



# City of Santa Barbara Planning Division

## ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, December 9, 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/gov/brdcomm/ac/abr/videos.asp](http://www.santabarbaraca.gov/gov/brdcomm/ac/abr/videos.asp).

**CALL TO ORDER:**

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

**ATTENDANCE:**

Members present:      Gradin, Mosel, Cung (present until 5:56 p.m.), Hopkins (present until 5:31 p.m.), Poole, and Wittausch, Zink.  
Members absent:      none  
Staff present:      Limón (present until 3:45 p.m.), Boughman, 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 **November 25, 2013**, as amended.  
Action:      Poole/Gradin, 6/0/1. Motion carried. (Zink abstained).

**C.**      Consent Calendars:

**The Consent Calendar of December 2, 2013, was cancelled.**

Motion:      Ratify the Consent Calendar of **December 9, 2013**. The Consent Calendar was reviewed by Kirk Gradin.  
Action:      Mosel/Hopkins, 7/0/0. Motion carried.

- D.** Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Mr. Limón announced that due to lack of quorum, agenda Items #7, 1298 Las Positas Road, Item #8, 2334 De La Vina Street, Item #9, 601 San Pascual Street are postponed to Tuesday, December 17, 2013, for a Special Full Board Meeting; a poll was taken for members that could be in attendance.
  - 2) Mr. Limón thanked Mr. Gary Mosel for his dedication and commitment during his long years of service on the Architectural Board of Review.
  - 3) The Board and staff discussed policy for Board member representation at City Council appeal hearings.
- E.** Subcommittee Reports: There were no reports.

### CONCEPT REVIEW - CONTINUED ITEM

#### 1. **3714 STATE ST**

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

**(3:10)** Assessor's Parcel Number: 053-300-023  
 Application Number: MST2012-00443  
 Owner: Kellog Associates  
 Applicant: Kenneth Marshall  
 Architect: Brian Cearnal

(Revision to the previously approved mixed-use development at the former Sandman Inn site (MST2007-00591; City Council Resolution No. 10-020). The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.)

**(Request for review of the commercial buildings. Project requires environmental assessment, Project Compatibility Criteria, and Planning Commission review. Project was last reviewed on November 25, 2013.)**

Actual time: 3:25 p.m.

Present: Brian Cearnal, Architect, Cearnal Andrulaitis; Gregory Parker, Applicant, Investec Corporation

Public comment opened at 3:29 p.m., and as no one wished to speak, public comment was closed.

Letters of concern from Jacqueline S. Dyson (suggesting a buff color for the building) and Paula Westbury were acknowledged.

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

- 1) The Board appreciates all changes and enhancements made to the commercial buildings along State Street; and would like to see further architectural enhancements to the corner Building #3, as it faces the corner.
- 2) Some Board members had some concerns about the proposed colors for the commercial buildings.
- 3) The Board carried forward previous November 25, 2013, comments (with the exception of comment #2), as follows:
  1. The Board commends the large project providing higher density housing with commercial use, and appreciates the higher level style and design valued in Santa Barbara.

3. The Board is very much in favor of the enhanced landscaping that divides the vehicle entrance. The landscaping in the front of the project is of particular importance.
4. A majority of the Board is in favor of white as the predominant color for the project.
5. Study additional trees along State Street and in areas of tall unrelieved architecture.
6. Study breaking up the massing of Buildings #5 and #6.
7. Study varying the plate heights and eave lines to add additional character, especially along the western property lines.
8. The Board made the Compatibility Analysis (SBMC 22.68.045) findings as follows:
  - a) The proposed project is consistent with applicable ABR Design Guidelines and is consistent with the City Charter and applicable Municipal Code provisions; including site design, architecture, and landscaping.
  - b) The project's design is consistent with the City and the architectural character of the City and neighborhood.
  - c) The project's mass, bulk, and scale are appropriate for its location and its neighborhood, given compliance with additional comments made by the Board.
  - d) The project's design is appropriately sensitive to adjacent City Landmarks and historic resources, City structures of merit, sites, and a significant improvement over the previous building in preserving established scenic public vistas.
  - e) The project's design provides an appropriate amount of open space and landscaping, given compliance with additional landscape comments made by the Board.

Action: Gradin/Hopkins, 6/0/1. Motion carried. (Zink abstained).

**CONCEPT REVIEW - CONTINUED ITEM****2. 920 SUMMIT RD****A-2 Zone**

**(3:40)** Assessor's Parcel Number: 015-211-009  
 Application Number: MST2005-00831  
 Owner: MCC BB Property, LLC  
 Architect: David Van Hoy  
 Applicant: Ty Warner Hotels and Resorts  
 Agent: Suzanne Elledge Planning and Permitting (SEPPS)  
 Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building. Add the following: a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, boccee ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The reduced project scope will require a substantial conformance determination. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Concept Review of project revisions. Project requires Substantial Conformance Determination with Planning Commission Resolution No. 035-09. Project was last reviewed on November 2, 2009.)**

Actual time: 3:39 p.m.

Present: David Van Hoy, Architect; Steve Welton, SEPPS; Sam Maphis, Landscape Architect; Bill Medel, Project Manager, Ty Warner Hotels & Resorts; and Larry Hunt, Project Biological Consultant, Hunt and Associates; Jeremy Salts, Civil Engineer, Penfield & Smith, Engineers.

Public comment opened at 4:08 p.m.

- 1) Nigel Copley (Montecito Country Club member) in support of the project; concerned about grading and removal of large expanses of turf.
- 2) Ernest Salomon, (Montecito resident) concerned that public access through the grounds be maintained during and after project construction.
- 3) Terry Tyler, (Eucalyptus Hill Improvement Association); expressed concerns regarding maintaining public access through the site in the event of a disaster or fire in the area.
- 4) Nancy Even, expressed concerns regarding maintaining public access through the site during and after project construction.
- 5) Joel Ohlgren; expressed concerns regarding maintaining public access through the site during and after project construction; appreciates the previous gracious accommodation for public access through the site.

Emails and letters of concern from Cathy Wilkins, Kathleen Marvin, and Paula Westbury were acknowledged regarding entrance and egress access through the site during and after project construction and in the event of an emergency.

Public comment closed at 4:13 p.m.

**Motion: Continued indefinitely to the Community Development Director for Substantial Conformance Determination with comments:**

- 1) The Board appreciates the substantial reduction to the scope of work, and supports a Substantial Conformance Determination.
- 2) The standing seam roof color on the maintenance buildings should blend in better with the environment; possibly green in color.
- 3) The new bathroom building is in character with the other buildings.
- 4) The Board supports the relocation of the parking to the rear.
- 5) The Board supports maintenance of public and emergency access through the site during and after construction of the project, and in perpetuity.

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

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

#### **3. 402 S HOPE AVE**

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

**(4:20)**

Assessor's Parcel Number: 051-240-017  
Application Number: MST2013-00501  
Owner: Santa Barbara Auto Group  
Applicant: Mike Ramsey

(Conceptual review of a proposed glass and composite metal panel façade for the existing Porsche auto dealership.)

**(Concept Review; comments only.)**

Actual time: 4:39 p.m.

Present: Mike Ramsey, Applicant/Agent for Santa Barbara Auto Group; and Cary West, Agent for Porsche Cars North America.

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

A letter of concern from Paula Westbury was received.

**Motion: Denied the project without prejudice. The proposed architectural design is not compatible with the existing building or the surrounding area, and is not compatible with Santa Barbara style architecture.**

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

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****4. 525 E MICHELTORENA ST****R-3 Zone**

**(4:50)** Assessor's Parcel Number: 027-260-031  
 Application Number: MST2013-00461  
 Owner: PB Micheltorena, LLC  
 Architect: DMHA

(Proposal for façade improvements to an existing commercial building and accessibility upgrades to the parking lot, new entry stairs, accessible ramp, and exterior patio. Also included is a reconfiguration of the front stairs to accommodate an accessible lift at the front of the building.)

Actual time: 4:56 p.m.

Present: Edward DeVicente and Ryan Mills, Applicants, DMHA; and Courtney Miller, Landscape Architect, SJMLA

Public comment opened at 5:13 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

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

- 1) Return with further development details, such as section drawings of the front lift, and exterior lighting fixture details, etc.
- 2) Due to severe site limitations, the proposed front lift is acceptable since it is screened by vegetation from public view of the street and pedestrians, and it preserves a large amount of the front planting area.
- 3) The material proposed for the new screens is acceptable, but provide details and finishes that preserve as much natural appearance as possible.

Action: Gradin/Hopkins, 6/0/1. Motion carried. (Zink abstained).

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****5. 810 E CANON PERDIDO ST****R-3 Zone**

**(5:15)** Assessor's Parcel Number: 031-042-003  
 Application Number: MST2013-00456  
 Owner: Scott Chasse Trust  
 Designer: Robinson Drafting & Design

(Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes as-built interior remodel of the duplex and the legalization of an as-built illegal unit which includes a new as-built 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story, 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project requires an environmental finding for CEQA Guidelines Section 15183 Exemption.)

Actual time: 5:31 p.m.

Present: Louis Robinson, Designer; and Scott Chase, Owner.

Public comment opened at 5:36 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

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

- 1) Board member Poole 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.”*
- 2) The Board had some reservations regarding parking in the front yard.
- 3) Reduce the height of the 6-foot fence near the driveway entrance for safer visibility of pedestrian and vehicular traffic, and alter the turnaround radius of the rear parking area for easier access and maneuverability.
- 4) Study alternative hardscape materials at the rear portion of the project; provide colors.
- 5) Provide a material board and a color board.

Action: Poole/Gradin, 4/1/1. Motion carried. (Mosel opposed, Zink abstained, Hopkins absent).

The ten-day appeal period was announced.

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

#### **6. 590 LAS POSITAS RD**

**P-R Zone**

**(5:45)** Assessor’s Parcel Number: 047-010-049  
 Application Number: MST2013-00479  
 Owner: Elings Park Foundation  
 Agent: Ridge Communications

(Proposal to modify the existing **Verizon Wireless cellular antenna site** in Elings Park. Proposed is the replacement of six existing antennas mounted on individual poles, with the new antennas to be mounted four feet higher. The project includes additional associated ground-mounted equipment inside the existing equipment enclosure.)

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

Actual time: 5:56 p.m.

Present: Ron James, Agent, Ridge Communications.

Public comment opened at 6:13 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

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

- 1) The project poses no adverse visual impacts.
- 2) Planting locations shall be noted on the site plan.
- 3) Provide an irrigation plan.
- 4) Specify the concealment color and provide a sample to staff.

Action: Gradin/Poole, 3/2/0. Motion carried. (Mosel/Wittausch opposed, Hopkins absent).

The ten-day appeal period was announced.

**\*\* THE FOLLOWING AGENDA ITEMS WERE POSTPONED DUE TO LACK OF QUORUM. \*\***

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

**7. 1298 LAS POSITAS RD**

**A-1 Zone**

**(6:15)** Assessor's Parcel Number: 047-010-034  
Application Number: MST2013-00141  
Owner: City of Santa Barbara  
Applicant: Elings Park  
Architect: Ray Hicks

(Proposal for renovation and expansion of the existing tennis facility. The proposal would demolish 872 square feet of office and bathrooms, sidewalks and parking lot and remove several oak trees. New construction consists of a 3,500 square foot multiple use building that includes a fitness room, cafe kitchen, pro shop, restrooms and office, three new tennis courts, a new parking lot, and renovations to existing tennis stadium seating. Grading includes 1,622 cubic yards of cut and 1,622 cubic yards of fill outside the main building footprint and 222 cubic yards of fill under the main building. Planning Commission review is requested for 2,628 square feet of new non-residential square footage and for parking spaces located in the front setback. Parks and Recreation Commission approval will be required for the project.)

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

**Postponed due to lack of quorum to a Special Meeting on Tuesday, December 17, 2013, meeting.**

**CONCEPT REVIEW - CONTINUED ITEM**

**8. 2334 DE LA VINA ST**

**R-4 Zone**

**(7:00)** Assessor's Parcel Number: 025-113-001  
Application Number: MST2013-00419  
Owner: BLH Properties LLC  
Architect: Jason Grant

(Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer review of a tentative subdivision map is requested.)

**(Second Concept Review. Project was last reviewed on October 28, 2013. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)**

**Postponed due to lack of quorum to a Special Meeting on Tuesday, December 17, 2013, meeting.**

**CONCEPT REVIEW - CONTINUED ITEM****9. 601 SAN PASCUAL ST****R-3 Zone****(7:30)**

Assessor's Parcel Number: 037-101-014

Application Number: MST2013-00019

Owner: Dario Pini

Architect: Gil Barry

(Revised proposal for four units under the Average Unit-size Density (AUD) Incentive Program. The two existing one-story single-family units will remain. The project includes two new 1,020 square foot two-story single-family units with attached 245 square foot one-car garages to be located at the rear of the lot. The existing 355 square foot two-car garage will be demolished. The project includes a new driveway from Cota Street, six new uncovered parking spaces, and landscaping.)

**(First Review of revised project. Action may be taken if sufficient information is provided. Project was last reviewed on August 5, 2013.)**

**Postponed due to lack of quorum to a Special Meeting on Tuesday, December 17, 2013, meeting.**

**CONSENT CALENDAR (1:00 p.m.)**

Representatives present: Kirk Gradin  
 Staff present: Tony Boughman.

**ABR - NEW ITEM****A. 351 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-004  
 Application Number: MST2013-00405  
 Owner: Plaza Del Oro Ltd  
 Contractor: Sheridan Stanton

(Proposal for alterations to approved landscape plan consisting of the removal of 15 trees. Trees to be removed include canary island pine, olive, sweet gum, and redbud trees. Replacement trees are proposed for eight of the removed trees.)

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

**Continued one week with comments (see page of detailed notes in project file).**

**ABR - NEW ITEM****B. 3883 LA CUMBRE PLAZA LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-036  
 Application Number: MST2013-00427  
 Owner: Daketta La Cumbre, LLC  
 Owner: Grace Lutheran Church  
 Applicant: Tony Calhoun

(Proposal to remove four Tipuana trees ranging from 30 to 50 feet in height with 18 to 24-inch trunk diameters. The request for the removal of the existing trees is a result of potential safety hazards concerns. Three prior Tipuana trees were removed from the property in 2008, and replaced with three New Zealand Christmas Trees. The trees are proposed to be replaced with four new trees.)

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

**Project Design Approval and Final Approval of phased tree removals as submitted.**

The ten-day appeal period was announced.

**ABR - FINAL REVIEW****C. 1419 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 039-061-011  
Application Number: MST2013-00085  
Owner: Gerrity David  
Architect: Gordon Brewer

(Proposal to rebuild two non-conforming buildings that were destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation, and the buildings must be replaced like-for-like. The two buildings are a 2,033 square foot two-story five-unit building, and a 900 square foot single unit. There are a total of 15 units and 5 single-room-occupancy units approved on this property in addition to 3 covered parking spaces and 20 uncovered parking spaces. No alterations are proposed for the potentially historic 14-unit Desmond Building on the site.)

**Final Approval as submitted.**

**ABR - NEW ITEM****D. 229 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-181-004  
Application Number: MST2013-00507  
Owner: Roxanne Sartorius, Living Trust  
Architect: Dawn Sherry

(Proposal to upgrade accessibility at a medical office building. The project would replace an existing ramp at the rear door, install a new walkway from the street to the rear ramp, and revise the parking spaces.)

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

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

The ten-day appeal period was announced.

**ABR - REVIEW AFTER FINAL****E. 528 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-201-029  
Application Number: MST2012-00300  
Owner: 528 Anacapa Street, LLC  
Architect: AB Design Studios

(Proposal for a 3,000 square foot one-story addition to the existing 3,218 square foot one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, and the parking lot would be reconfigured and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.)

**(Review After Final for accessibility revisions, storefront alterations, patio stairs and handrails, two new parking lot lighting fixtures, new wheel-stop planter at north parking spaces.)**

**Approval of Review After Final as submitted with the comment that the lighting pole fixtures should match the wall-mounted fixtures.**

**ABR - FINAL REVIEW****F. 420 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-006

Application Number: MST2013-00460

Owner: Space Coast Credit Union

Architect: AB Design Studio

(Proposal for a legal change of use and to replace an existing streetscape storefront system. Also proposed is to remove approximately 1,000 square feet of existing non-residential floor area in order to provide three parking spaces at the rear, new windows, and two new entry doors on the rear elevation. A waiver of parking design standards is requested.)

**Final Approval with the comment to provide staff with color details.**

**\*\* MEETING ADJOURNED AT 6:17 P.M. \*\***