



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**TUESDAY, September 2, 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  
                         SUSAN GANTZ, 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 3:02 p.m. by Chair Zink.

#### **ATTENDANCE:**

Members present:      Zink, Cung (present at 4:07), Gradin, Hopkins, Miller, and Wittausch.  
Members absent:      Poole.  
Staff present:      Gantz, Limón, 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 **August 18, 2014**, as submitted.  
            Action:      Hopkins/Wittausch, 4/0/1. Motion carried. (Gradin abstained, Cung/Poole absent.)
- C.      Consent Minutes:  
            Motion:      Ratify the Consent Minutes of **August 25, 2014**. The Consent Minutes were reviewed by **Stephanie Poole** and **Courtney Jane Miller**.  
            Action:      Miller/Hopkins, 4/0/1. Motion carried. (Gradin abstained, Cung/Poole absent.)  
            Motion:      Ratify the Consent Minutes of **Tuesday, September 2, 2014**. The Consent Minutes were reviewed by **Stephanie Poole** and **Courtney Jane Miller**.  
            Action:      Miller/Wittausch, 4/0/1. Motion carried. (Gradin abstained, Cung/Poole 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 Poole will be absent from the meeting, and Board member will be approximately one-hour late to the meeting.
    - b) A mailed notice for the project at 121 E. Mason Street was distributed with today's meeting date, but the project was postponed two weeks to September 15<sup>th</sup> after the notice was mailed. A new notice was mailed to property owners within 300 feet of the parcel with the correct meeting date of September 15<sup>th</sup>.
- E. Subcommittee Reports.
- No reports were made.

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

#### **1. 300 BLK W DE LA GUERRA ST 1942 SEG ID**

**(3:15)** Assessor's Parcel Number: ROW-001-942  
Application Number: MST2013-00292  
Owner: City of Santa Barbara

(Proposal to remove and replace the De la Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

**(Second Concept Review. Comments only; project requires environmental assessment. Previously reviewed on July 22, 2013.)**

Actual time: 3:10 p.m.

Present: John Ewasiuk and Jim Colton, Principal Civil Engineers; Craig Drake, Design Engineer; and Kathleen Kennedy, Associate Planner.

Public comment opened at 3:28 p.m.

- 1) Gary Mosel expressed concerns regarding the tree; requested that the existing width remain the same or trash enclosures be relocated, suggested the vertical walls match the original sandstone walls instead of the existing/proposed concrete walls, and the utilities not be exposed and imbedded into the walls.
- 2) Ruth Kollenborn (neighbor), opposition; expressed concerns regarding the impact of safety issues to neighboring properties, and various concerns about the large retaining wall.

Public comment closed at 3:35 p.m.

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

- 1) The Board appreciates the overall bridge concept, location, and appearance that is similar to other approved City bridges.
- 2) The new exposed walls within the creek shall have a finish of colored concrete with a pressed stone pattern.
- 3) The proposed grey concrete smooth finish of the bridge is acceptable.
- 4) Concealing utility equipment under the bridge is acceptable, and there shall be no exposed utility lines or pipes visible on the outer bridge surfaces..
- 5) Provide protection of the existing sycamore tree, with minimal cutting of roots.
- 6) Provide planting details at the creek bottom.

- 7) Replace the existing street tree to be removed.
- 8) Provide a conceptual landscape plan for the rock-soil matrix area; provide details on decreasing the slope of the rock-soil matrix, to either increase the height of the interior wall or allow more exposure on the perimeter wall.
- 9) Provide a graphic description of any additional features, such as trash and lighting.
- 10) Provide the location of fences, heights, property lines, and easements.
- 11) Some Board members would like to discourage 6-foot high side wall fences.
- 12) Study providing additional landscape plantings on top of the existing creek side wall to cascade down the wall, depending on the easement.
- 13) Provide a City Arborist report approving retention of the existing tree and of the retaining wall height.

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

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **2. 600 BLK W ANAPAMU ST 1906 SEG ID**

**(4:00)**

Assessor's Parcel Number: ROW-001-906  
 Application Number: MST2014-00386  
 Owner: City of Santa Barbara

(Proposal to remove and replace the Anapamu Street Bridge over Old Mission Creek. The existing single span bridge is approximately 36 feet wide and 38 feet long and was constructed in 1926. A new single span bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

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

Actual time: 4:06 p.m.

Present: Brian D'Amour, Supervising Engineer; Craig Drake, Design Engineer; and Kathleen Kennedy, Associate Planner.

Public comment opened at 4:10 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide additional design elements and drawings.
- 2) Where possible, preserve existing views into the creek at the approach, i.e., keep the views open at the angled walls.
- 3) Applicant to study and follow recent templates and direction of previously approved bridge designs.
- 4) Provide conduit for existing overhead electrical and communication lines.
- 5) Provide a landscape plan including impacts to existing trees and vegetation, any existing trees to be removed, and a tree replacement plan with tree sizes.
- 6) The Board appreciates maintaining the proposed hourglass design.
- 7) Provide a site plan showing property lines, easement rights-of-way, fence heights and fence material, and flood control easement lines.
- 8) One Board member would like the Applicant to return with input from stakeholders on the proposed bridge design.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1200 BLK QUINIENTOS ST 1373 SEG ID**

**(4:30)** Assessor's Parcel Number: ROW-001-373  
Application Number: MST2014-00387  
Owner: City of Santa Barbara

(Proposal to remove and replace the Quinientos Street Bridge over Sycamore Creek. The existing single span bridge is approximately 36 feet long and 38 feet wide and was constructed in 1930. A new single span concrete bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

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

Actual time: 4:20 p.m.

Present: Brian D'Amour, Supervising Engineer; Tom Conti, Project Engineer/Bengal Engineering, Inc.; and Kathleen Kennedy, Associate Planner.

Public comment opened at 4:32 p.m.

- 1) Wayne Adams expressed safety concerns regarding bridge traffic from the corner of Quinientos and Clifton Streets, and requested traffic calming elements to mitigate transient and homeless access to the creek via the bridge.

Two emails of concern received from Catherine Mullin and Eric Schwartz were acknowledged.

Public comment closed at 4:35 p.m.

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

- 1) The Board appreciates the complexities of the existing site conditions and neighboring problems of the area.
- 2) Provide more detailed information regarding easements; property lines; slopes; survey data; building footprints and proposed bridge width. Include pedestrian, vehicle, and bicycle access; utility impacts; and any applicable traffic calming measures.
- 3) Provide a landscape plan and include any significant existing tree impacts. Also include a site plan with all trees to be removed, with replacement items and alterations to existing landscaping between Canada and Quinientos Streets.
- 4) Incorporate applicable Bicycle Master Plan requirements and, if applicable, incorporate a bicycle path into the width of the bridge.
- 5) Provide all fence and wall heights on the site plan.
- 6) If an angled bridge wall is utilized, retain an open view toward the creek instead of a solid wall.
- 7) Show entire scope of work on the plans, including any upstream and downstream creek information.

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

**\* THE BOARD RECESSED FOR 5 MINUTES AT 4:51 P.M., AND RECOVERED AT 4:56 P.M. \***

**FINAL REVIEW****4. 3885 STATE ST****C-2/SD-2 Zone**

**(5:00)** Assessor's Parcel Number: 051-022-012  
Application Number: MST2013-00411  
Owner: State Street Property, LLC  
Architect: DesignArc  
Applicant: Greg Reitz  
Applicant: John Cuykendall

(The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

**(Project was last reviewed on April 1, 2014, when it received Project Design Approval.)**

Actual time: 4:56 p.m.

Present: Mark Kirkhart and Sean Finn, Architects/DesignArc; and Robert Glass, Designer and Landscape Architect; Ann Kale, Architectural Lighting; and Dan Gullett, Project Planner.

Public comment opened at 5:52 p.m.

- 1) Debbie Kovada requested clarification on the proposed elevation from State Street and confirmed for the Board there are existing palm trees on the site.

Public comment closed at 5:53 p.m.

Straw vote: How many Board members could support recessed vinyl windows? 1/5 (failed).

Straw vote: How many Board members do not support vinyl windows at all? 5/1 (passed).

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

- 1) Provide a landscape compliance statement on the landscape plans and more details of the planting plan; show all tree details accurately on the plans, provide larger box sizes tree plantings at podium, etc., and an alternative vine planting to the proposed wisteria.
- 2) Restudy the proposed exterior down-lighting and up-lighting fixture details and locations.
- 3) Eliminate as much exposed sheet metal flashing as possible, particularly along the State Street elevation.
- 4) At minimum, provide a smooth steel-trowel finish at the cowls, and at the State Street commercial portion of the elevation.
- 5) Study refinements at the fourth floor balcony roof to be more attenuated (i.e., less massive).
- 6) Study the thickness of the north end wall at the State Street elevation drive-through entrance area.

- 7) The Board found the proposed recessed vinyl windows unacceptable.
- 8) Provide a sample of the plaster finish and textures.
- 9) Half the Board requested the Applicant to study the proposed exterior colors with additional accents.
- 10) Provide all exterior details on the plans, including the front stone wall.
- 11) Provide irrigation plan details, including screening and locations of back flow and fire prevention valves.
- 12) Restudy the edging at the balcony and the weep screed at the cowls.

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

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

#### **5. 130 N CALLE CÉSAR CHÁVEZ**

**M-1 Zone**

**(5:45)** Assessor's Parcel Number: 017-030-005  
Application Number: MST2014-00394  
Owner: J Ken, LLC  
Architect: Joseph Moticha, AIA  
Contractor: Kenney Construction

(Proposal to demolish a 1,004 square foot commercial structure (Units 4 and 6) and construct a new 956 square foot commercial structure (Units 4 and 6). Also proposed is to replace an existing 234 square foot canopy structure at Unit 5 with a new 1,141 square foot canopy structure. This project will result in a net credit of 48 square feet of Growth Management Plan floor area.)

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

Actual time: 6:55 p.m.

Present: Joseph Moticha, Architect; and Kenneth James, Owner.

Public comment opened at 6:59 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 a color and materials board.
- 2) Provide exterior lighting fixture details.
- 3) Provide architectural detailing and window size selections.
- 4) Provide compliance with Storm Water Management Program (SWMP) requirements.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 604 E COTA ST****C-M Zone****(6:15)**

Assessor's Parcel Number: 031-222-001  
 Application Number: MST2014-00220  
 Owner: Hammer Properties, LLC  
 Applicant: Peter Lewis  
 Architect: Cearnal Andrulaitis

(Proposal to demolish all existing buildings on the lot and construct a new, 19,657 square foot, 3-story mixed-use project. Buildings to be demolished include 1,632 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,347 square feet. There will be 29 residential units on all three floors, with 1,610 square feet on the first floor, 8,712 square feet on the second floor, and 6,988 square feet on the third floor, for a total of 17,310 square feet of new residential floor area. A total of 38 parking spaces and 30 bike parking spaces will be provided on the ground floor. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 61 dwelling units per acre, with a maximum of 63 units allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 571 square feet.)

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

Actual time: 7:03 p.m.

Present: Peter Lewis, Applicant; Brian Cearnal, Architect; and Kathleen Kennedy.

Public comment opened at 7:10 p.m. As no one wished to speak, public comment was closed.

Staff confirmed for the Board that the Applicant should comply with the Haley-Milpas Design Guidelines for the proposed project.

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

- 1) Applicant to comply with the Haley-Milpas Design Guidelines.
- 2) The Board finds the overall general architectural broken up "townhome" design acceptable. The project relates well to the neighboring park, and is compatible with some of the neighboring architectural styles on Haley Street.
- 3) The Board found the proposed three-story structure massive in appearance as seen from the street and the building size not compatible with the neighborhood. Applicant to restudy the proposed building heights.
- 4) Restudy the wing wall as seen from East Cota Street looking west, including the roof and top of parapet.
- 5) Restudy the proposed variety of the color board and color combinations; the proposed purple color is questionable.
- 6) Study the proposed wall thickness, particularly the plaster walls and at the lower floor and corner for additional mass.
- 7) Study door and window details.
- 8) Restudy the fenestration and column feature on the east elevation.

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

**\*\* MEETING ADJOURNED AT 7:38 P.M. \*\***

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

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

**ABR - CONTINUED ITEM****A. 760 FIRENZE PL****R-2 Zone**

Assessor's Parcel Number: 049-320-029  
Application Number: MST2014-00403  
Owner: Onalisa Hoodes

(Proposal to install a 29 linear foot long, 6'-0" tall wood privacy fence in the front yard of an existing duplex.)

Present: Onalisa Hoodes, Owner.

**Project Design Approval and Final Approval as noted on the plans.**

The ten-day appeal period was announced.

**ABR - NEW ITEM****B. 1106 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-027  
Application Number: MST2014-00409  
Owner: Montecito Bankcorp  
Applicant: Towbes Group  
Landscape Architect: True Nature Design  
Business Name: Bank of Montecito

(Proposal for landscape alterations to an existing commercial site on a 1.30 acre parcel. The proposal includes replacing 2,736 square feet of existing turf lawn with water-wise, drought-tolerant plantings, and the replacement of a one-inch diameter Redwood tree with a 24-inch box Arbutus mariana "Strawberry tree." The existing spray irrigation will be replaced with new drip irrigation.)

Present: Kim True, Applicant.

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

The ten-day appeal period was announced.

**ABR - NEW ITEM****C. 1930 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-361-001  
Application Number: MST2014-00413  
Owner: David Salaun  
Designer: The Studio of David R. Watkins

(Proposal to construct a 308 square foot, attached two-car garage addition to an existing one-story duplex located on a 6,652 square foot parcel. The proposal also includes an as-built 78 square foot addition and alterations to Unit "A" at 1934 Bath Street including demolition of approximately 23 square feet of existing deck area and replacing one entry door and window with a pair of French doors. New exterior paint colors are proposed for the entire duplex. The new garage will be located in approximately the same location as the originally-permitted garage, which was demolished without a permit.)

Present: David R. Watkins, Architect; Lauren Salaun, Owner; and Shane Downs, Contractor.

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

The ten-day appeal period was announced.

**ABR - FINAL REVIEW****D. 130 S HOPE AVE****C-2/SD-2 Zone**

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.)

**(Project was last reviewed on August 18, 2014.)**

Present: Ryan Mills, Architect.

**Final Approval as submitted.**

The ten-day appeal period was announced.

**\*\* CONSENT REVIEW ADJOURNED AT 1:48 P.M. \*\***