



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 27, 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
 SUZAN 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 3:04 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink (present at 3:09 p.m.), Gradin (present until 5:56 p.m.), Miller, Poole, and Wittausch.
Members absent: Cung and Hopkins.
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 **October 13, 2014**, as amended.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **October 20, 2014**. The Consent Calendar was reviewed by **Kirk Gradin/Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **October 27, 2014**. The Consent Calendar was reviewed by **Kirk Gradin/Courtney Jane Miller** (Miller stepped down from Item B only).

Action: Poole/Miller, 4/0/1. Motion carried. (Miller abstained for Item B, Hopkins/Cung absent).

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

a. Ms. Gantz announced that Board members Hopkins and Cung will be absent from the meeting.

E. Subcommittee Reports.

IN-PROGRESS REVIEW

1. 540 W PUEBLO ST

C-O Zone

(3:15)

Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Applicant: Kenneth Marshall
 Owner: Cancer Center of Santa Barbara
 Architect: Cearnal Andrulaitis, LLP
 Landscape Architect: Martha Degasis

(The proposal consists of a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara and rental housing. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot. The existing development consists of a 17,444 square foot main medical building, 9,248 square feet of medical office space located in other structures onsite, and five residential units. The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street. Two of the buildings to be retained would continue to be used as medical offices and one would be converted to a residential unit. Five new residential units would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units. Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area. The project requires approval of a Development Plan by the Planning Commission and Final Community Priority Designation by the City Council.)

(In-Progress Review of the Cancer Center facility and Final Approval of the parking structure and grading. A Planning Commission Substantial Conformance Determination was made on September 18, 2014. Project was last reviewed on August 18, 2014.)

Actual time: 3:16 p.m.

Present: Brian Cearnal and Matt Gradias, Architects; Kenneth Marshall, Applicant; Bob Cunningham, Landscape Architect; and Kathleen Kennedy, Associate Planner.

Regarding the In-Progress Review of the Cancer Center facility:

Public comment opened at 3:42 p.m. As no one wished to speak, public comment was closed.

Motion 1: Continued indefinitely to Consent Review with comments:

- 1) Landscaping to be reviewed at Consent Review. Provide a site section through the retention basin along Pueblo Street and any other associated details pertaining to site improvements (metal guard rail, etc.). Provide a civil plan showing slopes, contours, and elevation changes along the frontage.
- 2) Study the underside of the large stone lintels; consider adding a concrete surface behind the header.
- 3) Study adding interest or modulation to the handrail detail.
- 4) All Hardie-board material shall have a textured surface.
- 5) Study the width of the window trim, and consider enlarging the width due to the scale of the building.
- 6) The Board found the proposed colors to be acceptable.

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

Regarding the In-Progress Review of Parking Structure and Grading:

Public comment opened at 4:04 p.m. As no one wished to speak, public comment was closed.

Motion 2: Final Approval of the Cancer Center Parking Structure and Grading, and continued indefinitely to Consent Review with comments:

- 1) Lighting plan to return to Consent Review. Provide further study of the proposed lighting in compliance with the lighting standard requirements for the City of Santa Barbara (such as roof-top lighting); comply with lighting spill, reduced wattage, and after-hours lighting requirements for adjacent residential structures.
- 2) Provide 15-gallon hacienda creepers at maximum 10-feet on center at all solid walls along the perimeter of the parking structure with staff to ensure compliance.
- 3) Provide minimum 24-inch box iron wood trees, and provide details on the construction drawings.
- 4) At the fourth tier, the tube railing above the entrance shall match the third tier detailing, as shown on plan Sheet A-3.01.
- 5) Study alternatives to top-tier pole lighting.

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

IN-PROGRESS REVIEW**2. 920 SUMMIT RD****A-2 Zone**

(3:45) Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Architect: Henry Lenny
 Applicant: Ty Warner Hotels and Resorts
 Agent: Suzanne Elledge Planning and Permitting (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's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 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.)

(In-Progress Review of revised project. Requires a Planning Commission Substantial Conformance Determination. Requires compliance with Planning Commission Resolution No. 035-09. Project was last reviewed on September 29, 2014.)

Actual time: 3:50 p.m.

Present: Steven Welton, Senior Planner, SEPPS/Agent for Owner; Robert Yager, Senior Associate, Marsh & Associates/Architect; Bill Medel, Project Manager, Ty Warner Hotels & Resorts; Ryan Muncie, Landscape Architect for Pinnacle Design Group; and Allison De Busk, Project Planner, Planning Division.

Public comment opened at 4:38 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission and then to return to Consent Review for Final Approval with comments:

- 1) Restudy the horizontal trim element on the building and the spacing of the batts.
- 2) Restudy different screening solutions either as a wood fence in height and in keeping with the appropriate style of architecture or some plantings (trees) that would not interfere with parking or passage.

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

IN-PROGRESS REVIEW**3. 101 S LA CUMBRE RD****C-2/SD-2 Zone**

(4:15) Assessor's Parcel Number: 051-022-027
Application Number: MST2013-00018
Owner: Avenue 26 Holdings, LLC
Architect: Cearnal Andrulaitis, LLP

(Revised proposal to construct a new one-story, 4,703 square foot commercial building and 25 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer approval was received for a development plan.)

(Project was last reviewed on October 13, 2014.)

Actual time: 5:02 p.m.

Present: Jeff Hornbuckle, Architect; Brian Cearnal, Architect; and Charlie Kelly, Project Manager with Suding Design.

Public comment opened at 5:13 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Review for Final Approval of details and colors with the comment that the Board finds the Applicant's proposed changes are acceptable improvements, and to return with a landscape plan.

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

REVIEW AFTER FINAL**4. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

(4:45) Assessor's Parcel Number: 009-281-003
Application Number: MST2010-00026
Architect: DesignArc
Owner: Bob Uellner
Owner: Janda Partners, LP

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a foodmart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. The Planning Commission approved an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.)

(Review After Final of a temporary 160 square foot prefabricated office, two power poles with overhead lines, and approximately 300 linear feet of fencing for ongoing operational use during construction of the main project. The installation is estimated at 3-5 months.)

Actual time: 5:16 p.m.

Present: Keith Slocum, Consultant/Contractor, Janda Partners, LP; and Bob Uellner, Business Owner.

Public comment opened at 5:19 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the condition that the Applicant shall consolidate the location of the construction Port-a-Potties and hand wash to a location in closer proximity to the temporary structure.

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

CONCEPT REVIEW - NEW ITEM

5. 136 N QUARANTINA ST

M-1 Zone

(5:10) Assessor's Parcel Number: 017-081-019
Application Number: MST2014-00507
Applicant: Edwin Lenvik
Owner: Pegseven, LLC

(Proposal for a new 4,120 square foot, unenclosed shed structure for an existing maintenance facility. The project includes relocating the required parking onto adjacent parcels which comprise a portion of the same facility. A total of 17 parking spaces will be provided on APNs 017-081-004 & -011 by recorded offsite parking agreements.)

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

Actual time: 5:27 p.m.

Present: Ed Lenvik, Applicant.

Public comment opened at 5:35 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Review with comments:

- 1) The Board finds the proposed project is ready for Project Design Approval at Consent Review.
- 2) Follow the material design of the existing Construction and Demolition (CND) building across Quarantina Street composed of a brick base, instead of a split base, and exposed metal elements above.
- 3) Study the proportions of the screen on the west elevation.
- 4) Provide some relief on the metal siding portion of the building Yanonali side.
- 5) Provide a landscape plan.
- 6) The Board finds the elimination of the finger planter at the adjacent parking area acceptable because of the enlarged planter nearest the street.
- 7) Provide specifications about the new exterior lighting fixture details.

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

PROJECT DESIGN REVIEW**6. NE OF 941 WELDON ROAD**

(5:30) Assessor's Parcel Number: ROW-002-244
 Application Number: MST2014-00105
 Owner: City of Santa Barbara Public Works
 Applicant: Southern California Gas Company
 Applicant: Scott Loveless, Southern Calif. 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. This application previously proposed the 500 block of La Marina for the project location. This new location was reviewed by the Subcommittee and public outreach completed.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 18, 2014.)

Actual time: 5:56 p.m.

Present: Scott Loveless, and Timothy Mahoney, Applicants, Southern California Edison Company.

Public comment opened at 5:59 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval as submitted.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**7. 1298 LAS POSITAS ROAD SEG ID 2871**

(5:40) Assessor's Parcel Number: ROW-002-871
 Application Number: MST2014-00104
 Applicant: Southern California Gas Company
 Applicant: Scott Loveless
 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 adjacent to or fronting Elings Park.)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 1, 2014.)

Actual time: 6:00 p.m.

Present: Scott Loveless, and Timothy Mahoney, Applicants, Southern California Edison Company.

Public comment opened at 6:01 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval as submitted.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:10 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Kirk Gradin**, and **Courtney Jane Miller** (stepped down on Item B only).

ABR - NEW ITEM**A. 1814 SAN PASCUAL STREET C R-3 Zone**

Assessor's Parcel Number: 043-163-011
Application Number: MST2014-00494
Owner: Szymanski Living Trust
Applicant: Ubaldo Diaz

(Proposal to construct a 130 square foot ground floor addition and convert a 220 square foot second floor attic to habitable space in Unit C, an existing two-bedroom, 1,175 square foot single-family residence in a multi-family development. An attached 440 square foot, two-car garage is also proposed, resulting in total square footage of 1,965 square feet. All windows will be replaced with new vinyl windows to match duplex Units A and B, which will remain unaltered. A total of four parking spaces will be provided comprising two existing uncovered spaces and the new garage. This proposal will address violations identified in Enforcement Case ENF2005-00016.)

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

Present: Mike Szymanski, Owner; and Ubaldo Diaz, Applicant.

Project Design Approval and Final Approval as noted on plan Sheets A-5 and A-7.

The ten-day appeal period was announced.

ABR - NEW ITEM**B. 120 S HOPE AVE C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00519
Owner: Macerich Company

(Proposal to complete La Cumbre Plaza façade upgrades to all buildings in accordance with the current Tenant Design Criteria. There will be no changes to square footage. Review and approval of proposed façade upgrades on Building D (see MST2012-00361), and development of a plan for phased final approvals on a building-by-building basis is requested with the goal to secure all permits and complete construction of all proposed work by 2015.)

(Building D last reviewed on April 15, 2013 under MST2012-00361 and continued to Consent.)

Present: Ryan Mills, Architect.

Project Design Approval and Final Approval as noted on plan Sheets A-2.01, 2.02, 2.03, 3.01 and 3.02.

The ten-day appeal period was announced.

ABR - NEW ITEM

C. 128 W ARRELLAGA ST

R-4 Zone

Assessor's Parcel Number: 027-172-016
Application Number: MST2014-00527
Owner: Caesar Family Trust
Contractor: Vazquez Roofing

(Proposal to replace existing wood shingles with new Hardi-Shake in "Tuscan Gold" color for a multi-unit apartment building.)

Present: Francisco Vasquez, Applicant.

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 2:17 P.M. ****