



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, June 10, 2013**      **630 Garden Street: David Gebhard Public Meeting Room**      **3:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair* – Absent  
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative) – Present  
THIEP CUNG – Present  
SCOTT HOPKINS – Absent  
GARY MOSEL – Present at 3:10 p.m.  
STEPHANIE POOLE (Consent Calendar Representative, Alternate) – Present  
WM. HOWARD WITTAUSCH – Present

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):** ADDISON THOMPSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor – Absent  
TONY BOUGHMAN, Planning Technician – Present  
KATHLEEN GOO, Commission Secretary – Present

**Website:** [www.SantaBarbaraCA.gov](http://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/abr](http://www.santabarbaraca.gov/abr) and then clicking on the *Meeting Videos* tab.

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:00 p.m. by Vice-Chair Gradin.

**ATTENDANCE:**

Members present: Gradin, Mosel (present @ 3:10), Cung, Poole, and Wittausch.  
Members absent: Zink and Hopkins.  
Staff present: Boughman 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 28, 2013**, with corrections.  
Action: Poole/Cung, 4/0/0. Motion carried. (Zink, Hopkins, and Mosel absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 3, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.  
Action: Poole/Wittausch, 4/0/0. Motion carried. (Zink, Hopkins, and Mosel absent).  
Motion: Ratify the Consent Calendar of **June 10, 2013**. The Consent Calendar was reviewed by **Stephanie Poole**.  
Action: Poole/Cung, 4/0/1. Motion carried. (Cung abstained, Zink and Hopkins absent).

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- Mr. Boughman announced that Chair Zink and Board member Hopkins will be absent from the meeting today.
  - Vice-Chair Gradin announced he will be stepping down from Item #4, 402 N. Milpas Street.
  - Board member Mosel was elected Chair Pro Tem for the review of Item #4, 402 N. Milpas Street.
- E. Subcommittee Reports:                    There were no reports.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **1. 1080 COAST VILLAGE RD**

**C-1/SD-3 Zone**

**(3:10)**            Assessor's Parcel Number: 009-212-012  
                          Application Number:            MST2013-00087  
                          Owner:                                Hanna Family Trust  
                          Applicant:                         Jeff Minelli  
                          Architect:                            Tom Ochsner

(Proposal for alterations to an existing commercial building including the following: replace façade, new landscape and hardscape, and restriping an existing parking lot to provide five parking spaces. Coastal review is required.)

**(Second Concept Review. Project was last reviewed on March 18, 2013. Action may be taken if sufficient information is provided.)**

Actual time: 3:12 p.m.

Present:            Tom Ochsner, Architect; Jeff Minelli, Applicant/Owner.

Public comment opened at 3:21 p.m.

1) Ed Cateriano expressed general support of the project.

Public comment closed at 3:22 p.m.

Staff announced that Jaime Pierce, Single Family Design Board landscape architect, conducted a courtesy review of the landscape plan and offered the comments that the proposed potted plantings add interest, and the overall landscape design is very nice.

**Motion:            Project Design Approval and continued two weeks to Full Board with conditions:**

- The architectural design is acceptable and the proposed improvements to the building are appreciated.
- Further study the detailing of the stone veneer at the front door.
- Reduce the hardscape in the front yard, and increase the landscaping.
- Provide fencing or appropriate screening matching the style of the existing building to screen the rear service yard area from the street. Coordinate the location of proposed fencing or screening with the window openings.
- Study the height of the plantings to address pedestrian and vehicular visibility and safety concerns.
- The windows will be of wood material; and the stone will be a true stone veneer.
- Three of five Board members present expressed concern that the parking and hardscape design at the front yard were not appropriate to the site; provide a more efficient design for additional landscaping at the front corner at Hermosillo and Coast Village Road.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 510 N SALSIPUEDES ST****C-M Zone****(3:40)**

Assessor's Parcel Number: 031-222-018  
Application Number: MST2013-00212  
Owner: People's Self Help Housing  
Architect: Peikert Group Architects, LLP

(Proposal for a new affordable housing multi-family residential building. The project consists of a 67,754 square foot, four-story, and 47 unit apartment building with 47 parking spaces in an attached garage on the first floor level. Staff Hearing Officer review is requested for zoning modifications.)

**(Comments only; project requires environmental assessment, Staff Hearing Officer review of zoning modifications, and Project Compatibility Analysis.)**

Actual time: 3:47 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager for Peikert Group Architects, LLP; Jeanette Duncan, President & CEO of People's Self Help Housing.

Irma Unzueta, Project Planner, announced that on Tuesday, June 11, 2013, a draft ordinance for Municipal Code Amendments for Implementation of the Average Unit-Size Density (AUD) Incentive Program will be reviewed by the Ordinance Committee for recommendation to City Council. Introduction of the AUD Program Ordinance to City Council has been tentatively scheduled for July 16, 2013, with adoption of the ordinance to follow a week later and become effective 30 days after adoption. Ms. Unzueta also clarified that this incentive program, found in both the Land Use Element and the Housing Element of the General Plan, is an implementation strategy to encourage the construction of smaller units and buildings in various transit corridors of the City. Once adopted, the proposed project at 510 N. Salsipuedes Street would be in compliance with the new Municipal Code standards, including building height limitations (60 ft. for C-M Zones), lot area requirements, parking standards (1 space per unit, with no guest parking and including bicycle parking), reduced front setbacks (no interior), and distance between buildings, etc.

Public comment opened at 4:14 p.m.

Vice-Chair Gradin reminded the public about the strict purview of the ABR which is limited to mass, size, bulk, and scale of proposed projects, landscaping, and general aesthetics.

- 1) Jim Jennings, opposed; expressed concerns regarding parking impacts to the neighborhood, massing and size of the proposed project for the lot size, potential obstruction of private views, more people living in units than officially recognized.
- 2) Robert Burke, (submitted email with attached letter) opposed; expressed concerns regarding the proposed placement of a large residential building in a commercial/manufacturing zone, general lack of residential services in the area, requested any future notices be sent to renters in the area as well as property owners, security impacts to local merchants after business hours, impacts to neighborhood street parking, and large massing and size of the proposed project.
- 3) Arthur Posch, (submitted email) opposed; expressed concerns regarding the proposed height and size of the proposed project, impacts to neighborhood street parking; lack of bicycle parking, security concerns; fire access easement concerns.
- 4) Russ Waldrop, (submitted email, neighboring business owner) opposed; expressed concerns regarding impacts to street parking access to local businesses, and resents his taxes being used to build a project that will directly impede his business.
- 5) Kelly Nielsen, opposed; expressed concerns regarding impacts to street parking and traffic for local businesses.

Letters and emails expressing concerns from Bob Blamire (White's Pet Hospital), Russ Waldrop (Pacific Timber Products), Tom Horne (SB Athletic Club), Martha & J.W. Adkins, Arthur Posch, Connie and Norman Grant, and Paula Westbury were acknowledged by the Board.

Public comment closed at 4:32 p.m.

Vice-Chair Gradin suggested Staff schedule a Board site visit or for the Board members to conduct their own site visits.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The architectural style is acceptable.
- 2) Many Board members expressed concern that the general mass, size, bulk, and scale of the project are not compatible with the neighborhood.
- 3) Other Board members requested a Study reducing the mass, size, scale, and bulk as discussed: study flat roof elements, changes in roof heights, breaking-up the roof lines, study lowering the garage height to reduce size and bulk, and study a reduction of community floor area.
- 4) Other Board members thought that The three-story element along Salsipuedes Street with the fourth story at the rear is a good approach.
- 5) Restudy the three-tier bridge element.
- 6) Provide information regarding heights of adjacent buildings.
- 7) Provide all elevation drawings.
- 8) Some Board members thought that more onsite parking for residents and guests to address concerns about street parking impacts in the busy Haley Street corridor.
- 9) Return with photographs of neighboring adjacent residential buildings and businesses.
- 10) Board members are requested to visit the site prior to the next review meeting.

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

### **PROJECT DESIGN REVIEW**

#### **3. 101 N SALINAS ST**

**R-2 Zone**

**(4:15)** Assessor's Parcel Number: 017-073-012  
Application Number: MST2011-00010  
Owner: Jennifer Marie Checchio  
Designer: Bree Medley

(Proposal for a new detached 475 square foot residential dwelling unit with a 475 square foot two-car garage below. The project also includes alterations to the existing 1,013 square foot single-family residence to include conversion of 540 square feet of basement to habitable space, which involves 30 cubic yards of grading under the building footprint, and a 97 square foot addition to enclose a portion of an existing upper story deck to habitable area. A new uncovered parking space, new driveway, grading and landscaping are proposed on the 6,399 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Project was last reviewed on April 29, 2013. Project requires compliance with Staff Hearing Officer Resolution 007-12.)**

Actual time: 5:15 p.m.

Present: Bree Medley, Designer.

Public comment opened at 5:26 p.m.

- 1) Diane Jones, (submitted email) opposed; expressed concerns regarding lack of maintenance of the property; concerns about the location of the trash enclosure with regard to rodents and odor.

An email from Diane Jones and a letter of concern from Paula Westbury were acknowledged.

Public comment closed at 5:29 p.m.

**Motion: Project Design Approval and Final Approval with the condition to provide plantings and a screening fence entirely around the trash enclosure at the south corner of the property.**

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

The ten-day appeal period was announced.

### CONCEPT REVIEW - NEW ITEM

#### **4. 402 N MILPAS ST**

**C-2 Zone**

**(4:45)** Assessor's Parcel Number: 031-311-027  
 Application Number: MST2013-00228  
 Owner: J. Paul Bagley III  
 Architect: Kirk Gradin

(Proposal to remodel the existing auto service building for general commercial use. The project includes removal of roll-up doors and installation of storefront windows and doors, other minor building alterations, accessibility upgrades, and replacement of driveway with landscaping at Gutierrez Street.)

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

Actual time: 5:40 p.m.

Chair Pro Tem Mosel read a statement regarding sole proprietors exceptions and Board member presentations.

Present: Chris Gilliland (presenting for Kirk Gradin), Landscape Architect; and J. Paul Bagley III, Owner.

Public comment opened at 5:50 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury regarding was acknowledged.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The proposed transom elements at the in-filled doors are acceptable.
- 2) Study an alternative green screen element or wood doors on the south elevation.
- 3) Provide wood sash and frame windows.

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

**CONSENT CALENDAR (1:00 P.M.)**

Items on Consent Calendar were reviewed by **Stephanie Poole**.

**ABR - NEW ITEM – PUBLIC HEARING****A. 1 N CALLE CESAR CHAVEZ 102****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-012  
Application Number: MST2012-00481  
Owner: Jacques Ptrs  
Agent: Carolyn Parks  
Architect: J. Michael Holliday

(Proposal to reconfigure the existing parking lot on the Calle Cesar Chavez side of the building and a request for Development Plan Approval for the addition of 1,250 square feet of new commercial square footage at a mezzanine floor within the Vercal Building. The project would add five parking spaces, plus additional landscape planters, curbs, and a new one-way drive aisle.)

**(Project requires Development Plan Approval findings for new non-residential square footage.)**

**Project Design Approval and Final Approval with conditions:**

- 1) Replace the "*blue carex*" plantings with the taller variety "*Elk blue rush*" (*capulesa muhlen bersia*) plantings.
- 2) Use "*California Gold*" gravel in the tree wells.

The ten-day appeal period was announced.

**ABR - REVIEW AFTER FINAL****B. 521 N LA CUMBRE RD****R-2/S-H/SD-2 Zone**

Assessor's Parcel Number: 057-160-012  
Application Number: MST2013-00043  
Owner: Housing Authority of the City of Santa Barbara  
Owner: Villa Santa Fe Apartments

(Proposal to add handrails at existing walk, remove a portion of the existing walk, and replace with new walk and handrails. Remove and replace existing stair railing and deck guardrails.

**(Review After Final to change the administratively approved wrought iron railings to simpler pipe railings.)**

**Approval of Review After Final with the condition that the railings that are changed to pipe railing be painted dark green.**

**ABR - NEW ITEM****C. 116, 120, 122 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 017-022-004

Application Number: MST2013-00232

Owner: Goodman Reed Holdings, LLC

Applicant: AB Design Studio

(Proposal to remove an existing overhead garage door and create a recessed pedestrian storefront entry with artwork and mural. Net floor area of the building will be reduced by 152 square feet.)

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

**Project Design Approval and Final Approval with conditions:**

- 1) The board and battens are to be painted to match existing.
- 2) If a door grill is proposed, return to Consent Calendar.
- 3) The mural is acceptable as indicated on the plans.
- 4) No visible (non-recessed) exterior light fixtures are proposed or approved.

The ten-day appeal period was announced.

**ABR - FINAL REVIEW****D. 1130 PUNTA GORDA ST****R-4 Zone**

Assessor's Parcel Number: 017-332-003

Application Number: MST2012-00233

Owner: Green Valley Corporation

Architect: Jan Hochhauser

Landscape Architect: David Black

(Proposal for the re-development of the prior mobile home park with 40 residential units, 40 parking spaces, a private community building for the residents, site improvements including a new driveway and landscaping. The State Department of Housing and Community Development is the official permitting agency for mobile home parks. The review by the ABR is based on recorded conditions as an agreement between the City and property owner. The review purview of the ABR is limited to the placement of up to 4 one-story mobile homes; standard mobile home materials siding, colors, roofing materials; all elements of the landscaping and permanent paving materials; the community building; and perimeter wall materials and covering surfaces.)

**(Project requires Tier 3 Storm Water Management Program compliance.)**

**Postponed one week at the architect's request.**

**\*\* MEETING ADJOURNED AT 6:05 P.M. \*\***