



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, May 11, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN – CHAIR (Consent Agenda Representative)

SCOTT HOPKINS – VICE-CHAIR

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**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 3:04 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present: Gradin, Cung (present until 7:15 p.m.), Hopkins, Miller, Poole, Tripp and Wittausch.

Members absent: None.

Staff present: Gantz, Limón (present until 3:48 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 **April 27, 2105**, as amended.

Action: Poole/Hopkins, 5/0/2. Motion carried. (Miller abstained from Item 2/Tripp abstained from Items 6 and 7).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **May 4, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

Action: Poole/Hopkins, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **May 11, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller** (with the exception of Items E & F, which were reviewed by **Scott Hopkins**).

Action: Poole/Hopkins, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz made the following announcements:
    - a) Board Member Poole will step down from Item 1 at 1700 Block of La Vista del Oceano.
    - b) Board Member Hopkins will step down from Item 3, 1818 Castillo Street.
  - b. Mr. Limon reported on recent staffing promotions and reassignments, announcing Beatriz Gularte promoted to Senior Planner for Development Review; Marck Aguilar, Project Planner reassignment to the New Zoning Ordinance (NZO) Committee; and Irma Unzueta, Project Planner reassignment to Design Review.

E. Subcommittee Reports.

Member Miller reported on the future 5-Points Shopping Center project soon to be reviewed by ABR based upon her recommendations, and Mr. Limon reported on pending Funk Zone art projects and the Advanced Meter projects scheduled to return soon to the ABR for approval.

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

#### **1. 1700 BLK LA VISTA DEL OCEANO AND CITYWIDE**

**ROW Zone**

**(3:15)** Assessor's Parcel Number: 000-000-0RW  
 Application Number: MST2015-00224  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara, Public Works

(Proposal for a new City standard domus LED post-top streetlight, 12 feet in height. Two of the proposed streetlights would be installed in the 1700 block of La Vista Del Oceano. An original application under MST2008-00105 was reviewed by the ABR in 2008 to update the Outdoor Lighting and Streetlighting Design Guidelines, which were developed by an ABR advisory subcommittee. The Master Plan was approved with specific lighting pole standards. This proposal would add another pole standard for future installations in residential zones throughout the City.)

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

Actual time: 3:15 p.m.

Present: John Ewasiuk, Principal Civil Engineer made a presentation to the Board.

Public comment opened at 3:24 p.m.

1) Jacqui Page brought additional photographs and spoke in support of the proposed light fixture styles.

Straw vote: How many Board members could support grey concrete pole & base, with malaga green fixtures? 5/1 (passed).

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

- 1) A majority of the Board found acceptable the grey concrete pole and base with a Malaga green street light fixture.
- 2) Return with photographs of the actual light fixtures and poles prior to purchase.

Action: Wittausch/Miller, 6/0/0. Motion carried. (Poole stepped down).

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED ITEM****2. 1818 CASTILLO ST****R-4 Zone****(3:45)**

Assessor's Parcel Number: 027-012-023  
Application Number: MST2015-00092  
Owner: DB Partners, LLC  
Architect: Peikert RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two, 2-bedroom units and five, 3-bedroom units, totaling 6,569 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 938 square feet. There will be seven covered parking spaces provided on the ground floor of the building.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on March 30, 2015.)**

Actual time: 3:48 p.m.

Present: Detlev Peikert and Lisa Plowman, Architects; and Suzanne Riegle, Associate Planner.

Public comment opened at 4:00 p.m.

- 1) Richard Handler, opposition; spoke of concerns regarding preservation of private view, project size and massing, and parking density issues.
- 2) Kathleen Hoffman, opposition; spoke of concerns regarding the proposed project size and massing, parking density issues, and noise impacts.
- 3) Brian Barnwell, opposition; (submitted a previous email) expressed concerns regarding project size and massing, felt the project was incompatible and out of scale with the predominantly single story neighborhood, parking density issues, and the related tendency for built-in garages to be converted into illegal rental units.
- 4) Pamela Lasker, opposition; (submitted two previous emails) expressed concerns regarding proposed project massing and number of units/bedrooms, and project size not compatible with the surrounding single story neighborhood.
- 5) Steven Harper, opposition; with expressed concerns regarding project size, massing, and amount of parking not compatible with the surrounding single story neighborhood.

Emails of concern from Pamela Lasker and John Smith, Scott Wilson, Deb Archambault, Heather Wright, and Deanne Turner were acknowledged.

Public comment closed at 4:15 p.m.

It was noted that a majority of the Board was either familiar with the project site or had visited or driven by the project site.

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

- 1) Provide additional survey and photographs of the existing two story adjacent buildings within a two and one-half block diameter.
- 2) Study reducing the amount of paving and increasing landscaping where possible along the driveway side.

- 3) Study ways the unit at the street can be pulled back further away from the street to increase the landscape buffer. Study reducing the space between the buildings, if possible.
- 4) Two Board members would like the Applicant to study ways to reduce some of the overhangs at the driveways.

Action: Miller/Wittausch, 6/0/0. Motion carried. (Hopkins stepped down).

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

#### **3. 3344 STATE ST**

**C-2/SD-2 Zone**

**(4:15)**

Assessor's Parcel Number: 053-324-014  
 Application Number: MST2013-00508  
 Owner: Everquest Lodge, Inc.  
 Applicant: Michael Dykes  
 Architect: Paul Zink  
 Business Name: Oasis Inn & Suites

(This is a revised project description. Proposal for an addition and alterations to an existing 12,336 square foot, 33-room motel on a 27,780 square foot parcel. The work will include a 1,330 square foot two-story addition, conversion of an existing 370 square foot, 1-car garage to floor area, and conversion of a 620 square foot manager's unit to floor area. Also included is a revised parking layout, trash enclosure, and removal of the existing swimming pool. There will be a total of 260 cubic yards of imported fill dirt but no excavation. This project will address violations identified in enforcement case ENF2013-01400 to approve the as-built conversion of a garage into a guest room and an as-built trellis and raised planters. The project will result in 34 guest rooms plus one caretaker's unit. There are 33 existing permitted parking spaces and 29 spaces are proposed. Staff Hearing Officer review is requested for Development Plan approval, and zoning modifications for setback encroachments and parking.)

**(Second Concept Review. Comments only; requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on January 6, 2014.)**

Actual time: 5:01 p.m.

Present: Paul Zink, Architect; and Michael Dykes, Applicant; and Suzanne Riegler, Associate Planner.

Public comment opened at 5:12 p.m. As no one wished to speak, public comment was closed.

An email of expressed concerns from Ellen and Richard Sesma was acknowledged.

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

- 1) A majority of the Board found acceptable the general massing of the proposed addition, and found the proposed zoning modifications for setback encroachments and parking are aesthetically appropriate and do not pose consistency issues with the Architectural Board of Review Guidelines.
- 2) Study enhancing the presence of the lobby entrance.
- 3) Study extending the permeable pavers to the adjacent building.
- 4) Study enhancing the architectural character of the whole project.
- 5) Study providing significant architectural upgrades to the aesthetics of the public-facing portions of the project due to the increase in square footage and modification requests.
- 6) Increase the depth of the gap between the two buildings.

- 7) Study removing asphalt to increasing landscaping opportunities.
- 8) Study lowering the raised planter beds for extended landscaping.
- 9) Eliminate or relocate any exposed wiring and conduit visible from the street.
- 10) Relocate the existing palm trees.

Action: Hopkins/Wittausch, 6/1/0. Motion carried. (Poole opposed).

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

#### **4. 220 GRAY AVE**

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

**(4:45)**

Assessor's Parcel Number: 033-054-020  
 Application Number: MST2015-00123  
 Owner: JG Shalhoob Sr., Family Trust  
 Architect: Sherry & Associates  
 Applicant: Sherry & Associates

(Proposal for a voluntary lot merger of the lots at 220 Gray Avenue (APN 033-054-020) and 221 Santa Barbara Street (APN 033-054-005) for a new mixed-use project. The proposal includes legalizing 1,660 square feet of as-built one-story additions to the existing 3,755 square foot commercial building which includes two new as-built covered parking spaces, two new bicycle parking spaces, an as-built outdoor dining area, new walls and gates in the public right-of-way, the as-built removal of a one car garage for the residence, and one new uncovered parking space for the existing 1,091 square foot single-family dwelling, which will remain unchanged. Also proposed is a Conditional Use Permit for an as-built parking lot at 224 Gray Avenue (APN033-054-017) with eight new parking spaces to provide the required parking for the commercial portion of the project located at 220 Gray Avenue, and a trash enclosure. Planning Commission review is requested for a Conditional Use Permit and a Zoning Modification. Coastal Review is also required. This project will address violations identified in enforcement case ENF2014-00833.)

**(Comments only; project requires Environmental Assessment and Planning Commission review.)**

Actual time: 5:45 p.m.

Present: Dawn Sherry, Architect.

Public comment opened at 6:01 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Planning Commission and to return to Full Board with comments:**

- 1) The Compatibility Analysis criteria (SBMC 22.68.045) were generally met as follows:
  - a) The proposed project design is consistent with applicable ABR Design Guidelines, City Charter passages, and applicable Municipal Code provisions with regard to site design, architecture, and landscaping.
  - b) The project's design is consistent with the architectural character of the City and neighborhood.
  - c) The project's size, mass, bulk, height, and scale are appropriate for its location and neighborhood.
  - d) The project's design is appropriately sensitive to adjacent landmarks and historic resources, City structures of merit, sites, or established scenic public vistas.
  - e) The project's appropriate amount of open space and landscaping is currently in development.
- 2) Study materials and design of the area over the entry and for the accessibility lift or elevator.

- 3) Provide some trees in the new outdoor dining patio area.
- 4) Resolve the exterior details of the gates, metal, and stucco of the proposed project; include details of what is to be removed and/or replaced.

Action: Poole/Wittausch, 5/2/0. Motion carried. (Gradin/Cung opposed).

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

#### **5. 400 W PUEBLO ST (COTTAGE HOSPITAL)**

**SP-8 Zone**

**(5:15)** Assessor's Parcel Number: 025-100-001  
 Application Number: MST2015-00203  
 Owner: Santa Barbara Cottage Hospital  
 Agent: Arcadia Studio

(Proposal to remove approximately 40 existing sidewalk light bollards and install approximately 90 new safety wall lights and light bollards along the back of sidewalks along portions of W. Pueblo, Junipero, and Bath Streets.)

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

Actual time: 6:15 p.m.

Present: Bob Cunningham, Landscape Architect; and Allen Knoll, Electrical Engineer.

Public comment opened at 6:27 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a photometric plan and a shorter lighting fixture size that will still provide the same amount of illumination and light-throw.
- 2) One Board member thought the lighting fixture style should be restudied near the one story corner building on the Sansum side of the location.

Action: Wittausch/Miller, 7/0/0. Motion carried.

The ten-day appeal period was announced.

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

#### **6. 818 OLIVE ST**

**R-3 Zone**

**(5:35)** Assessor's Parcel Number: 031-031-034  
 Application Number: MST2015-00179  
 Owner: DeBusk Family Trust  
 Architect: Bryan Pollard, AIA

(Proposal to construct a new, detached, 816 square foot one-story dwelling unit and new detached 2-car carport on a 7,965 square foot parcel. Two existing dwelling units totaling 1,850 square feet will remain unchanged. Total development on site will be 3,085 square feet. One 6" diameter avocado tree is proposed to be removed, and a paved trash area is proposed next to the new carport. No grading is proposed outside of the building footprint.)

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

Actual time: 6:42 p.m.

Present: Bryan Pollard, Architect; and Larry and Allison DeBusk, Owners.

Public comment opened at 6:50 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the scale and size of the new building which seems to work well with the two existing houses. Return with overall landscape plan details to tie all three buildings together.
- 2) For all the units, show on the plans the treatment of the private open spaces versus the front doors.
- 3) Restudy the front entrance for the two rear units.
- 4) Restudy the carport, and provide improved screening so that it is not open on all sides.

Action: Cung/Wittausch, 7/0/0. Motion carried.

**Motion to reopen the Item.** Gradin/Cung.

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

- 1) The Board appreciates the scale and size of the new building which seems to work well with the two existing houses. Return with overall landscape plan details to tie all three buildings together.
- 2) For all the units, show on the plans the treatment of the private open spaces in relation to the front doors.
- 3) Restudy the front entrances for the two rear units.
- 4) Restudy the carport and provide improved screening so that it is not open on all sides.
- 5) Provide Tier 2 Storm Water Management Program requirements.
- 6) The maker of the motion read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: Cung/Wittausch, 7/0/0. Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM****7. 1187 COAST VILLAGE RD****C-1/SD-3 Zone****(6:15)**

Assessor's Parcel Number: 009-291-008  
Application Number: MST2015-00118  
Owner: H & R Investments  
Agent: SEPPS  
Designer: Marie Evan Schumacher  
Business Name: Coast Village Plaza

(Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will comprise a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope so there will be 80 cubic yards of imported fill, and an existing retaining wall will be replaced. There will be an overall reduction of landscaping by 1,013 square feet. Coastal Review is required.)

**(Comments only: project requires compliance with City Landscape Design Standards for Water Conservation. Requires Coastal Review.)**

Actual time: 7:02 p.m.

Present: Marie Evan Schumacher, Designer; and Adam Graham, Landscape Architect.

Public comment opened at 7:21 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide elevation details of the driveway walls and elevations on Coast Village Road, including wall heights in relation to adjacent grade or patio areas.
- 2) Provide accurate north elevation details of the proposed landscaping and wall improvements.
- 3) Provide accurate proposed fountain plan details.
- 4) Provide accurate plant size and quantities on the plans.
- 5) Label all existing trees to be removed with plant species and DCH (diameter at chest height) details.
- 6) Provide accurate replacement tree size and species details for the three skyline pine trees to be removed.
- 7) Provide a more water wise plant palette, as appropriate.

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

**\*\* MEETING ADJOURNED AT 7:48 P.M. \*\***

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

Items on Consent Review were reviewed by **Kirk Gradin** and **Courtney Jane Miller** (with the exception of Items E & F, which were reviewed by **Scott Hopkins**).

**ABR - PROJECT DESIGN AND FINAL REVIEW****A. 400 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-002  
 Application Number: MST2014-00515  
 Owner: Donald Hughes  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Business Name: Tesla Retail Development  
 Architect: MBH Architects

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service to be completed in two phases. Phase I consists of tenant improvements including façade remodel of the existing 7,435 square foot showroom and related site improvements including parking lot restriping and additional landscaping. Phase II includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces with 70 spaces provided. Phase I requires 36 parking spaces and Phase II will require additional required parking. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

**(For Phase 1 portion only. Phase 2 of the project requires Planning Commission review. Action may be taken if sufficient information is provided. Project was last reviewed on February 2, 2015.)**

Present: Trish Allen, SEPPS.

**Project Design Approval and Final Approval as noted on plan Sheets A4.1a and A4.3, and with the condition that the project must comply with the Outdoor Lighting Ordinance ([Chapter 22.75](#)) prior to Building Permit issuance.**

Miller/Gradin, 2/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****B. 3892 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-045  
 Application Number: MST2013-00360  
 Owner: Wilson Wu  
 Applicant: Josephine Wu

(This is a revised project description: Proposal to replace a section of the existing storefront system on the ground floor of an existing office building.)

**(Review After Final to include a larger area of the storefront to be modified.)**

Present: Josephine Wu, Applicant.

**Continued indefinitely.**

Gradin/Miller, 2/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****C. 121 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-221-019  
Application Number: MST2014-00140  
Owner: Geoffrey Rockwell  
Architect: Sherry & Associates

(Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.)

**(Third Review. Project was last reviewed on May 4, 2015.)**

Present: Benjamin Lucas, Applicant; and Mark Meza, Owner.

**Final Approval of Review After Final as noted on plan Sheet A2.1.**

Gradin/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****D. 3930 VIA LUCERO****R-3/SD-2 Zone**

Assessor's Parcel Number: 057-232-019  
Application Number: MST2015-00223  
Owner: Joyce and Leon Lunt  
Architect: Roteman Architects

(Proposal for alterations to an existing 26 unit apartment complex comprising the removal of unpermitted enclosures around two existing permitted uncovered parking spaces, removal of three unpermitted uncovered parking spaces, and a new trash enclosure with screening. This proposal addresses violations identified in ZIR2015-00138.)

Present: Andy Roteman, Applicant; and Leon Lunt, Owner.

**Project Design Approval and Final Approval as noted on plan Sheet A-2.**

Gradin/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****E. CITYWIDE**

**(2:45)** Assessor's Parcel Number: ROW-002-106  
 Application Number: MST2015-00220  
 Owner: City of Santa Barbara - Public Works  
 Applicant: Sempra Utilities

(Proposal to install advanced meter attachments to three existing streetlight poles as part of the Advanced Meter project for Southern California Gas Co. The attachments will be installed within the public right-of-way at three locations: W. Carrillo at Chino Streets, E. Cota at Anacapa Streets, and on Portesuello Avenue north of Vista Del Campo.)

**(Requires Public Works Encroachment Permits for work within three City Rights-of-Way.)**

Present: Tim Mahoney, Applicant.

**Motion 1: Project Design Approval and Final Approval of the Portesuello Avenue location north of Vista Del Campo and East Cota Street location at Anacapa Street.**

Action: Hopkins, 1/0/0. Motion carried.

**Motion 2: Project Design Approval and Final Approval of the West Carrillo location at Chino Street with the condition that the Applicant provide an explanation for the solar panel or remove it.**

Action: Hopkins, 1/0/0. Motion carried.

**ABR - NEW ITEM****F. 144 CEDAR LN****E-1 Zone**

**(2:50)** Assessor's Parcel Number: 015-010-004  
 Application Number: MST2015-00217  
 Owner: City of Santa Barbara  
 Applicant: Sempra Utilities

(Proposal to install a new 29' tall wood pole for a Southern California Gas Co. Advanced Meter project at a City of Santa Barbara water supply site.)

Present: Tim Mahoney, Applicant

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

Hopkins, 1/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 2:58 P.M. \*\***