functions of the surrounding structures, (such as the path of travel from the foot-wash station to the parking lot, and from the beach stairs to the restrooms).
- 2) The Board could not make positive comments regarding the Compatibility Criteria Analysis, specifically the project's inconsistency in appearance, quality of architecture and materials, landscaping, safety issues, and public views.
- 3) The Board felt that if the proposed buildings were combined into fewer structures, there could be more open spaces for pedestrians and general public use.
- 4) The Board felt this would be an opportunity for the County to clean up the visual clutter along the front elevation of the project, and improve the facility for public use.
- 5) The Board found the size and scale of the proposed restroom facility incompatible with the style of the existing Boathouse structure and the general function of the building. If the style of the proposed structures worked together as one entire complex, additional square footage could then satisfy additional landscape needs, and/or possible replacement of the women's restroom facility with a more compatible and architecturally improved structure.

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

**** MEETING ADJOURNED AT 5:50 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Stephanie Poole**.

ABR - REVIEW AFTER FINAL**A. 320 W PUEBLO ST****RETIRED Zone**

Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing
Architect: Erich Burkhart
Architect: Brian Cearnal
Landscape Architect: Bob Cunningham

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Review After Final of revision to add a staircase connecting the Emergency Department with Junipero Street and the resulting alteration to ADA path of travel and misc. landscaping.)

Postponed indefinitely at the Applicant's request.

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

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-foot 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.)

(Final Approval of the project is requested. Project was last reviewed on April 28, 2014.)

Final Approval as submitted.

ABR - NEW ITEM**C. 15 HITCHCOCK WAY****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-590-032
Application Number: MST2014-00210
Owner: Stewart Vaughan
Applicant: Daryl Abrams
Business Name: Bicycle Bob's

(Proposal for exterior alterations to an existing commercial building comprising the following: Repaint building exterior, replace glazing in existing window frames, replace an existing single entry door with new double doors, install 12 new skylights, add a new concrete sidewalk, replace an existing brick patio surface with concrete, and upgrade the landscaping. Also proposed is new bicycle parking, and a 57 linear foot fence enclosure and gate at the front elevation. No new square footage is proposed.)

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

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 1:30 P.M. ****