



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, August 6, 2012**      **630 Garden Street: David Gebhard Public Meeting Room**      **3:00 P.M.**

**BOARD MEMBERS:**                      DAWN SHERRY, *Chair*  
    PAUL ZINK, *Vice Chair*  
    CHRISTOPHER GILLILAND  
    GARY MOSEL  
    KEITH RIVERA  
    KIRK GRADIN  
    STEPHANIE POOLE

**CITY COUNCIL LIAISON:**              DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
    TONY BOUGHMAN, Planning Technician  
    GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

An archived video copy of this meeting will be viewable on computers with high-speed internet access at [www.santabarbaraca.gov/abr](http://www.santabarbaraca.gov/abr) and click on *Meeting Videos*.

#### GENERAL BUSINESS:

The Full Board meeting was brought to order at 3:04 p.m. by Tony Boughman, Planning Technician.

Members present:      Gilliland, Gradin, Mosel, Poole, and Rivera

Members absent:      Sherry, Zink

Staff present:              Boughman, Shafer

Due to the absence of the Chair and Vice-Chair, an election was held for a Chair Pro-Tempore.

Nominated:              Gary Mosel, 4/0/1.

A.      Public Comment:      There was no public comment.

B.      Approval of the minutes of the Architectural Board of Review.

Motion:      Approval of the minutes of the Architectural Board of Review meeting of July 23, 2012, as submitted.

Action:      Rivera/Gilliland, 3/0/2. Motion carried. (Gradin/Rivera abstained. Sherry/Zink absent.)

C.      Consent Calendar.

Failed

Motion:      Ratify Item D, 3707 State Street, of the Consent Calendar of July 23, 2012.

Action:      Gilliland/Rivera, 0/0/5. All abstained, motion failed. (Sherry/Zink absent.)

**Substitute**

Motion: Table Item D of the Consent Calendar of July 23, 2012 to August 20, 2012.

Action: Rivera/Poole, 5/0/0. Motion carried. (Sherry/Zink absent.)

(Mr. Zink reviewed Item D, 3707 State Street, after the July 23 Full Board meeting had adjourned.)

Motion: Ratify the Consent Calendar of July 30, 2012. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

Action: Rivera/Gilliland, 4/0/1. Motion carried. (Gradin abstained. Sherry/Zink absent.)

Motion: Ratify the Consent Calendar of August 6, 2012. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

Action: Rivera/Gilliland, 5/0/0. Motion carried. (Sherry/Zink absent.)

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

Mr. Boughman announced that Chair Sherry and Vice-Chair Zink were absent.

**E. Subcommittee Reports.**

Wireless Antennas: Mr. Mosel reported that he visited antenna sites where larger antennas located in the public right-of-way are proposed to be installed. Mr. Mosel reported that the mock up antenna example located on Hot Springs Road has only a minor visual impact. Subcommittee review continues.

## **DISCUSSION ITEM**

### **(3:10) AVERAGE UNIT-SIZE DENSITY (AUD) INCENTIVE PROGRAM**

(Discuss of the components related to the implementation of the Average Unit-Size Density (AUD) Incentive Program, including average unit size ranges, flexibility in development standards, and review process for AUD projects.)

Staff: John Ledbetter, Principal Planner, Community Development Department

Actual time: 3:16 p.m.

Present: John Ledbetter, Principal Planner; Irma Unzueta, Project Planner.

Mr. Ledbetter provided a background of the Average Unit-size Density incentive program and Ms. Unzueta explained the key components and required findings regarding the AUD program. Mr. Ledbetter and Ms. Unzueta responded to questions and comments from the Board.

No action required. Board members provided the following comments:

1. It was suggested that projects receive at least one concept review by the Architectural Board of Review before review by the Planning Commission, particularly over-height projects.
2. It was suggested formulating guideline language addressing neighborhood compatibility to allow for projects larger than currently existing in neighborhoods.

Chair Mosel thanked Mr. Ledbetter and Ms. Unzueta for their presentation. Mr. Gradin and Mr. Gilliland volunteered to work with a subcommittee to formulate language regarding neighborhood compatibility.

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

#### **1. 2550 TREASURE DR**

**E-3/SD-2 Zone**

**(3:40)**

Assessor's Parcel Number: 051-330-003  
 Application Number: MST2012-00284  
 Owner: Covenant Retirement Communities West  
 Landscape Architect: Arcadia Studio

(Proposal for Phase 2 landscape renovations for the Samarkand Retirement Community. The project includes removal of 80 trees and replacement of 67 trees; replacement of lawn areas with shrubs and groundcovers; improvements to decomposed granite paths; a new concrete patio with pergola, garden wall, and gate at the health center; conversion of spray irrigation to drip irrigation and conversion to recycled water.)

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

Actual time: 3:57 p.m.

Present: Martha Degasis, Landscape Architect, Arcadia Studio.

Kathleen Kennedy, Project Planner, was available to respond to questions/comments from the Board.

Public comment was opened at 4:21 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued one week to Consent with comments:

1. Consider moving the Strawberry trees further away from walkways.
2. Structural connections at the post base and post beam of the trellis are to be either hidden or more decorative to match the architecture.
3. Landscape design will have further review at Consent.

Action: Gradin/Gilliland, 4/0/0. Motion carried. (Rivera stepped down. Sherry/Zink absent.)

### **IN-PROGRESS REVIEW**

#### **2. 1255 COAST VILLAGE RD**

**C-1/SD-3 Zone**

**(4:10)**

Assessor's Parcel Number: 009-291-018  
 Application Number: MST2011-00220  
 Owner: Black Valner LLC  
 Applicant: Dudek  
 Architect: Cearnal Andrulaitis Architect and Design

(Proposal to demolish the existing nursery and construct a new three-story, mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit and zoning modification requests for setback encroachments.)

**(Project requires compliance with Planning Commission Resolution No. 005-12.)**

Actual time: 4:30 p.m.

Present: Brian Cearnal, Architect; Phil Suding, Landscape Architect.

Public comment was opened at 4:41 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks with comments:

1. The Board found that the change in height and the elevator towers pose no negative aesthetic impact.
2. Provide architectural variation of the elevator towers.
3. Consider eliminating the raised planter at the Cypress tree.
4. Provide details of the sound wall.

Action: Rivera/Gradin, 5/0/0. Motion carried. (Sherry/Zink absent.)

### **FINAL REVIEW**

#### **3. 1198 COAST VILLAGE RD**

**C-1/SD-3 Zone**

**(4:40)**

Assessor's Parcel Number: 009-222-010

Application Number: MST2012-00231

Owner: Dewayne Daniel and Kathleen M Copus Trust

Designer: The Schmandt Group

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this concrete patio in the same location, a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, replacing the concrete for the existing 950 square foot concrete patio with new and adding a new exterior oven and bar area, and the existing 484 square foot wood patio; new outdoor heaters and patio lighting, and replacing existing 6-7 foot tall wood fence, add a new planter area, and the removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodel. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Project last reviewed and received Project Design Approval on July 9, 2012.)**

Actual time: 4:59 p.m.

Present: Greg Schmandt, Architect; Denise Allec, Tenant's Representative, Josh Monroy, Landscape Designer.

Public comment was opened at 5:02 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent with the comment to verify requirements for the height of the landscaping and encroachments in the right-of-way.

Action: Rivera/Poole, 5/0/0. Motion carried. (Sherry/Zink absent.)

**CONCEPT REVIEW - CONTINUED ITEM****4. 635 OLIVE ST****C-M Zone**

**(5:10)** Assessor's Parcel Number: 031-160-012  
Application Number: MST2012-00156  
Owner: David Potter  
Architect: Michael Porter

(Proposal to demolish the existing 940 square foot, one-story, single-family residence and construct a three-story, mixed-use building with a basement and roof deck. The project consists of 2,997 square feet of commercial wine production and storage space and 1,429 square feet of residential space with an attached 424 square foot, one-car garage and 3 uncovered parking spaces.)

**(Comments only; project requires environmental assessment. The project was last reviewed on May 14, 2012.)**

Actual time: 5:08 p.m.

Present: Michael Porter, Architect; Erin Kearson, Assistant; Robert Adams, and Kim True, Landscape Architects.

Public comment was opened at 5:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely with the following comments:

1. The reduction in building height and the extensive landscape features are appreciated.
2. The mass is a compatible scale for the eclectic neighborhood.
3. Some Board members are concerned with the masonry and steel wall and fence structures at the pedestrian level.
4. There is concern with the lack of fenestration at the ground level.
5. There is concern with the extent of concrete block property line walls without articulation or fenestration scale giving elements.
6. There are similar concerns with the extent of the metal cladding.
7. Some Board members are concerned about the property line wall extending to the pedestrian level along Ortega Street.

Action: Rivera/Gradin, 5/0/0. Motion carried. (Sherry/Zink absent.)

\*\*\* MEETING ADJOURNED AT 6:02 P.M. \*\*\*

**CONSENT CALENDAR (1:00)**

Representatives present: Gilliland and Rivera

Staff present: Boughman

**ABR - CONTINUED ITEM****A. CALLE NOGERA & CALLE LAURELES**

Assessor's Parcel Number: ROW-000-294

Application Number: MST2012-00265

Owner: City of Santa Barbara

Applicant: Malinda Reese, Public Works

(Proposal for pedestrian improvements at the intersection of Calle Noguera and Calle Laureles. The project will install two access ramps, realign the crosswalk on Calle Laureles, realign the existing mulched median at the intersection, and install an additional red brick paver median.)

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

Final Approval with the condition that pavers to be replaced with mulch to match the adjacent planter.

**ABR - NEW ITEM****B. DE LA VINA ST & FIGUEROA ST**

Assessor's Parcel Number: ROW-001-725

Application Number: MST2012-00292

Owner: City of Santa Barbara

Applicant: Malinda Reese, Public Works

Landscape Architect: Arcadia Studio

(Proposal for improvements at the intersection of De La Vina and Figueroa Streets. The proposal consists of new curb extensions at all four corners of the intersection, new pedestrian safety lighting, new sidewalk and access ramps, and landscaping improvements.)

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

Project Design Approval and Final Approval with the condition that the two larger brick areas at the southwest and the northeast are to be landscaped matching the adjacent new landscaping.

**ABR - REVIEW AFTER FINAL****C. 1924 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-014  
Application Number: MST2009-00475  
Owner: Troy and Ken Jacobsen  
Architect: Cearnal Andrulaitis Architecture

(Proposal to convert the existing 2,225 square foot two-story duplex into one residential unit, including the demolition of 43 square feet and a 642 square foot addition (130 square feet one-story addition and 512 square foot two-story addition) resulting in a 2,825 square foot two-story single family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached 417 square foot two-car garage and one new uncovered space. 134 cubic yards of grading is proposed. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project received Staff Hearing Officer approval for requested zoning modifications on 1/13/2010.

**(Review After Final for changes to floor plans and elevations of the main house. On the south elevation: one first-floor door style is changed, and two-second floor windows change in type and placement, partially within the setback. On the west elevation: a second-floor door is moved from the north elevation, within the setback one second-floor window is made smaller, one second-floor window is eliminated, one second-floor window is changed in type and placement, one first-floor window is eliminated, one first-floor door is eliminated. On the north elevation: one second-floor window is removed, one second-floor window is moved, one second-floor window is made smaller and relocated, one small second-floor window replaces a door, on the first floor one large window replaces two smaller windows, and a single door and small window replace French doors. A fireplace and chimney are relocated. The project requires a Substantial Conformance Determination for changes regarding the approved zoning modifications in Staff Hearing Officer Resolution No. 001-10.)**

Review After Final Approved as submitted.

**ABR - NEW ITEM****D. 1900 CHAPALA ST****R-4 Zone**

Assessor's Parcel Number: 025-371-017  
Application Number: MST2012-00288  
Owner: Marion T Herbst Trust  
Engineer: John Maloney

(Proposal to replace existing electrical meters with new for the existing apartment building. An additional commercial meter is proposed outside the existing meter enclosure.)

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

Project Design Approval and Final Approval with the condition to paint the exposed equipment and conduit to match the building. Keep the equipment as close to the main enclosure as possible.

**ABR - CONTINUED ITEM****E. 422 OLD COAST HWY****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-343-013  
Application Number: MST2012-00281  
Owner: Housing Authority of the City of Santa Barbara  
Architect: Christine Pierron

(Proposal to resurface an existing parking lot and restripe to add a handicap parking space. The existing trash enclosure and an existing 10-inch diameter Pine tree will be removed to allow keeping 10 total parking spaces. A new trash enclosure and two new trees are proposed.)

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

Final Approval as submitted.