



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 23, 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 3:00 p.m. by Vice-Chair Gradin.

ATTENDANCE:

Members present: Gradin, Miller, Poole, and Wittausch.
Members absent: Cung, Hopkins and Zink.
Staff present: Limón (present from 5:13 p.m. to 5:40 p.m.), 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 **Tuesday, May 27, 2014**, as amended.

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

Motion: Approval of the minutes of the Architectural Board of Review meeting of **June 9, 2014**, as amended.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 16, 2014**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **June 23, 2014**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

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

Ms. Gantz announced that Board members Cung, Hopkins and Zink would be absent from the meeting.

E. Subcommittee Reports.

There were no reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 633 BATH ST****P-R Zone****(3:20)**

Assessor's Parcel Number: 037-113-010

Application Number: MST2014-00267

Owner: City of Santa Barbara

Applicant: Jill Zachary, Asst Parks & Recreation Dir.

Applicant: Kevin Strasburg, Park Project Technician

(Proposal for a new public pocket park on two combined vacant lots totaling 2,562 square feet located at the corner of Bath and E. Ortega Streets. The project comprises a new landscape plan with a children's playground structure, lighting, benches, and a 154 square foot permeable paved surface. There will be two ornamental iron fences: one at 115 lineal feet and 3'-0" tall, the other at 100 lineal feet and 6'-0" tall. Grading excavation of 25 cubic yards will be balanced on site. Staff Hearing Officer review of a zoning modification is requested.)

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

Actual time: 3:11 p.m.

Present: Jill Zachary, Asst Parks & Recreation Dir; and Kevin Strasburg, Park Project Technician.

Public comment opened at 3:19 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 Compatibility Analysis was made as follows:

- a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
- b. The project's design is compatible with the City and the architectural character of the neighborhood.
- c. The project's mass, size, bulk, height, and scale are appropriate for the neighborhood.
- d. The project's design is appropriately sensitive to adjacent City Landmarks and adjacent historic resources, City structures of merit, sites, or natural features.
- e. The project's design accommodates the established public views of mountains or ocean.

- f. The project's design provides an acceptable amount of open space and landscaping.
- 2) Restudy the elevation change on the north east side of the lot where there is a 21-inch drop in elevation.
- 3) Consider changing the design of the transition between the play surface and the engineered wood fiber to be more curvilinear.
- 4) The benches are acceptable within the setback as shown.
- 5) Consider a different tree species other than the proposed *Prunus ilicifolia* (Holly-Leaf Cherry) tree.
- 6) Consider adding more benches and boulders to the landscape design.
- 7) Study reconfiguring the signage to be at a 45 degree angle to the intersection.
- 8) Consider adding tiles to the top of the curb spaced 4-feet on center.
- 9) The pavers to match the poured concrete curbs shall be an earth-tone color, possibly matching the sandstone benches.
- 10) Provide retaining wall curb elevations on the plans for the curb transition details.

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

CONCEPT REVIEW - NEW ITEM

2. 1600 BLK DE LA VINA ST

(4:00)

Assessor's Parcel Number: ROW-001-326

Application Number: MST2014-00265

Owner: City of Santa Barbara

Applicant: City of Santa Barbara/Public Works - Transportation

(Proposal to install a new traffic signal to replace existing stop signs at the intersection of De La Vina and W. Arrellaga Streets.)

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

Actual time: 3:48 p.m.

Present: Derrick Bailey, Supervising Transportation Engineer.

Public comment opened at 3:57 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval for return to Consent Review with comments:

- 1) The galvanized steel material for any of the poles is not acceptable.
- 2) The Board prefers the malaga green standard poles with traditional detail and bases for the traffic signal poles, as indicated in the photograph on plan Sheet C-1
- 3) The Board prefers the grey composite material for the street lamp poles, as indicated in the photograph on plan Sheet C-1.
- 4) Consider adding anti-graffiti coating on the traffic light poles.
- 5) An acceptable alternative for the malaga green on the traffic signal poles would be a composite material, but the detailing on the pole and base would need to be nearly identical or the same as the traditional detailing on the malaga green poles.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 725 OLIVE ST****R-3 Zone**

(4:30) Assessor's Parcel Number: 031-092-018
 Application Number: MST2014-00112
 Owner: Louis Sanchez
 Designer: Edward Deras

(Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.)

(Comments only; requires Environmental Assessment, a Waiver of Parking Design Standards, and Staff Hearing Officer review.)

Actual time: 4:16 p.m.

Present: Edward Deras, Designer; and Eileen Davis and Louis Sanchez, Owners.
 Public comment opened at 4:27 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 the findings that the proposed modification is aesthetically appropriate, poses no adverse effect to the neighborhood, and does not pose consistency issues with the Neighborhood Preservation Ordinance.

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

***** THE BOARD RECESSED AT 4:48 P.M., AND RECONVENED AT 5:02 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**4. 200 HELENA AVE****OC/SD-3 Zone**

(5:15) 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'-0" tall metal panel fence is also proposed. A previously-permitted shed located at the west corner of the parcel will remain unchanged.)

(Second Concept Review. Action may be taken if sufficient information is provided, contingent upon submittal to Public Works for improvements to the right-of-way prior to building permit issuance. Project was last reviewed May 12, 2014.)

Actual time: 5:02 p.m.

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

Public comment opened at 5:19 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) Provide additional bicycle parking on the site, if possible.
- 2) Relocate the air conditioner unit away from the front yard.
- 3) Provide the paving materials for the patio areas.
- 4) Provide additional fencing materials and frame details, including artistic details.
- 5) Provide a color and materials board with samples.
- 6) Provide door and window details, and all exterior architectural details.

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

The ten-day appeal period was announced.

***** THE FOLLOWING ITEM WAS CONTINUED TO IMMEDIATE CONSENT REVIEW *****

CONCEPT REVIEW - CONTINUED ITEM

5. 120 S HOPE ST F123

C-2/SD-2 Zone

(5:45)

Assessor's Parcel Number: 051-010-014
 Application Number: MST2014-00277
 Business Name: Michael Kors
 Applicant: Scott Daves
 Architect: Two One Two Design
 Owner: Patricia Nettleship Trustee/Macerich

(Proposal for new glass storefront and provide interior void spaces to result in no change to the net square footage for the tenant space. A metal awning element is also proposed on two elevations.)

(Second Concept Review. Forwarded up to the Full Board from Consent on June 16, 2014.)

Actual time: 5:37 p.m.

Present: Harold Cabrera, Applicant; Eric Fong, Manager and Tenant Coordinator for Macerich; and Trey Lindle, Senior Manager for The Oaks Property Management.

Motion: Referred to Consent Review.

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

**** FULL BOARD MEETING ADJOURNED AT 5:40 P.M. ****

**** CONSENT REVIEW RECONVENED AT 5:41 P.M. FOR ITEM NO. 5 ****

***** THE FOLLOWING ARE REVISED JUNE 23, 2014, CONSENT REVIEW MINUTES TO BE RATIFIED AT THE AUGUST 4, 2014, FULL BOARD MEETING. *****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Kirk Gradin**, and **Courtney Jane Miller** (with additional review by **Howard Wittausch** on Referred Full Board Item #5 below).

ABR - NEW ITEM

A. 402 E GUTIERREZ ST M-1 Zone

Assessor's Parcel Number: 031-343-009
 Application Number: MST2014-00274
 Owner: Laguna Industrial Partners
 Applicant: Miguel Montano
 Architect: Jose Luis Esparza, AIA

(Proposal for a change of use to convert an existing tenant space to a new church within an existing commercial complex on a 3.71 acre parcel. The proposal includes a minor façade alteration on the south elevation to replace an existing rear entry door and add a sidelight and transom. This project requires Staff Hearing Officer review of a parking modification.)

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

Public comment: Gary Simpson, representing sole access from the rear parking lot.

Continued indefinitely to the Staff Hearing Officer for return to Consent Review with comments:

- 1) The proposed project needs more architectural enhancement on both the east Gutierrez Street and parking lot sides, such as better articulation of the façade to delineate the building as a new church.
- 2) Add additional landscaping.
- 3) Provide additional existing parking lot details, and generally upgrade the parking lot due to significant change of use.
- 4) Provide existing tree locations.
- 5) The proposed modification poses no adverse visual effect to the neighborhood.

ABR - FINAL REVIEW

B. 101 N MILPAS ST C-2 Zone

Assessor's Parcel Number: 017-083-015
 Application Number: MST2014-00195
 Owner: Amiri Family Trust
 Applicant: Permit Consultants
 Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

(Project was last reviewed on June 9, 2014.)

Final Approval as noted on plan Sheets A2.1, L1.0, and L2.0.

ABR - FINAL REVIEW**C. 28 ANACAPA ST****OC/SD-3 Zone**

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

(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 in the Appealable Jurisdiction of the Coastal Zone. All new paving to be permeable. This proposal supersedes application MST2013-00499.)

(Project was last reviewed May 12, 2014.)

Final Approval as noted on plan Sheets A2.1, A5.0 and L1.0.

ABR - REVIEW AFTER FINAL**D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010
 Application Number: MST2012-00231
 Owner: Dewayne Copus Trust
 Architect: AB Design Studio
 Business Name: Peabody's Restaurant
 Business Name: Oliver's

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final of the following changes: Omit trellises, omit gazebo, remove fireplace and chimney, add new pair of doors, lower bottom of a window, and wall and landscape changes.)

Postponed one week at the Applicant's request.

ABR - NEW ITEM**E. 2611 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 051-292-003
 Application Number: MST2014-00246
 Owner: Josiah Jenkins Trust
 Applicant: Shannon Gaston & Alex Noormand
 Architect: Penn Hsu

(Proposal for a new outdoor dining patio at the front of the building with tables, chairs, umbrellas, and a 42-inch tall wood enclosure.)

(Comments only.)

Continued indefinitely to ABR Staff for approval with the comment to add one (1) 24-inch box tree on the south side of the building to the rear.

**** CONSENT REVIEW ADJOURNED AT 2:15 P.M. ****

**** CONSENT REVIEW RECONVENED AT 5:41 P.M. FOR ITEM NO. 5 ****

CONCEPT REVIEW - CONTINUED ITEM

5. 120 S HOPE ST F123

C-2/SD-2 Zone

(5:45)

Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00277
Business Name: Michael Kors
Applicant: Scott Daves
Architect: Two One Two Design
Owner: Patricia Nettleship Trustee/Macerich

(Proposal for new glass storefront and provide interior void spaces to result in no change to the net square footage for the tenant space. A metal awning element is also proposed on two elevations.)

(Second Concept Review. Forwarded back to Consent on June 23, 2014.)

Present: Harold Cabrera, Applicant; Eric Fong, Manager and Tenant Coordinator for Macerich; and Trey Lindle, Senior Manager for The Oaks Property Management.

Motion: **Continued one week to Consent Review with the comment for the metal cap detailing to be more architectural.**

Action: Poole/Wittausch, 3/0/0. Motion carried. (Miller stepped down, Zink/Hopkins/Cung absent).

**** CONSENT REVIEW OF ITEM NO. 5 ADJOURNED AT 6:07 P.M. ****