



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**TUESDAY, January 21, 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  
STEPHANIE POOLE (Consent Calendar Representative)  
WM. HOWARD WITTAUSCH  
COURTNEY JANE MILLER (Landscape Architect)

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

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

**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/ABRVideos](http://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, Gradin (present until 7:15 p.m.), Hopkins, Miller, Poole, and Wittausch (present until 5:39 p.m.).  
Members absent:     Cung.  
Staff present:     Boughman, Limón (until 4:23 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 **January 6, 2014**, as amended.

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

C.     Consent Calendars:

Motion:     Ratify the Consent Calendar of **January 13, 2014**. The Consent Calendar was reviewed by Poole).

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

Motion:     Ratify the Consent Calendar of **Tuesday, January 21, 2014**. The Consent Calendar was reviewed by Poole (and Courtney Jane Miller for landscaping on Item D).

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Mr. Limon reported that the Planning Commission will be reviewing an Amendment to Santa Barbara Municipal Code 28.87.170 for Fences, Screens, Walls, and Hedges on Thursday, January 23, 2014.
  - b. Board member Gradin announced that he will be leaving the meeting early at approx. 7:15 p.m.
  - c. Board member Wittausch later informed the Board that he also may leave the meeting early.
- E. Subcommittee Reports.
- None.

## **FINAL REVIEW**

### **1. 520 E YANONALI ST**

**OM-1/SD-3 Zone**

**(3:10)** Assessor's Parcel Number: 017-113-016  
Application Number: MST2013-00388  
Owner: City of Santa Barbara  
Applicant: Lisa Arroyo, Project Engineer

(Proposal for the replacement of the existing Tertiary Filtration Plant at El Estero Wastewater Treatment Plant. The project will demolish the existing 2,200 square foot building and construct a 5,300 square foot facility including a 2,900 square foot metal canopy. The canopy will be approximately 25.5 feet tall.)

**(Project requires conformance with Planning Commission Resolution No. 018-13.)**

Actual time: 3:12 p.m.

Present: Don Cutler, CDM Smith, Consultant; Sara Iza, City Public Works Project Planner; and Lisa Arroyo, City Public Works Supervising Engineer.

Public comment opened at 3:18 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a note on the plans that the skirt board shall be grey in color.
- 2) Provide a prominent note on the elevations in the plans that any mechanical equipment that can be painted shall be painted grey in color to match the grey color of the roof. Any shading devices should also be grey to match the grey color of the roof, or of a similar tone as long as it is not a white color.
- 3) The separate lighting plan sheet shall be incorporated into the permit plan set.
- 4) The pole height shall not exceed 16 feet in height, and are to match the existing poles on the site.
- 5) All requirements and specifications stipulated in Planning Commission Resolution No. 018-13, shall be incorporated into the project drawings and stated on the plans.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM****2. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone****(3:40)**

Assessor's Parcel Number: 051-240-003

Application Number: MST2014-00015

Owner: DCH California Investments, LLC

Applicant: Trish Allen, Suzanne Elledge Planning &amp; Permitting, Svcs. (SEPPS)

Architect: MBH Architects

(Proposal for a tenant improvement for a new Tesla automobile sales and service location. The project consists of interior and exterior remodeling the existing 15,212 square foot commercial building and a net 28 square foot addition.)

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

Actual time: 3:29 p.m.

Present: Trish Allen, Suzanne Elledge Planning & Permitting, Svcs (SEPPS); and Christy Ortins, Tesla Motors, Inc./Retail Development Design Manager.

Public comment opened at 3:38 p.m.

- 1) John T. Gerig, opposition; expressed concerns regarding noise impacts, final parking design details, and fire safety concerns.

Public comment closed at 3:43 p.m.

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

- 1) The general design and architecture are acceptable, and an enhancement to the building.
- 2) Some Board members found that the proposed alucobond element should instead be smooth-troweled plaster.
- 3) Study adding landscape finger planters to increase the amount of landscaping in the front parking lot; consider adding palm trees in the area between the parking and the building.
- 4) Provide more information on the existing rear landscape buffer.
- 5) The building should have a new plaster finish over the existing split face block walls.
- 6) Correctly show the nano wall details on the front elevations of the plans.
- 7) Study the parking lot lighting and provide a lighting plan showing existing photometrics, indentifying potential issues with light trespass on neighboring properties, sky glow, lighting at walkways, etc.
- 8) The proposed grey color for the main building should be a warmer grey color similar to the proposed rendering.
- 9) The raised vehicular platform should be colored concrete or enhanced pavement.
- 10) Study adding permeable paving areas where possible on the site.
- 11) Study the red vertical sign panel to increase visibility from the street, if such is intended in the current proposal.
- 12) Provide Storm Water Management Program (SWMP) compliance details, if applicable.
- 13) Clearly define uses for the rear of the site on the site plan.

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

**CONCEPT REVIEW - NEW ITEM****3. 28 ANACAPA ST****OC/SD-3 Zone**

**(4:10)** Assessor's Parcel Number: 033-113-009  
Application Number: MST2013-00499  
Owner: Hughes Lan Holding Trust  
Architect: Dawn Sherry

(Proposal to provide additional parking and accessibility for three existing commercial buildings at 22, 28 and 32 Anacapa Street. The project includes decks, ramps, trash enclosure, fence, and removal of trees.)

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

Actual time: 4:23 p.m.

Present: Dawn Sherry, Architect; Kate Dole, Landscape Architect, and Ken and Tammy Hughes, Owners.

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

**Motion: Project Design Approval and continued indefinitely to Consent Review with conditions:**

- 1) Study relocating the dumpster enclosures further away from the Urban Wine Trail.
- 2) Provide Americans with Disabilities Act (ADA) access to the rear of the site.
- 3) Provide additional detailed information about the proposed decking materials and exposed wood-framing elements on the site plans.
- 4) Provide more detailed information on the proposed wood guard rail on the site plans.
- 5) Provide a more appropriate alternative to the "as-built" door at 22 West Anacapa Street.
- 6) Provide a note on the plans that trellis connectors and all other exposed wood connectors will be hidden connectors.
- 7) Provide a color board showing the newly painted elements and color details.
- 8) Provide the diameter details of the trees removed.
- 9) Provide an enhanced path of travel from the City parking lot to the project on the plans (i.e., painted or special paving material details) to mark the special zone.
- 10) Provide a larger tree in the landscape finger by the compact parking space No. 4.

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

The ten-day appeal period was announced.

**\* THE BOARD BRIEFLY RECESSED AT 5:09 P.M., AND RECOVERED AT 5:11 P.M. \***

**DISCUSSION ITEM****4. CLIFF DRIVE & LAS POSITAS ROAD**

**(4:40)** Assessor's Parcel Number: ROW-003-393  
Application Number: MST2014-00003  
Owner: City of Santa Barbara  
Applicant: Public Works /Transportation

(Concept discussion of a new roundabout intersection at Las Positas Road and Cliff Drive.)

Actual time: 5:11 p.m.

Present: Derrick Bailey, City Public Works, Supervising Engineer; and Alison DeBusk, Project Planner.

**A Presentation was made and a Discussion Held.**

Public comment opened at 5:21 p.m.

- 1) Dennis Thompson, (resident & volunteer member of Mesa Architects Support Group), in support; would like the project kept simple and natural in design and not too expensive, elaborate or embellished.
- 2) John Kelley, (resident & volunteer member of Mesa Architects Support Group), supports the direction of the project; emphasized the importance of beach, bicycle, and pedestrian access as the project serves as a gateway to Arroyo Burro beach, Mesa, Hope Ranch, and Yankee Farm neighborhoods.

Emails and letters of concern from Suzanne La Pointe Brookes and Scott Wenz were received.

Public comment closed at 5:23 p.m.

**Board Comments:**

- 1) Despite the expense, the Board appreciates the proposal and finds the project would be beneficial to the future of the community at-large due to the popularity of the Arroyo Burro area and existing traffic issues in that location, which also serves as a point of access to the Mesa area from the north County.
- 2) The Board understands the proposal, often used for more urban areas, is being proposed for this more natural, less-urban area.
- 3) The Board appreciates the positive uses as a traffic flow and calming tool, but there is concern about the beach pedestrian and bicycle circulation in that area.
- 4) *Pedestrian and bicycle circulation* enhancements and *safe access ways* are of *extreme* importance and should be of *primary* consideration in the design of the project and the plans.
- 5) Architectural enhancements should also be incorporated into the design and plans; natural-style landscaping and colored concrete.
- 6) The Board supports the relocation of the roundabout radius to the northeast, toward the existing graded flat land and as far as away from the creek area as possible.
- 7) Provide a landscape plan to take care of bare dirt and concrete washed out areas surrounding the roundabout, particularly the area northeast of the existing intersection.
- 8) If necessary, temporary service parking or bulb-outs should be considered for utility maintenance and service vehicles around and/or within the roundabout design.

**\* THE BOARD RECESSED AT 5:39 P.M., AND RECOVERED AT 6:08 P.M. \***

**PROJECT DESIGN REVIEW****5. 406 E HALEY ST****C-M Zone**

**(5:40)** Assessor's Parcel Number: 031-283-016  
Application Number: MST2013-00477  
Owner: Laguna Haley Studio, LLC  
Architect: AB Design Studio, Inc.

(Proposal for exterior and interior alterations to multiple buildings consisting of the following: reconfigure and restripe an existing unimproved parking area with ten parking spaces and bike parking, landscape improvements, "as-built" change-of-use of a 240 square foot residential accessory building to commercial use, a second-story balcony for an existing residential unit, two new trash enclosures, and a voluntary lot merger of four parcels. Also proposed is work in the public right-of-way including a new sidewalk and parkway on Laguna Street, new street trees, and a new curb cut on E. Haley Street.)

Actual time: 6:09 p.m.

Present: Clay Aurell and Adam Grosshans, Architects for AB Design Studio, Inc.; Derrik Eichelberger, ASLA, Landscape Architect/Arcadia Studio, Inc.

Public comment opened at 6:24 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and Final Approval with the condition for the Applicant to work with Staff to resolve the path of travel from the public sidewalk to the main entry door requiring alterations of the landscape planting plan.**

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM****6. 706 E HALEY ST****C-2 Zone**

**(6:10)** Assessor's Parcel Number: 031-301-002  
Application Number: MST2014-00010  
Owner: Santa Barbara Land Company  
Applicant: JM Holliday Associates

(Proposal for a complete interior and exterior remodel of an existing mixed use building consisting of 1,300 square feet of commercial space and five residential units on a 10,000 square foot site. The remodel consists of a new floor plan configuration, new exterior patio and trellis along Haley Street, and new entries for the residential units.)

**(Comments only; project requires Environmental Assessment.)**

Actual time: 6:38 p.m.

Present: Michael Holliday, AIA, Architect; Jerry Rocci, Associate; and the property owner.

Public comment opened at 6:56 p.m. As no one wished to speak, public comment was closed.

Staff reminded the Board that the project is subject to the Haley-Milpas Design Guidelines.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Study simplifying the Haley Street elevation with fewer proposed materials. Some Board members found the corrugated metal acceptable with similar materials to those found in the surrounding neighborhood, and other Board members preferred simpler materials more in keeping with a Hispanic-Pueblo style of architecture.
- 2) Provide photographs of neighboring structures.
- 3) The proposed darker putty color is not approvable for the neighborhood; although the proposed yellow ocher color is acceptable.
- 4) The interior remodel can move forward provided there is no need for any significant exterior changes.

Action: Poole/Miller, 3/1/0. Motion carried. (Zink opposed, Gradin/Wittausch/Cung absent).

**PROJECT DESIGN REVIEW****7. 3880 STATE ST****C-2/SD-2 Zone****(6:40)**

Assessor's Parcel Number: 057-240-046  
 Application Number: MST2012-00422  
 Owner: Sumida Family, LP  
 Architect: LMA Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures for the existing nursery. The existing two-story commercial building fronting on State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

**(Project requires conformance with Staff Hearing Officer Resolution No. 036-13.)**

Actual time: 7:15 p.m.

Present: Richard Six, Architect, and Martin Hartman, Associate, of LMA Architects.

Public comment opened at 7:29 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the proposal is acceptable and a very successful and handsome project.
- 2) Provide landscaping in the patio areas with a modified landscape plan to return to Consent Review.
- 3) The Board strongly supports a sidewalk adjacent to the curb along Via Lucero; and if Transportation staff requires a parkway, applicant to return with a modified landscape plan at Consent Review to address privacy issues between the pedestrian walkway and the privacy fence screening required for the outdoor living space.
- 4) Provide a color board with a modified yellow color tone for the wood; return with a color that is less pink or flesh tone for the proposed lower level plaster.

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

The ten-day appeal period was announced.

### **CONCEPT REVIEW - NEW ITEM**

#### **8. 227 GRAY AVE**

**OC/HRC-2/SD-3 Zone**

**(7:10)** Assessor's Parcel Number: 033-053-021  
Application Number: MST2014-00011  
Owner: Gary Vartkes Semerdjian, Trust  
Architect: Nils Hammerbeck

(Proposal for a tenant improvement for a new brewery in the existing 4,904 square foot commercial building. The project consists of reconfiguring the parking lot, a new landscape plan, a new trash enclosure, bike parking, arbor patio seating area, and new fences and gates. The project requests a waiver or reduction of parking lot landscaping standards.)

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

Actual time: 7:54 p.m.

Present: Nils Hammerbeck, Architect.

Public comment opened at 8:06 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the enhanced artwork details to the building and the automobile "funk-factor" artwork details as an enhancement to the Funk Zone neighborhood.
- 2) Provide landscaping at the left side of the site mirroring that on the right side.
- 3) Resolve the bicycle parking area near the entry.
- 4) Open up the passage way at the handicap parking stalls to provide greater clarity to the entry.
- 5) Explore a less opaque boundary at the right side of the pergola at the entry way.
- 6) Restudy the need for the proposed block wall at the existing hedge planting.
- 7) Provide more details of the artwork installations.
- 8) Explore alternative paving to differentiate the bicycle parking at the street.
- 9) Provide a landscape plan.

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

The ten-day appeal period was announced.

**FINAL REVIEW****9. 412 ANACAPA ST****C-M Zone**

**(7:45)** Assessor's Parcel Number: 031-271-019  
Application Number: MST2008-00322  
Owner: Anabilt, LLC  
Applicant: Anabilt Properties, LLC  
Architect: Shubin & Donaldson

(The proposal includes subdividing an existing 13,500 square foot vacant parcel into three new lots and to construct a new three-story sustainable mixed-use building on each new parcel. The proposal includes a total of 4,074 commercial square feet and 7,113 residential square feet. Lot one includes 1,374 square feet of commercial area and a 1,658 square foot residential unit on a 4,760 square foot lot. Lot two includes 1,344 square feet of commercial area, and a 1,616 square foot residential unit on a 5,070 square foot lot. Lot 3 includes 538 square feet of commercial area, and a 2,552 square foot residential unit on a 3,670 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

**(Project requires conformance with Planning Commission Resolution No. 009-09.)**

Actual time: 8:25 p.m.

Present: Alexander Pooke, Applicant; and Robin Donaldson, Architect.

Public comment opened at 8:36 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval of architecture on all three parcels, and continued indefinitely to Consent Review with conditions:**

- 1) Return to Consent Calendar with landscaping and irrigation plans.
- 2) Provide alternatives to the proposed bamboo plantings.
- 3) Provide only one magnolia street tree.
- 4) Provide details of the proposed vine plantings along the street, including exfoliation details.

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

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

Items on Consent Calendar were reviewed by Stephanie Poole, except item D reviewed by Stephanie Poole and Courtney Jane Miller.

**ABR - CONTINUED ITEM****A. 205 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-052-017  
Application Number: MST2013-00526  
Owner: Go Rams, LLC  
Architect: Thompson Naylor Architects  
Business Name: Oreana Winery

(Proposal for legal change-of-use, parking lot reconfiguration, a new pergola, and railing around an existing outdoor seating area. Also proposed is to permit an "as-built" 150 square foot outdoor stage and "as-built" gates on an existing permitted trash enclosure. Coastal review is required.)

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

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

**ABR - NEW ITEM****B. 1253 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-023  
Application Number: MST2014-00008  
Owner: Tomooka Brothers  
Applicant: Natalie Cope  
Architect: Larson and Paul Architects

(Proposal for new wood entry door to replace the existing aluminum door, and window vinyl to obscure a portion of the existing glass storefront.)

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

**Project Design and Final Approval as submitted.**

The ten-day appeal period was announced.

**ABR - REVIEW AFTER FINAL****C. 813 E ANAPAMU ST****A-1/E-1/R-3 Zone**

Assessor's Parcel Number: 029-150-040  
Application Number: MST2013-00365  
Agent: Steve Brown  
Applicant: John Cuykendall  
Designer: Mark Morando  
Owner: Whittier Trust Co. - Trustee, Mary Jane Scarlello

(Proposal to re-stripe an existing 10-space parking lot at the rear, to construct a new 17-space parking lot, and to clarify the "as-built" conditions on basement and penthouse levels. Also proposed is a new landscape and hardscape plan. There will be 690 cubic yards of grading excavation. This application will address violations called out in enforcement case ENF2013-00357.)

**(Review After Final for changes to the approved new parking lot. The grade of the lot is proposed to be several feet lower than approved in order to reduce the quantity of grading required.)**

**Continued one week to Consent Review with comments:**

- 1) Provide paver specifications.
- 2) Provide integral color of concrete at the new stairway.
- 3) Confirm compliance with Tier 3 Storm Water Management Program (SWMP) requirements.

**ABR - NEW ITEM****D. QUARANTINA ST BETWEEN DE LA GUERRA AND ORTEGA STREETS****R-3 & P-R Zone**

Assessor's Parcel Number: 031-172-002  
Application Number: MST2014-00020  
Owner: City of Santa Barbara  
Applicant: Cameron Benson, City Creeks Division

(Proposal to replace existing asphalt paving with permeable pavers within the City right-of-way along Quarantina Street between De La Guerra and Ortega Streets, and a small portion of Ortega Park.)

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

**Project Design and Final Approval with conditions. Return drawings to staff showing the following:**

- 1) Provide edge restraints between asphalt and the pavers.
- 2) Show the sidewalk on the west side.
- 3) Increase planter areas where there is not enough space for parking.
- 4) Replace existing concrete ramps with colored concrete.
- 5) Replace concrete with colored concrete at edge restraints.
- 6) Increase the planting area at the northwest side of the intersection of Quarantina and Ortega Streets.
- 7) Utilize rolled curbs at islands at termination of bicycle path.

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 8:47 P.M. \*\***