



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 4, 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 3:02 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Hopkins, Miller, Poole, and Wittausch.
Members absent: Gradin and Cung.
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 **July 7, 2014**, as amended. (The Consent Review portion for July 7, 2014, was cancelled.)

Action: Poole/Hopkins, 5/0/1. Motion carried. (Miller abstained, Gradin/Cung absent).

The Full Board meeting of July 21, 2014, was cancelled.

C. Consent Calendars:

Motion: Re-ratify the Consent Review portion of **June 23, 2014**. The Consent Calendar was reviewed by **Kirk Gradin**, and **Courtney Jane Miller** (with additional review by **Howard Wittausch** on Referred Full Board Item #5).

Action: Poole/Hopkins, 5/0/1. Motion carried. (Miller abstained, Gradin/Cung absent).

Motion: Ratify the Consent Calendar of **July 14, 2014**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **July 21, 2014**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **July 28, 2014**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

Action: Poole/Hopkins, 5/0/0. Motion carried. (Gradin/Cung 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 Cung will be absent from the meeting.

b) Due to Board absences, and Board Members Hopkins and Miller stepping down from agenda Item 3, 240 W. Alamar Avenue, the last agenda item was postponed to the August 18, 2014, Full Board meeting.

2. Board member Poole announced that she will be absent from the next Consent Review meeting on August 11, 2014, but will attend the August 18th Consent and Full Board meetings.

E. Subcommittee Reports.

There were no reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 1516 CASTILLO ST

R-4 Zone

(3:15)

Assessor's Parcel Number: 027-212-022

Application Number: MST2014-00319

Owner: Scott and Charlene Wilson

Applicant: Windward Engineering

Owner: Scott Wilson

(Proposal to eliminate two illegal dwelling units and restore the two residential structures to their original three-unit configuration by demolishing unpermitted improvements. The work proposed at the front structure includes demolishing a 64 square foot addition and 164 square feet of covered porches on the first and second floors. The work proposed at the rear structure includes converting 453 square feet of unpermitted second story floor area back to unconditioned attic space and removing a deck, landing, and stairs. Also proposed is to remove an unpermitted metal storage shed from the interior setback and to permit the as-built demolition of a single-car garage, allowing three uncovered parking spaces. The project will result in an originally-permitted duplex in the front and a single family dwelling in the rear on a 7,788 square foot parcel. This project will address violations identified in enforcement case ENF2013-00688 and Zoning Information Report ZIR2013-00248. Staff Hearing Officer review is requested for a zoning modification.)

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

Actual time: 3:13 p.m.

Present: Ken Dickson, Applicant for Windward Engineering; and JoAnne LaConte, Assistant Planner.

Public comment opened at 3:21 p.m.

- 1) Mark Sheridan (neighbor), expressed support for the project, and also expressed concern regarding the parking issues from on-street parking density in the neighborhood.

Public comment closed at 3:23 p.m.

Ms. La Conte confirmed the parking modification request to replace the one covered parking space with three uncovered parking spaces.

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

- 1) The Board finds the proposed parking modification request for three uncovered parking stalls to be aesthetically appropriate, and does not pose consistency issues with Architectural Board of Review Design Guidelines.
- 2) Provide adequate landscaping around the three uncovered parking stalls; preferably taller screening landscaping.
- 3) Provide a landscape plan with an outdoor lighting fixture plan and details.
- 4) Provide vine pockets along the fence.
- 5) Show Storm Water Management Program (SWMP) compliance.
- 6) Provide a street tree at the front of the property, as well as landscape plans. Enhance the ground plane at the parkway area with paving or landscape material.
- 7) Add permeable paving for the driveway.
- 8) Provide additional window details on the front structure; study to provide a consistent window style to replace the original double-hung style.

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

CONCEPT REVIEW - NEW ITEM

2. 1235 COAST VILLAGE RD

C-1/SD-3 Zone

(3:45)

Assessor's Parcel Number: 009-291-035
 Application Number: MST2014-00324
 Owner: Coast Village Investments, LP
 Architect: Rex Ruskauff

(Proposal for a new 930 square foot wood deck for an existing commercial complex. This project includes a conceptual review of upcoming exterior changes of the same type to the complex.)

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

Actual time: 3:50 p.m.

Present: Rex Ruskauff, Architect; and Trey Pinner, Property Manager for Owner.

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

Motion: Continued indefinitely to Consent with comments:

- 1) Provide skirt details below the proposed deck grade.
- 2) Provide additional landscaping details; especially where the trellis beams connect to the building and where the planter steps down to the paving.

- 3) Provide a color and materials board.
- 4) Provide hardscape details.
- 5) Study re-striping the parking area to allow for additional landscaping in front of the wall.
- 6) Study letting in the main corbels to the main structural members only at the new proposed trellis.

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

One Board member mentioned later at final approval of minutes that posting end corbels would be acceptable.

PROJECT DESIGN REVIEW

3. 240 W ALAMAR AVE

R-3/SD-2 Zone

(4:15) Assessor's Parcel Number: 051-283-001
Application Number: MST2013-00022
Owner: City Ventures Urban Land, LLC
Architect: Peikert + RRM Design Group
Landscape Architect: Courtney Miller

(This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.)

(Requires compliance with Planning Commission Resolution No. 018-14. Project last reviewed on October 14, 2013.)

A public comment email from Mr. Ed Harris, President of the SB Urban Creeks Council, was received and forwarded to the Board.

Postponed two weeks due to lack of quorum.

**** MEETING ADJOURNED AT 4:10 P.M. ****

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