



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 12, 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 (absent)
 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 3:04 p.m. by Chair Gradin.

ATTENDANCE:

Members present: Gradin, Hopkins, Miller, Poole, Tripp (present @ 3:19 p.m.) and Wittausch.
Members absent: Cung.
Staff present: Limón and Goo.

GENERAL BUSINESS:

A. Public Comment:

Mr. Scott Wenz for Cars Are Basic requested, as a “point-of-order in violation of CEQA requirements,” that Item 1, 2800 Block Cliff Drive be removed from the agenda and postponed, and if not, requested input from the City Attorney be sought for a ruling on an appropriate review of the agenda item. Mr. Limon responded that the Environmental Analyst for that agenda item would be present, and therefore the agenda would not be changed.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **September 28, 2015**, as amended.
Action: Hopkins/Poole, 5/0/0. Motion carried. (Miller abstained from Item 2, 6100 Hollister Ave, Tripp and Cung absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **October 5, 2015**. The Consent Calendar was reviewed by **Kirk Gradin**.
Action: Hopkins/Poole, 6/0/0. Motion carried. (Cung absent).

Motion: Ratify the Consent Calendar of **October 12, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Mr. Limón announced there are no changes to the agenda for today.
 - b. Mr. Limón announced the City has accepted approximately a thousand current applications for upcoming design review.
 - c. Mr. Limón announced a November 10, 2015 City Council appeal hearings for 521 Chiquita Street, and a November 17, 2015 City Council appeal hearings regarding 806 Alberta Avenue, and requested an ABR member represent the ABR for these two items at those hearings next month. Board member Wittausch and Board Member Hopkins respectively, volunteered to represent the Board at these City Council appeal hearings.
- E. Subcommittee Reports.
- There were no reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 2800 BLK CLIFF DRIVE

(3:15)

Assessor's Parcel Number: ROW-003-393

Application Number: MST2014-00003

Owner: City of Santa Barbara

Landscape Architect: David Black & Associates

(Proposal to construct a single-lane roundabout at the intersection of Las Positas Road and Cliff Drive to improve traffic operations by reducing congestion. The roundabout will incorporate bicycle and pedestrian facilities and allow for future connectivity to a proposed multi-use pathway along Las Positas Road and potential bike lanes and/or bike path along Cliff Drive.)

(Second Concept Review. Project requires Coastal Review. Action may be taken if sufficient information is provided. Project was last reviewed during a discussion hearing on January 24, 2014.)

Actual time: 3:24 p.m.

Present: Ashleigh Shue, Supervising Civil Engineer/Public Works; David Black, Landscape Architect; Adam Glassier, Stantec (SWMP compliance); Derrick Bailey, Supervising Transportation Engineer; and Steve Greer, Project Planner.

Public comment opened at 3:59 p.m.

- 1) J.E. Goolsby, neighbor in opposition; expressed concern regarding bicycle pathways and keeping them away from vehicles on the road.
- 2) Sherman Starr, neighbor in opposition; expressed safety concerns for the public and pets regarding the traffic density in the neighborhood. He stated a preference for phased stop lights and cross walks instead of the continuous activity of the proposed roundabout. He wanted to preserve as much as possible the "slower pace" character of Santa Barbara.
- 3) Daniel McCarter, Las Positas resident in opposition; expressed safety concerns regarding the traffic "pulse" times, and problematic crosswalks. He recommended reintroduction of a westerly stop sign and/or to post reduced vehicular speed signs of 25 mph entering into the roundabout. He understood reason for traffic flow-through, but had concerns regarding the removal of a westerly stop sign.

- 4) Scott Wenz, opposition; stated the agenda item was in violation of CEQA requirements and expressed concerns regarding construction disruption, and traffic and carbon footprint safety concerns for the neighborhood. He stated a preference for the less expensive Cars Are Basic alternative that he believes is safer, meets CEQA requirements, and will move traffic flow faster.
- 5) Thomas Harriman, opposition; spoke of concerns regarding current and expected rush hour traffic entering into the proposed roundabout, and right-of-way issues; recommended posted warnings signs for merging traffic entering into the roundabout.
- 6) Trish Odenthal; opposition; expressed safety concerns regarding appropriate warning crosswalk signage within the roundabout which could include in-pavement blinking lights as well as appropriate traffic signage to slow vehicular speeds going into the roundabout.

Public comment closed at 4:09 p.m.

Mr. Bailey clarified traffic and speed controlling factors for roundabouts, including general roundabout design, successful posted roundabout warning signs, single versus multi-lane roundabouts, any need for flashing lights, westerly stop signs, heavy traffic pulse times, and potential traffic queues.

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

- 1) The Board appreciates the design, including pedestrian, bicycle, and traffic safety considerations, in the effort to provide a solution to long-standing problematic intersection.
- 2) Incorporate some additional plantings into the wider divided medium areas.
- 3) Provide some conduit for future telecommunication needs on lighting poles on site.
- 4) Coordinate design and development with the Allen Road development project.
- 5) One Board member suggested roundabout signage should be posted outside the roundabout entrance not within in order to give motorists advance warning.

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

CONCEPT REVIEW - CONTINUED ITEM

2. 202 STEARNS WHARF

HC/SD-3 Zone

(4:15)

Assessor's Parcel Number: 033-120-022

Application Number: MST2015-00327

Owner: City of Santa Barbara

Applicant: City of Santa Barbara/Waterfront Department

(This is a revised project description: Concept review of a proposal to replace an existing 35 square foot parking attendant kiosk with an 85 square foot, pre-manufactured, ADA compliant kiosk at Stearns Wharf. The project will include an accessible ramp connecting the wharf walkway to the kiosk. Also proposed is to install 50 linear feet of permanent wood fencing along the east and west sides of the wharf. Requires Coastal Review in the Permit Jurisdiction of the Coastal Zone.)

(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, and a Coastal Development Permit from the California Coastal Commission. Project was last reviewed on July 20, 2015.)

Actual time: 4:47 p.m.

Present: Theresa Lawler, Engineering Technician II; and Karl Treiberg, Waterfront Facilities Manager.

Public comment opened at 4:55 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) Restudy the proposed roof design and/or gutters, and how water drainage from the roof will affect the door operations. If necessary, either extend the overhang or incorporate the appropriate roof gutters into the design of the project.
- 2) Provide standard window details for Final Review.
- 3) The following finding was read 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: Poole/Tripp, 6/0/0. Motion carried. (Cung absent).

CONCEPT REVIEW - NEW ITEM

3. 301 W CABRILLO BLVD

HC/P-R/SD-3 Zone

(4:45)

Assessor's Parcel Number: 033-120-018

Application Number: MST2015-00493

Owner: City of Santa Barbara

Applicant: City of Santa Barbara/Waterfront Department

(Proposal for improvements as part of the Cruise Ship Passenger Landing Access Improvements Project near the Santa Barbara Harbor. The work includes the installation of a new 320 square foot gangway and 310 square foot floating dock extension at Sea Landing, and a temporary 2,400 square foot sidewalk on the sand at West Beach. This project requires a Coastal Development Permit from the California Coastal Commission.)

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

Actual time: 5:11 p.m.

Present: Theresa Lawler, Engineering Technician II; and Karl Treiberg, Waterfront Facilities Manager.

Public comment opened at 5:20 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval as submitted with all colors and materials to match existing, and to remove the word "temporary" from the submitted plans.

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

PROJECT DESIGN REVIEW**4. 111 N MILPAS ST****C-2 Zone**

(5:15) Assessor's Parcel Number: 017-083-013
 Application Number: MST2014-00357
 Owner: Abraham Safina Trust
 Architect: Studio XYZ - DNA, Inc.
 Business Name: IHSP Youth Hostel

(Proposal to convert 480 square feet of legally recognized residential space to commercial square footage for a new five bedroom youth hostel. The existing 1,150 square feet of commercial floor area will remain, and approval of an as-built 150 square foot enclosed porch is requested. The total commercial floor area will be 1,780 square feet. New exterior changes will include a new 153 square foot roof deck and pergola, 35 square foot trash enclosure, five-space parking lot, minor door and window changes, ADA lift, bicycle parking, and wood fence. This proposal will address violations identified in Enforcement Case ENF2014-00153.)

(Action may be taken if sufficient information is received. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on July 6, 2015.)

Actual time: 5:30 p.m.

Present: Nils Hammerbeck, Architect.

Public comment opened at 5:37 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide details of the second floor trellis and paver color.
- 2) Provide landscape construction drawings, the required Landscape Compliance Statement, and front yard details.
- 3) Provide back flow and irrigation system screening.
- 4) The bamboo second floor trellis is not acceptable; Applicant to provide an alternative.

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

Motion to reopen Item #4, 111 N. Milpas Street to include CEQA Findings into the motion already made.

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

Amended

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

- 1) Provide details of the second floor trellis and paver color.
- 2) Provide landscape construction drawings, the required Landscape Compliance Statement, and front yard details.
- 3) Provide back flow and irrigation system screening.
- 4) The bamboo second floor screening is not acceptable; Applicant to provide an alternative.
- 5) The following finding was read 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: Wittausch/Poole, 6/0/0. Motion carried. (Cung absent).

CONCEPT REVIEW - CONTINUED ITEM**5. 601 ALAMEDA PADRE SERRA****R-2 Zone**

(5:35) Assessor's Parcel Number: 031-261-004
 Application Number: MST2014-00422
 Owner: Teri Tuason
 Architect: Frank Rogue

(This is a revised project description: Proposal for a new 1,326 square foot, 3-story affordable dwelling unit and a 523 square foot, 2-car attached garage on a 7,405 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,008 square feet. Staff Hearing officer review is requested for a lot area modification and a zoning modification to encroach into the interior setback.)

(Third Concept Review. Comments only: requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on March 2, 2015.)

Actual time: 5:49 p.m.

Present: Frank Rogue, Architect; and Teri Tuason, Owner.

Public comment opened at 6:04 p.m.

- 1) B.J. Danetra (Barbara) opposition; expressed concerns regarding the proposed substantial trees, inaccurate measurements on the plans, and still pending issues regarding previous Board requests for scaled down reductions and proportions, aesthetics, driveway and hedge changes, and separation between buildings.

Public comment closed at 6:09 p.m.

An email of concerns from Trudi Ramsey was acknowledged.

Straw vote: How many Board members can support the proposed round tower element in the location shown? 1/5 (failed).

Motion: Continued indefinitely to Full Board with comments:

- 1) A majority of the Board finds the project's mass, bulk and scale acceptable.
- 2) Restudy the window proportions, scale, and details, and the eyebrow or awning treatments over the windows to be more consistent in style throughout the whole overall proposed design.
- 3) Restudy the tower element and how the tower intersects with the existing building.
- 4) The Board did not support the proposed round tower element as designed, at a 1/5 vote.
- 5) The Board carried forward the following March 3, 2015 comments, as stated:
 - a. Comment #2: *"Proposed drawings are not accurate and need to accurately represent and coordinate with other drawings of the set."* Applicant to provide drawings with elevations for continuity between the drawings and the plans.
 - b. Comment #6, *"Provide an arborist report to address the possible tree removal due to garage excavation. Provide a landscape plan to address major screening along Alameda Padre Serra showing all affected or altered new and existing planting areas and details."* Applicant to restudy the existing tree adjacent to the garage; provide an arborist report.

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

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