



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 18, 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; (ADDISON THOMPSON – PRESENT)

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, Hopkins, Miller, Poole, and Wittausch.
Members absent: Gradin.
Staff present: Gantz, Limón, and Goo.
Planning Commissioner present: Addison Thompson.

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 **August 4, 2014**, as amended. (The Consent Review of August 4, 2014, was cancelled.)
Action: Poole/Wittausch, 6/0/0. Motion carried. (Gradin absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **August 11, 2014**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.
Action: Poole/Hopkins, 6/0/0. Motion carried. (Gradin absent).

Motion: Ratify the Consent Calendar of **August 18, 2014**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

Action: Poole/Miller, 6/0/0. Motion carried. (Gradin absent).

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

1) Ms. Gantz made the following announcements:

- a) Board Member Gradin will be absent from today's meeting.
- b) Board Members Hopkins will be stepping down from Item 1 at 240 W. Alamar Avenue.
- c) Board member Miller will also be stepping down from Item 1, 240 W. Alamar Avenue, and Item 5, 130 S. Hope Avenue.
- d) Due to the upcoming legal holiday on Monday, September 1st, the next Full Board ABR meeting will take place on Tuesday, September 2nd.
- e) Ms. Gantz announced project description changes to Item 2, 210 W. Cota Street.

E. Subcommittee Reports.

There were no reports.

PROJECT DESIGN REVIEW

1. 240 W ALAMAR AVE

R-3/SD-2 Zone

(3:15)

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 Jane 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.)

Actual time: 3:12 p.m.

Present: Bill McReynolds, Project Manager; Carrie Bingham, Architect; Courtney Jane Miller, Landscape Architect; and Renee Brooke, Senior Planner.

Public comment opened at 3:22 p.m. As no one wished to speak, public comment was closed.

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

Motion: Project Design Approval and continued indefinitely to Full Board with comments:

- 1) Restudy the proposed colors for the predominant body color with less of a contrast to the color palette.
- 2) Provide an updated color board with color elevations to match, including doors and windows, facia, downspouts, and railings.

- 3) Provide exact window details, including plaster details, for the recessed windows.
- 4) All proposed exterior lighting details to include lighting fixture locations, and retention of the dark ambiance of the creek area.
- 5) One Board member found the proposed silver railing acceptable; provide railing details.
- 6) Landscape plan to comply with Planning Commission comments and Resolution No. 018-14.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 210 W COTA ST

R-3 Zone

(3:45)

Assessor's Parcel Number: 037-121-014
 Application Number: MST2014-00338
 Owner: Brian Fahnestock
 Architect: Thompson Naylor Architects

(Proposal for a 941 square foot two-story addition at the rear of an existing 1,137 square foot one-story duplex. The existing one-story duplex would be remodeled to a single unit and a new 539 square foot two-car garage with 402 square foot second-floor studio unit is proposed to be attached at the rear of the building. Two existing uncovered parking spaces will be covered. Also proposed is to remove an existing hot tub, car cover, and shed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 19 dwelling units per acre, with a maximum of two units allowed on this 4,600 square foot parcel.)

(Comments only; project requires Environmental Assessment.)

Actual time: 3:39 p.m.

Present: Dennis Thompson, Architect; and Julie Fahnestock, Owner.

Public comment opened at 3:44 p.m.

- 1) Jim Davis, neighbor, expressed support for the proposed project.

Public comment closed at 3:46 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board's comments on the proposed project were generally favorable; the Board found the architectural style, the vertical board and batten, and the rear two-story element acceptable.
- 2) Consider lowering the plate height at the garage to improve the proportions of the project.
- 3) Provide refining elements or restudy ways to mitigate the remoteness of the second floor unit.
- 4) Provide a color board.
- 5) Provide a landscape plan showing existing tree locations and plant species details.
- 6) Study the proposed changes of planes between the different materials.

Action: Hopkins/Miller, 6/0/0. Motion carried. (Gradin absent).

IN-PROGRESS REVIEW**3. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

(4:15) Assessor's Parcel Number: 009-230-043
 Application Number: MST2004-00493
 Architect: Jeff Gorrell
 Applicant: John Price
 Owner: Olive Oil & Gas, LP

(This is a revised project. Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 17,802 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,002 square feet of residential space on the second and third floors. The residential component includes 6 three-bedroom units. A total of 38 parking spaces are proposed to include 22 commercial spaces and 16 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. The project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval, on appeal with conditions, on 7/15/08 for a Local Coastal Plan Amendment, Zone Change, Tentative Subdivision Map, Coastal Development Permit, Development Plan Approval, and Zoning Modifications. The project requires compliance with City Council Resolution No. 08-084.)

(Comments only; In-Progress review of the following changes to the project: reduce number of units from eight to six, revised elevations, roof plan, patios, and perimeter walls. Requires a Planning Commission Substantial Conformance Determination and compliance with City Council Resolution No. 08-084. Project was last reviewed on November 2, 2009.)

Actual time: 4:04 p.m.

Present: Jeff Gorrell, Architect; and Keith Slocum, Project Manager.

Public comment opened at 4:17 p.m.

- 1) Dana Newquist, general support; expressed concern to keep the existing ficus hedge on the property.
- 2) Kellam DeForest, opposition; expressed concerns to consider lowering the plate heights of the project along the north side entrance off Coast Village Road; and requested the Board reconsider neighborhood compatibility of the proposed project and consider the proximity of the roundabout at Olive Mill Road.
- 3) Juergen Boehr, neighbor, opposition; expressed concerns regarding the bulk, size, height, the transition into the neighborhood, and suggested a reduction in scale of the entry along Olive Mill Road; commented there is currently no neighborhood compatibility, no transition, and no privacy.
- 4) Ed Edick, neighbor; expressed support for the proposed further reductions of the project.

Public comment closed at 4:26 p.m.

Mr. Limón requested the Board to state their conclusions if they disagree with the findings of substantial conformance made by Planning staff and the Planning Commission.

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

- 1) A majority of the Board recommends to the Planning Commission that the project be found in substantial conformance with the original approved design as the overall building footprint does not increase the building size, bulk, and scale.
- 2) The Board found the exterior third floor balcony additions along the north elevation to be an enhancement and appropriate design additions.

- 3) One Board member was concerned about the landscape plan and requested preservation of the existing trees and the understory planting at the existing ficus plant. Landscape plan to show the difference between the planting area and the concrete area.

Action: Cung/Hopkins, 6/0/0. Motion carried. (Gradin absent).

IN-PROGRESS REVIEW

4. 540 W PUEBLO ST

C-O Zone

(4:45) Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Applicant: Kenneth Marshall, Dudek
 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.)

(Comments only; Revisions include an increase in size of parking structure from 68,196 s.f. to 68,962 s.f., increase in total number of parking spaces from 172 to 183, exterior changes to Cancer Center, and elimination of green roof and solar panels. Project requires a Planning Commission Substantial Conformance Determination and compliance with Planning Commission Resolution No. 006-10. Project was last reviewed on July 26, 2010.)

Actual time: 4:45 p.m.

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

Public comment opened at 5:11 p.m.

- 1) Laura Lyon, for The Oaks Parent Child Workshop, expressed support for the proposed project.

Public comment closed at 5:14 p.m.

Motion: Continued indefinitely to Planning Commission, and then return to Full Board for an In-Progress Review, with comments:

- 1) The Board recommends to the Planning Commission that the project and changes be found in substantial conformance with the original approved design.
- 2) Study opportunities to lighten up the fourth tier of the parking structure that was not part of the original design.
- 3) Continue the design detailing of the entry tower sunshade element, as there is a concern that the enhancement will not be seen from the pedestrian level.
- 4) Provide more sensitivity on the new building located at 529 Junipero Street.
- 5) Maintain the porches and existing small scale street presence.
- 6) Landscape Architect to study the spacing of the vine plantings along the tall walls.
- 7) Provide a color board; study to maintain continuity between the parking structure and the main Cancer Center.

Action: Wittausch/Poole, 6/0/0. Motion carried. (Gradin absent).

*** THE BOARD RECESSED FOR 5 MINUTES AT 5:37 P.M., AND RECOVERED AT 5:42 P.M. ***

CONCEPT REVIEW - NEW ITEM

5. 130 S HOPE AVE

C-2/SD-2 Zone

(5:15) Assessor's Parcel Number: 051-010-007
 Application Number: MST2014-00365
 Owner: Macerich Company
 Architect: Edward Devicente

(Proposal for a façade upgrade of Building "D", which will complete the La Cumbre Plaza façade upgrades to all buildings in accordance with the approved Tenant Design Criteria. Approval of Phase I, Building "G" was granted under master application MST2012-00361. 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: 5:42 p.m.

Present: Ryan Mills, Architect.

Public comment opened at 5:47 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) Provide more traditional cohesiveness and consistency to the proposed project.
- 2) Return with window details and a color board; possibly of one cohesive color palette.
- 3) Resolve the pilasters.

Action: Poole/Wittausch, 3/2/0. Motion carried. (Zink/Cung opposed, Miller stepped down, Gradin absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**6. CITYWIDE****NA Zone**

(5:45) Assessor's Parcel Number: 099-ORD-0ZO
 Application Number: MST2014-00103
 Applicant: Southern California Gas Company
 Owner: City of Santa Barbara Public Works
 Applicant: Scott Loveless
 Applicant: Veronica Fistes

(This is a revised project description: Proposal to install new poles for an Advanced Meter project. The poles will be installed at five City of Santa Barbara water supply sites around the city, removing eight locations from the 13 locations originally proposed. The 29' tall wood poles will be installed at the following locations: Robbins and Pedregosa PRV at 1833 Robbins Street, La Mesa Reservoir at 945 Fellowship Road, Hoover Reservoir at 605 Mission Ridge Road, El Cielito Reservoir at 2165 Mount Calvary Road, and Camino Viejo PRV at 850 Camino Viejo.)

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

Actual time: 5:57 p.m.

Present: Scott Loveless, Timothy Mahoney, and Curtis Frazier, Applicants, Southern California Gas Company.

Public comment opened at 6:06 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval as submitted for installation of Advanced Meter poles at all five proposed City of Santa Barbara water supply sites around the city.

Action: Cung/Wittausch, 6/0/0. Motion carried. (Gradin absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**7. NE OF 941 WELDON ROAD**

(6:00) 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

(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 April 1, 2014.)

Actual time: 6:10 p.m.

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

Public comment opened at 6:13 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board for the Applicant to return with photo simulations.

Action: Wittausch/Poole, 6/0/0. Motion carried. (Gradin absent).

FINAL REVIEW

8. 200 HELENA AVE

OC/SD-3 Zone

(6:10) 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.)

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

Actual time: 6:15 p.m.

Present: Glen Deisler, Architect; and Chris Gilliland, Landscape Architect.

Public comment opened at 6:26 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted with comments:

- 1) The Board finds acceptable the solid Corten sheets for the site walls (not the perforated sheets).
- 2) Applicant to note on the plans the fire sprinkler riser location.
- 3) For Planning Staff review: Provide an appropriate architectural screening or landscape screening.

Action: Miller/Hopkins, 5/1/0. Motion carried. (Wittausch opposed, Gradin absent).

Board comments: One Board member suggested the Applicant study the door heights on the south elevation to be more in proportion with the more dramatic main elevation doors.

**** MEETING ADJOURNED AT 6:58 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Courtney Jane Miller** and **Stephanie Poole**.

ABR - NEW ITEM**A. 412 N NOPAL ST M-1 Zone**

Assessor's Parcel Number: 031-304-022
Application Number: MST2014-00389
Owner: Rochlitzer Trust
Architect: Edwards Pitman Architects

(Proposal to add two exterior doors to an existing non-residential building. The proposal also includes parking lot striping and legalizing the "as-built" site walls, (n) rooftop equipment, rolling vehicular gates, and repaint building exterior.)

Present: Richard Redmond, for Edwards Pitman Architects.

Project Design Approval and Final Approval as noted on plan Sheet A2.02.

The ten-day appeal period was announced.

ABR - PROJECT DESIGN AND FINAL REVIEW**B. 1235 COAST VILLAGE RD C-1/SD-3 Zone**

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.)

Present: William Pinner, Owner; and Sam Maphis, for Earthform Design.

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 1:33 P.M. ****