



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, February 4, 2013**      **630 Garden Street: David Gebhard Public Meeting Room**      **3:00 P.M.**  
**BOARD MEMBERS:**

PAUL ZINK, *Chair*  
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)  
THIEP CUNG  
SCOTT HOPKINS  
GARY MOSEL  
STEPHANIE POOLE (Consent Calendar Representative, Alternate)  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      ADDISON THOMPSON

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 TONY BOUGHMAN, 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/abr](http://www.santabarbaraca.gov/abr) and then clicking on the *Meeting Videos* tab.

#### **CALL TO ORDER:**

The Full Board meeting was called to order at 3:08 p.m. by the Chair Zink.

#### **ATTENDANCE:**

Members present:      Zink, Mosel (present until 4:47 p.m.), Gradin, Hopkins (present until 7:15 p.m.), Poole, and Wittausch.  
Members absent:      Cung.  
Staff present:      Limón (present until 3:26 p.m.), Boughman, and Goo.

#### **GENERAL BUSINESS:**

##### **A.**      Public Comment:

Heather Widen, AICP Project Planner, provided the Board with copies of ABR Landscape Plan Requirements for specific proposed project to be review by the Board at tonight's meeting.

##### **B.**      Approval of Minutes:

Motion:      Approval of the minutes of the Architectural Board of Review meeting of **Tuesday, January 22, 2013**, as amended.  
Action:      Gradin/Poole, 6/0/0. Motion carried. (Cung absent).

##### **C.**      Consent Calendars:

Motion:      Ratify the Consent Calendar of **January 28, 2013**. The Consent Calendar was reviewed by Kirk Gradin.  
Action:      Poole/Hopkins, 6/0/0. Motion carried. (Cung absent).

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

1. Mr. Boughman made the following announcements:
  - a) Agenda Item #1, 303 Loma Alta Drive, was postponed indefinitely at the applicant's request; all following agenda items would therefore move-up on the agenda.
  - b) Board member Cung will be absent from the meeting.
  - c) Board member Mosel will be leaving the meeting early at approximately 4:45 p.m.
  - d) Board member Hopkins will be stepping down from the last two agenda items: Item #9, 240 W. Alamar Ave.; and Item #10, 505 W. Los Olivos St.
2. Mr. Limón made the following announcements:
  - a) An appeal was received for the project at 1911 Chino Street, and the Board will be informed when that appeal will be scheduled at City Council.
  - b) Mr. Limón discussed breaks during long meetings and determining whether or not to include a scheduled break on agendas. Different boards have different preferences in taking breaks vs. getting out of the meeting sooner. Policy has been that a break may be scheduled if the last agenda item is scheduled after 7:00 p.m. If the Board prefers not to take a break snacks can be provided. The Board was asked their preference and at this time, a majority indicated a preference for snacks to be provided rather than taking scheduled meal breaks. The ABR has received more applications recently and longer meetings may be expected.
3. Board member Gradin announced that the ABR needs Landscape Architects to apply to serve on the Board.

**E. Subcommittee *Appointments*.**

Chair Zink proposed a two week postponement of Subcommittee appointments to the Tuesday, Feb. 19, 2013, meeting.

**Motion: To table the Subcommittee Board appointments two weeks to Tuesday's meeting on, February 19, 2013.**

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

**CONCEPT REVIEW - CONTINUED ITEM****1. 303 LOMA ALTA DR****R-2 Zone**

**(3:10)** Assessor's Parcel Number: 035-232-006  
 Application Number: MST2013-00031  
 Owner: Kent N. Lind  
 Architect: Jose Luis Esparza

(Proposal to replace all aluminum windows and sliding doors with vinyl replacement windows and sliding doors for an existing 19 unit, three-story apartment building.)

**(The project was referred from the Consent Calendar on January 28, 2013.)**

**Postponed indefinitely at the Applicant's request.**

**CONCEPT REVIEW - CONTINUED ITEM****2. 35 N CALLE CESAR CHAVEZ****OM-1/SD-3 Zone****(3:30)**

Assessor's Parcel Number: 017-113-004  
Application Number: MST2012-00486  
Owner: Verde Ventures, LLC  
Architect: Rex Ruskauff

(Proposal to demolish and replace two existing one-story storage buildings in the same footprints. One is 3,798 square feet and the other is 3,278 square feet and they will be constructed with concrete bases and metal siding and roofs. The square footage of the buildings will not change and seven parking spaces are proposed to remain. Staff Hearing Officer review of a Coastal Development Permit and a Conditional Use Permit to allow non-ocean-oriented business to be conducted on site is requested.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Coastal Development Permit. Project was last reviewed on January 22, 2013.)**

Actual time: 3:26 p.m.

Present: Rex Ruskauff, Architect.

Public comment opened at 3:32 p.m., and as no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer with comments:**

- 1) The Board appreciates the additional detail provided on the front of the building, setbacks, green screen, eaves and awnings, and the articulation of the additional side door.
- 2) Provide additional landscaping and some permeable paving off the Calle Cesar Chavez Street side of the proposed project.
- 3) Provide a detailed landscape plan.
- 4) For Building C, some Board members would like to see additional fenestration on the first floor.
- 5) For Building D south elevation, provide additional fenestration elements to add character to the building.
- 6) The proposed green screen should turn and run along the west side of Building D.
- 7) Provide plate and ridge heights to all building elevations on the plans.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 515 RED ROSE LANE****R-2 Zone**

**(4:00)** Assessor's Parcel Number: 035-341-008  
Application Number: MST2012-00477  
Owner: Belias 2007 Trust  
Architect: Brian Nelson

(Proposal for new entry gates at the existing driveway, and eight new 48 square foot cantilevered decks on the first and second floors of the existing apartment buildings.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 7, 2013.)**

Actual time: 3:51 p.m.

Present: Brian Nelson, Architect; Sam Maphis, Landscape Architect; and John Whitehurst, Owner.

Public comment opened at 4:07 p.m., and as no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued indefinitely to Consent with conditions:**

- 1) The Board appreciates the improvements to the proposed project; specifically the structural detailing on the decks, landscaping, and the paving improvements at the driveway entrance and gates.
- 2) Some Board members find that some additional detailing on either side of the stone gates should be added to better tie it to the gate design; and the top of the wall should be part of the continuous wave design of the wall.
- 3) Some Board members find that the abrupt vertical step in the top curved linear shape of the gate should be adjusted so that it also appears as a continuous curved linear shape.
- 4) Study further simplification of the structural detailing at the balconies to simplify their appearance; and to also study wrapping the balconies around the corner of the building, if possible. Provide balcony details.
- 5) The proposed vinyl or fiber glass window replacement material is unacceptable; but wood or metal material is acceptable.
- 6) A true sandstone veneer adjacent to the gates is required rather than an imitation sandstone material. Provide stone pattern details
- 7) Provide the exterior cut sheets for the lighting at the balcony; study the line of sight of the proposed exterior lighting fixtures.

Action: Gradin/Wittausch, 5/1/0. Motion carried. (Mosel opposed, Cung absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 531 E COTA ST****C-M Zone**

**(4:30)** Assessor's Parcel Number: 031-171-014  
Application Number: MST2012-00491  
Applicant: Brent Daniels  
Owner: Automation Group, Inc.  
Architect: Karl Kras

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)**

Actual time: 4:37 p.m.

Present: Karl Kras, Architect; and Brent Daniels, Applicant.

Public comment opened at 4:42 p.m., and as no one wished to speak, public comment was closed.

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

- 1) There are no negative architectural aesthetic impacts of the proposed modifications.
- 2) Provide a landscaping plan that addresses additional areas for landscaping; particularly along the East Cota Street elevation, in front of the ramp, in front of the building, and along the parking lot on Salsipuedes Street.
- 3) The existing entrance along Cota Street should be eliminated and the raised planter should be made continuous, eliminating the existing stairs.
- 4) Provide details of proposed wood elements, fencing and slats; wood members should be thicker than one inch, and recommend they be made with heavier dimensional materials.
- 5) Study returning the existing eave overhangs to the building, and at both ends of the building.
- 6) The Board appreciates the proposed changes, the additional enhancements, and improved architectural character of the building.
- 7) Study adding planting vines to the existing or new planters to help soften the overall building appearance.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 101 S LA CUMBRE RD****C-2/SD-2 Zone****(5:00)**

Assessor's Parcel Number: 051-022-027  
Application Number: MST2013-00018  
Owner: Avenue 26 Holdings, LLC  
Architect: Cearnal Andrulaitis, LLC

(Proposal to construct a new one-story 6,500 square foot commercial building and 26 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,656 square foot gas station, surface parking lot, and related structures will be demolished. Planning Commission review of a Development Plan and a Transfer of Existing Development Rights for new non-residential square footage is requested.)

**(Concept Review only; project requires environmental assessment and Planning Commission review.)**

Actual time: 5:04 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects.

Public comment opened at 5:08 p.m., and as no one wished to speak, public comment was closed.

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

- 1) The general architectural approach is acceptable although further enhancements may be needed.
- 2) Study lowering the proposed wall height and extent on the north elevation; pull it back at least flush with the building, and possibly exposing the building on that northerly side.
- 3) Study a water feature or other public enhancement element at the corner.
- 4) Provide landscaping opportunities along the building, at the street, and at the parking lot.
- 5) Study blending the paving treatment and enhancements in front of the building with those at the sidewalk, if approved by Public Works staff. The Board would consider a proposed concrete treatment or colored concrete enhancement.
- 6) Some Board members found additional details should be added to the building for more architectural character. The door and window treatments could be altered to give the building a more playful character.
- 7) Provide a site plan with all existing trees on the site, all trees proposed to be removed, and tree sizes.
- 8) Some Board members found that the height of the overall sun canopy could be raised to a height above the sidewalk.

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

**\* THE BOARD BRIEFLY RECESSED AT 5:31 P.M., AND RECOVERED AT 5:35 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****6. 120 S HOPE AVE****C-2/SD-2 Zone****(5:30)**

Assessor's Parcel Number: 051-010-014  
 Application Number: MST2012-00361  
 Owner: Patricia S. Nettleship, Trustee  
 Owner: Macerich Company  
 Architect: deVicente + Mills Architecture

(Proposal to complete the La Cumbre Plaza facade upgrades to all buildings per the current Tenant Design Criteria. Square footage changes are not proposed. Conceptual or project approval of proposed facade upgrades on buildings A through K, and development of a plan for phased final approvals on a building-by-building basis is requested. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015.)

**(Second Concept Review of first phase of facade renovations for the mall under this application. This review is for Buildings D and G, work to include removal of existing canopy, new parapet heights and detailing, new display boxes, new window and storefront openings, and remassing facade elevations. Project last reviewed on January 22, 2013.)**

Actual time: 5:35 p.m.

Present: Ryan Mills, Designer; and Edward deVicente, Architect.

Public comment opened at 5:47 p.m., and as no one wished to speak, public comment was closed.

Straw vote: Based on review of working drawings, how many Board members feel that Building G (Starbuck's facade) is ready for a Project Design Approval with conditions? 3/2 (passed)

Straw vote: Based on review of working drawings, how many Board members feel that Building D is ready for a Project Design Approval with conditions? 5/0 (unanimous)

**Motion: Project Design Approval of buildings D and G and continued indefinitely to Consent with conditions:**

- 1) For Building D:
  - a) Study enhancing the detailing at the inside corner of Building D, and study incorporating traditional materials and architectural form in a contemporary manner.
  - b) Study the transitions from Building D to Building G which are in same plane, or study adding different details from building to building, etc.
- 2) For Building G:
  - a) Study providing an architectural feature or chimney to the Starbucks corner.
  - b) Study conforming the CAD parapet details and cornice to appear more like the rendering.
  - c) Some Board members found a sloping mansard roof element would be preferable at the corner.
  - d) Study to provide an additional trellis element.
  - e) Study the corner at a distance to add three-dimensionality as an important entry way to the plaza.

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

**CONCEPT REVIEW - CONTINUED ITEM****7. 213 W COTA ST****R-3 Zone****(6:00)**

Assessor's Parcel Number: 037-161-004  
Application Number: MST2012-00447  
Owner: Soon Sik Tansen  
Designer: Tom Kress

(Proposal for a new three-unit two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 22, 2013.)**

Actual time: 6:17 p.m.

Present: Tom Kress, Architect.

A letter was provided to the Board from Heather Widen, AICP Project Planner, with Landscape requirements for this project.

Public comment opened at 6:36 p.m., and as no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued indefinitely to Consent with conditions:**

- 1) Simplify the roof element on Unit B, per the sketch provided by a Board member.
- 2) Provide a shed roof over the pop-out garage element on the rear north elevation on Unit A.
- 3) Study the street façade and possibly reduce the roof to be only over the corner with the entry for more asymmetry.
- 4) Provide 24-inch box Olive trees.
- 5) Propose wood windows.
- 6) Provide all detailed exterior architectural elements.
- 7) Provide muted color chips with the sample color board. Tone down the yellow color.
- 8) On plan Sheets #3 and #5, repeat or provide landscape details on the plans, and provide a layer of mulch for the private outdoor living space.

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

The ten-day appeal period was announced.



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 119 S ALISOS ST****R-2 Zone****(6:30)**

Assessor's Parcel Number: 017-213-020  
 Application Number: MST2013-00034  
 Owner: Alamar, LLC (CA.)  
 Architect: Gil Barry

(Proposal for two identical new two-story 1,784 square foot residential units with 224 square foot attached one-car garages. The new buildings would be located behind the existing 1,229 square foot one-story single-family residence. The proposal includes the two new detached units, a 360 square foot two-car carport, and two uncovered parking spaces for a total of six spaces on the 13,504 square foot lot.)

**(Comments only; project requires environmental assessment.)**

Actual time: 6:56 p.m.

Present: Gil Barry, Architect.

A letter was provided to the Board from Heather Widen, AICP Project Planner, with Landscape requirements for this project.

Public comment opened at 6:59 p.m., and as no one wished to speak, public comment was closed.

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

- 1) The overall architectural design and massing is acceptable as proposed.
- 2) Provide more photo documentation of adjacent neighborhood for compatibility.
- 3) Provide elevation drawings on the same plan sheet of all three east and west buildings and garages on the same elevation to show the relationship between the buildings.
- 4) Study adding breaks in the second floor roof line in select areas to provide more architectural interest at the second floor.
- 5) Show on the plans either a collective trash enclosure or multiple trash enclosures at separate trash locations.
- 6) Provide a landscape plan; possibly to include a planting strip in the driveway, and reduce hardscape paved surfaces.
- 7) Provide a landscape plan and a color board.

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

**\* THE BOARD RECESSED FOR 2 MINUTES AT 7:15 P.M., AND RECOVERED AT 7:17 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 240 W ALAMAR AVE****E-3/R-3/SD-2 Zone****(7:00)**

Assessor's Parcel Number: 051-283-001  
 Application Number: MST2013-00022  
 Owner: CV Urban Land, LLC  
 Architect: Peikert Group Architects, LLP

(Proposal for a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Staff Hearing Officer review of a front setback modification and a Tentative Subdivision Map is requested.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review.)**

Actual time: 7:17 p.m.

Present: Detlev Peikert, Architect, Peikert Group; Bill McReynolds, Owner; and Courtney Miller, Landscape Architect, Katie O'Reilly Rogers Landscape Architects.

Public comment opened at 7:33 p.m.

- 1) Thomas Lambert, opposed; concerns regarding the flood plain, setback encroachment, private view preservation, safety concerns over high-tension wires in the area, density and parking issues with the proposed number of residential units, height of three-story building with a request for the applicant to provide photo documentation to address neighborhood compatibility concerns from across the creek.
- 2) Errol Jahnke, opposed; concerns regarding the proposed height of the project, and the proposed massing and residential density.

Public comment closed at 7:35 p.m.

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

- 1) Some Board members find the proposed modification to be appropriate to the neighborhood and adjacent neighboring properties.
- 2) Return with completed Creeks Division requirements.
- 3) There are concerns regarding the proposed mass, bulk, and scale of the proposed three-story elements, and their impact to the neighboring adjacent properties.
- 4) Provide additional photo documentation and three dimensional views of the interior portions of the site to show potential impacts to neighboring adjacent properties.
- 5) There are concerns regarding the proposed black color; provide alternatives, possibly earth tone colors, to help soften the visual impact of the building.
- 6) Study alternatives in select areas to the proposed stucco siding, such as wood material to also help soften the visual impact of the building.
- 7) Study extending the depth of the eave elements and provide additional eave elements, particularly on the south side, and other areas to create additional shade lines and add character to the building. Other character-building elements would be variations on the second or third-story roof heights, and/or variations in fenestration or window size.
- 8) Study adding more canopy trees for a more tree-friendly landscape plan.
- 9) The proposed vinyl windows are not acceptable.

Action: Gradin/Poole, 4/0/0. Motion carried. (Hopkins stepped down, Cung/Mosel absent).

**FINAL REVIEW****10. 505 W LOS OLIVOS ST****R-3 Zone**

**(7:30)** Assessor's Parcel Number: 025-210-012  
Application Number: MST2007-00470  
Owner: Douglas Jones  
Architect: Peikert Group Architects, Inc.

(The 13 unit condominium project includes a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two three-bedroom and one one-bedroom condominiums. The parking for the converted apartment building would be provided by one uncovered and five covered spaces in the existing carport and the parking for the ten newly constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces would also be provided. The proposed development would total 24,635 square feet on the 32,550 square foot lot. Two of the three-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI) consistent with the Inclusionary Housing Ordinance.)

**(Project requires compliance with Planning Commission Resolution No. 022-09. The project was last reviewed on August 10, 2009)**

Actual time: 8:21 p.m.

Present: Detlev Peikert, and Bonnie Sangster, Architects; and Karen McConehy, for Katie O'Reilly-Rogers, Landscape Architect.

A letter was provided to the Board from Heather Widen, AICP Project Planner, with Landscape requirements for this project.

Public comment opened at 8:37 p.m., and as no one wished to speak, public comment was closed.

**Motion: Final Approval of the project and continued indefinitely to Consent for approval of details with conditions:**

- 1) Return with an alternatives to the proposed fiber glass or vinyl windows.
- 2) The Board prefers the window style and colors previously approved at the Preliminary Approval on August 10, 2009.

Action: Gradin/Poole, 4/0/0. Motion carried. (Hopkins stepped down, Cung/Mosel absent).

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 8:46 P.M. \*\***

**[Feb. 4, 2013 ABR Consent Calendar Review was cancelled.]**