



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 8, 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 3:01 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Cung, Gradin, Hopkins, Miller (present until 5:39 p.m.), Poole, and Wittausch.
Members absent: None.
Staff present: Gantz, Limón (present until 4:05 p.m.), 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 **November 24, 2014**, as amended.

Action: Hopkins/Poole, 7/0/0. Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **December 1, 2014**. The Consent Calendar was reviewed by **Paul Zink** and **Courtney Jane Miller**.

Action: Hopkins/Miller, 7/0/0. Motion carried.

The Consent Review for December 8, 2014, was cancelled.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz announced that Board Member Miller will step down from Item #5, 110 S. Hope Avenue.
- E. Subcommittee Reports: There were no reports.

CONCEPT REVIEW - NEW ITEM

1. CITYWIDE

(3:15) Assessor's Parcel Number: 099-MSC-0PD
 Application Number: MST2014-00568
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara, Environmental Services
 Agent: City of Santa Barbara

(Proposal for a new Public Container Master Plan. Over the next 31 years, the plan will standardize public trash and recycling containers throughout the City by transitioning from 26 style types to four within Landmark Districts, and six within the remaining City areas.)

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

Actual time: 3:18 p.m.

Present: Matthew Fore, Environmental Services Manager; and Lorraine Cruz-Carpenter, Environmental Services Specialist.

Public comment opened at 3:41 p.m.

- 1) Bill Sargent for Urban Renaissance (supplier) gave support information on forms and surfaces.

Public comment closed at 3:42 p.m.

Motion: Continued indefinitely to Full Board.

Action: Gradin/Poole, 7/0/0. Motion carried.

General Board Comments:

- 1) From the presentation, it was understood that factors such as the volume of generated trash in specific areas, and the aesthetics and practical features of each trash container (size, height, life-cycle, durability, recycle content, functionality, graffiti abatement, etc.), and especially container volume capacity and pedestrian traffic, assist in determining the best location for each type of trash container around the City.
- 2) Some Board members found the Barco (#2-dome top) design and the Chase Palm (#4) design may appear utilitarian and old fashioned (plastic lid), but the functionality, cost, and aesthetics could be deciding factors for quantity placement in City park placement.
- 3) It was suggested that the Barco (#2-dome top) design be fitted with a more practical flat metal top similar to the Chase Palm (#4) design.
- 4) A majority of the Board found the proposed Wassau and DuMor (#6) split unit designs acceptable for managing trash volume in certain areas of the City.
- 5) Of the proposed Wassau and DuMor (#6) split unit designs, a majority of the Board preferred the Wassau design over the DuMor design.

- 6) Some Board members concurred with the HLC that the New Pebble (#3) design was not acceptable, and some members would prefer replacement with the Chase Palm (4) design for beaches and parks. It was observed that both designs are susceptible to graffiti tagging.
- 7) Some Board members found the Urban Renaissance design practical and appropriate. Some members suggested placement of the Urban Renaissance (#1) design in a location to ascertain if the proposed container is too tall for certain areas of the City when placed next to a building or object (with the exception of unacceptable tubular steel in El Pueblo Viejo Landmark District).
- 8) And, the Board concurred with the Historic Landmarks Commission previous comments, as follows:
 - a) The Chase Palm design where proposed, as well as in El Pueblo Viejo Landmark District, is acceptable. (Current receptacles located within the downtown area were specifically designed for El Pueblo Viejo Landmark District.)
 - b) The new proposed pebble design is not supportable.
 - c) The Wassau Split Unit design is preferred throughout, including where non-conforming containers are currently located, as replacement needs arise.
 - d) The Wassau containers shall be a Malaga Green color (with blue lid for recycling). The Chase Palm containers shall be true terracotta color.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 4 S CALLE CESAR CHAVEZ (FIRE TRAINING)

OM-1/SD-3 Zone

(3:45)

Assessor's Parcel Number: 017-113-023
 Application Number: MST2014-00554
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara, Public Works/Facilities
 Engineer: Stantec

(Proposal for two new pre-manufactured steel structures for training at an existing fire training facility on a two acre parcel. The structures of 240 square feet and 930 square feet will total 1,170 square feet. Planning Commission review is requested for a Conditional Use Permit and a Coastal Development Permit.)

(Comments only; requires Environmental Assessment.)

Actual time: 4:05 p.m.

Present: Brad Klinzing, Project Engineer II; Pat McElroy, Fire Chief; Tony Pighetti, Fire Training Captain; and Mike Hamilton, Principle Engineer for Stantec.

Public comment opened at 4:09 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission then to return to Consent Review with comments:

- 1) Provide a color chip of the proposed red color; preferably a darker, deeper primer (dried blood) color.
- 2) Plans are to show the proposed landscaping and details, and to note on the plans the current location and details of the existing hedges for screening from public view. Existing hedges are to be maintained at the required height.

Action: Cung/Wittausch, 7/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**3. 400 HITCHCOCK WAY****E-3/PD/SD-2 Zone****(4:15)**

Assessor's Parcel Number: 051-240-002
Application Number: MST2014-00515
Owner: Donald Hughes
Agent: Suzanne Elledge Planning & Permitting Services
Architect: MBH Architects
Business Name: Tesla Retail Development

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service. The project includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces, with 34 spaces required and 70 provided. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

(Second Concept Review. Comments only; requires Environmental Assessment, Planning Commission, and City Council review. Project was last reviewed on November 10, 2014.)

Actual time: 4:17 p.m.

Present: Trish Allen Agent of SEPPS; and Christy Ortins of Tesla Retail Development.

Public comment opened at 4:23 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to City Council and Planning Commission then to return to Full Board with comments:

- 1) The Board found the proposed additional square footage does not pose as a detriment or negative impact to the project, and is compatible with the neighborhood as the existing buildings and spaces do not have front enclosures.
- 2) The Board had concerns about some of the existing features of main portions of the building visible from the street which need to be addressed and cleaned up; such as long portions of the existing sheet metal, and boards and other materials attached or applied near the parapets and along wall surfaces of the main portions of the building.
- 3) Restudy the grey color proposed for large areas of the building to be warmer, similar to the proposed rendering.
- 4) Provide enhancements to the projecting roof area. Specifically, the parapet areas should be similar to the proposed rendering, including the textures and surfaces of the plaster portions.
- 5) All elevations and details should accurately represent all the existing features to remain on the buildings.
- 6) Study the Sign Ordinance requirements prior to returning for further design review including signage.
- 7) The proposed wooden fence around the Charging Station shall be shown on all the elevations.
- 8) Return with planter box quantity and container size details noted on the landscape plan.
- 9) Return with irrigation plan details.

Action: Gradin/Wittausch, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 312 RANCHERIA ST****R-4 Zone****(4:45)**

Assessor's Parcel Number: 037-231-010
Application Number: MST2014-00567
Owner: Rancheria Cottages, LLC
Applicant: Acme Architecture

(Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.)

(Comments only; requires Environmental Assessment.)

Actual time: 5:14 p.m.

Present: Keith Rivera, Architect; and Mark Jacobson, Partner/Co-Owner.

Public comment opened at 5:26 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board found acceptable the site plan, layout of units, and architectural design style as appropriate for the neighborhood.
- 2) The Board would appreciate an additional six inches or more in height incorporated into the design to make the project more acceptable.
- 3) Restudy other alternatives to the proposed use of canvas canopies to add more definition to individual unit entries.
- 4) Restudy the use of vertical and horizontal siding in the same plane; consider having no change in plane.
- 5) Provide a color board.
- 6) Provide a landscape plan.
- 7) Provide drainage details and an irrigation plan.
- 8) Provide exterior lighting fixture details.

Action: Hopkins/Gradin, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM**5. 110 S HOPE AVE H****C-2/SD-2 Zone**

(5:15) Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00581
Owner: Macerich Company
Architect: DMHA

(Proposal for a façade upgrade of Building "H", which is in accordance with the approved Tenant Design Criteria. This is part of Phase II of the master improvements for La Cumbre Plaza. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

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

Actual time: 5:39 p.m.

Present: Miguel Del Castillo, Architect.

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

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the improvements at the mall, and the work on Building D and Building H.
- 2) Study opportunities to create more interest at the corner entrance near the J.Jill retail store.
- 3) Provide more shadow relief along the pedestrian walkway.
- 4) Restudy the roof details of Toys R Us store.
- 5) Provide different cornice details at each of the parapets.

Action: Wittausch/Hopkins, 6/0/0. Motion carried. (Miller stepped down).

*** MEETING ADJOURNED AT 6:19 P.M. ****

**** CONSENT REVIEW WAS CANCELLED FOR THIS DATE. ****