



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 29, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      FRANK HOTCHKISS  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 DAVID ENG, Planning Technician II  
                 KRYSTAL M. VAUGHN, 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 3:00 p.m. by Vice Chair Hopkins.

**ATTENDANCE:**

Members present:      Hopkins, Miller, Moore (arrived at 3:08 p.m.), Tripp and Wittausch.  
Members absent:      Gradin and Cung  
Staff present:      Eng and Vaughn.

**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 15, 2016, as submitted.  
Action:      Tripp/ Wittausch, 5/0/0. (Gradin and Cung absent.) Motion carried.

C.      Consent Calendars:

Motion:      Ratify the Consent Calendar of August 22, 2016. The Consent Calendar was reviewed by Chair Gradin.  
Action:      Tripp/Miller, 4/0/0. (Gradin, Moore, and Cung absent). Motion carried.

Motion: Ratify the Consent Calendar of August 29, 2016. The Consent Calendar was reviewed by Wittausch and Miller (Items A-C).

Action: Miller/Tripp, 4/0/0. (Gradin, Moore, and Cung absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

Mr. Eng made the following announcements:

- a. Board Members Gradin and Cung will be absent.
- b. Board Member Tripp will step down from Item 2, 200 Helena Avenue.

E. Subcommittee Reports.

None.

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

#### **1. 200 STEARNS WHARF**

**HC/SD-3 Zone**

**(3:15)**

Assessor's Parcel Number: 033-120-022

Application Number: MST2016-00288

Owner: City of Santa Barbara

Applicant: City of Santa Barbara Waterfront Department

(Proposal to bring an existing wood guardrail around Stearns Wharf up to code by adding 5,680 linear feet of 2x4 and 2x6 boards to the existing railings. The new materials and colors will match existing.)

**(Second Concept Review. Project was last reviewed on August 1, 2016.)**

Actual time: 3:09 p.m.

Present: Karl Treiberg, Waterfront Facility Manager, City of Santa Barbara.

Public comment opened at 3:14 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with the condition that the applicant use cable option number one at the seaward finger and railing alternative number one for the remainder of the guardrail that is to be modified.**

Action: Tripp/Hopkins, 3/2/0. (Wittausch and Miller opposed. Gradin and Cung absent). Motion carried.

**\* Item re-opened at 4:00 p.m. \***

**Substitute Motion: Project Design and Final Approval with the condition that the applicant use cable option number one at the seaward finger and railing alternative number one for the remainder of the guardrail that is to be modified.**

Action: Tripp/Hopkins, 3/2/0. (Wittausch and Miller opposed. Gradin and Cung absent). Motion carried.

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****2. 200 HELENA AVE****OC/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 033-052-018  
Application Number: MST2015-00289  
Owner: Funk Zone Parking, LLC  
Architect: AB Design Studio Inc.

(Proposal to demolish an existing 1,663 square foot, one-story commercial building (900 square feet permitted and 763 square feet unpermitted) and to construct a new 2,833 square foot, 2-story commercial building with a third story rooftop patio. An existing permitted 147 square foot detached wood storage shed will be demolished. The proposal will include a new parking lot with nine parking spaces, bicycle parking, and landscape improvements, and a valet parking lot. New sidewalk, curb, and utility improvements are also proposed. Requires Staff Hearing Officer Review of a Development Plan and a Coastal Development Permit.)

**(Action may be taken if sufficient information is received. Requires compliance with Planning Commission Resolution No. 018-16. Project was last reviewed on February 16, 2016.)**

Actual time: 3:30 p.m.

Present: Clay Aurell, Architect, AB Design Studio; Chris Gilliland, Landscape Architect, Common Ground; Matthew Beausoleil, AB Design Studio; Allison DeBusk, Project Planner City of Santa Barbara.

Public comment opened at 3:58 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued indefinitely with comments:**

1. The Board appreciates the playfulness and sophistication of the project and considers it an enhancement to the street corner.
2. Note the olive tree on the plans as a 48 inch box.
3. Provide details for the valet parking gate.
4. Provide a proper sample of the wood material.
5. Study the plaster color of the stucco to be more in keeping with the stone work and the canopy. Several members prefer an integral color steel trowel application.
6. Return with a corrected color elevation of the building from the street corner.

Action: Hopkins/Wittausch, 4/0/1. (Tripp abstained. Gradin and Cung absent.) Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED ITEM****3. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

**(4:15)** Assessor's Parcel Number: 051-240-017  
 Application Number: MST2015-00603  
 Owner: Santa Barbara Auto Group  
 Contractor: Lusardi Construction Company  
 Business Name: BMW Audi

(Proposal for a 4,257 square foot one story addition to an existing 42,551 square foot commercial building for the BMW/Audi dealership. An exterior remodel of the existing one and two story building is also proposed. There will be no grading or parking lot changes on this 4.37 acre parcel. A Community Benefit allocation of nonresidential floor area was approved by City Council on January 12, 2016. Planning Commission approval of two Development Plans is required.)

**(Comments only; requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission approval. Project was last reviewed on July 5, 2016.)**

Actual time: 4:02 p.m.

Present: Mike Ramsey, Contractor, Lusardi Construction; and Jessica Grant, Project Planner, City of Santa Barbara.

Public comment opened at 4:06 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Planning Commission with comments:**

1. Applicant to provide more explanation on the swale planting.
2. Provide a sample and detail of the paver proposed.
3. Provide a photograph of the existing storefront and update the elevations accordingly.
4. The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:
  - a. The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
  - b. The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
  - c. The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
  - d. There are no Adjacent Landmarks or Historic Resources that The Board is aware of.
  - e. The projects responds appropriately to the public view of the Mountains.
  - f. The project's design provides an appropriate amount of open space and landscaping.

Action: Miller/Tripp, 4/1/0. (Hopkins abstained. Gradin and Cung absent.) Motion carried.

**\* THE BOARD RECESSED AT 4:12 P.M. AND RECOVERED AT 4:45 P.M. \***

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

**4. 401 S HOPE AVE**

**E-3/P-D/SP-4/SD-2 Zone**

**(5:00)**

Assessor's Parcel Number: 051-240-018  
Application Number: MST2016-00341  
Owner: Santa Barbara Auto Group  
Agent: Lusardi Construction Company  
Business Name: Jaguar Land Rover Auto Dealership

(Proposal for a pre-application consultation design review hearing with limited plans to be presented. The project will comprise an approximately 2,200 square foot, one-story addition and major facade changes on the existing Jaguar/Land Rover side of the auto dealership building facing S. Hope Avenue. The Acura side of the building facing Calle Real would remain unchanged. The parking requirement for this 151,800 square foot site is 121 spaces, with 211 spaces proposed. Project requires Planning Commission approval of a Development Plan and City Council approval of 1,100 square feet of Community Benefit Plan Development square footage.)

**(Comments only; one-time conceptual review of architectural style only. Project requires Environmental Assessment and a City Council designation of Community Priority square footage.)**

Actual time: 4:45 p.m.

Present: Mike Ramsey, Contractor, Lusardi Construction; and Jessica Grant, Project Planner, City of Santa Barbara.

Public comment opened at 4:50 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely with comments:**

1. The majority of the Board finds the proposal unacceptable as proposed and would like the applicant to return with a revised design.
2. The design direction for the addition may be considered if the applicant provides a revised proposal that better addresses the cohesion in between the remodeled portion and the portion of the building to remain as-is.

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

**\* THE BOARD RECESSED AT 5:03 P.M., AND RECOVERED AT 5:21 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1703 CHAPALA ST****R-4 Zone**

**(5:35)** Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Well Being and Capital Funds Trust  
 Applicant: Justin Hendrix  
 Architect: West Coast Design Build

(Proposal for a new multi-family residential project using the Average Unit Density Incentive Program [AUD]. The proposal includes three new dwelling units to be constructed below grade in the basement of an existing three story [basement plus two stories above grade], 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,459 square feet and one five-bedroom unit on the existing ground and second floor levels. Also proposed is a 55 square foot one story addition to the existing 328 square foot detached garage, a 19 square foot laundry room attached to the garage, and a new trash enclosure. The average unit size will be 1,017 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and two uncovered parking spaces, and bicycle parking. Grading excavation will include 73 cubic yards from under the main building footprint. Staff Hearing Officer review is requested for a zoning modification to allow the garage addition to encroach into the required interior setback.)

**(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)**

Actual time: 5:21 p.m.

Present: Justin Hendrik, Applicant.

Public comment opened at 5:36 p.m.

Letters of concern from Roberta Hewson, Ashleigh Brilliant, Dorothy Brilliant and Peggy Sue Lemkuil were acknowledged.

Public comment closed at 5:36 p.m.

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

3. The Board finds the mass, bulk, and scale acceptable.
4. The zoning modification for the expansion of the garage is acceptable.
5. The Board would like to see the laundry room accessed from the inside; the garage could be a possible option.
6. Study the basement window configuration and style so as to be more in keeping with the traditional double hung windows. A casement window may be supported.
7. Study the location of the basement windows in relation to the existing windows and facades and bring them into alignment where possible.
8. Study the existing topography and provide more documentation on how that will work with existing grades and window wells.
9. Study how the plumbing and mechanical configuration will work under the house.

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

**\*\* MEETING ADJOURNED AT 6:06 P.M. \*\***