



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 3, 2014**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*

KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)

THIEP CUNG

SCOTT HOPKINS

COURTNEY JANE MILLER (Landscape Representative)

STEPHANIE POOLE (Consent Calendar Representative)

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**PLANNING COMMISSION LIAISON (Alternate):** JOHN CAMPANELLA

**STAFF:** JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, 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/ABRVideos](http://www.SantaBarbaraCA.gov/ABRVideos).

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:00 p.m. by Chair Zink.

**ATTENDANCE:**

Members present: Zink (until 6:48 p.m.), Cung (present at 3:07 p.m.), Gradin, Hopkins, Poole, and Wittausch.

Members absent: Courtney Jane Miller.

Staff present: Gantz, Limón (until 3:21 p.m.), 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 **Tuesday** meeting of **February 18, 2014**, as amended.

Action: Poole/Wittausch, 5/0/0. Motion carried. (Cung/Miller absent).

C. Consent Calendars:

**The February 24, 2014, Consent Review was cancelled.**

Motion: Ratify the Consent Calendar of **March 3, 2014**. The Consent Calendar was reviewed by **Stephanie Poole**.

Action: Poole/Hopkins, 5/0/0. Motion carried. (Cung/Miller absent).

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz announced that Board member Courtney Jane Miller will be absent from the meeting.
  - b. Mr. Limón announced that a proposal initiated by the Historic Landmarks Commission (HLC) to change the plan submittal size requirements is being considered by staff. Is the SFDB also interested in these reduced plan size and electronic image submittal options? A majority of the Board found the larger full size sets easier to review at Board meetings, but would need to first evaluate if reduced smaller sized plan sets have clarity for specific details. Mr. Limon requested that he would like to keep the number of plans requested consistent for at the Boards, if possible. However, staff can first experiment with HLC submittals to see if smaller size sets work. A majority of the Board approved of the idea of forwarding for review pdf. format of plans in advance of meetings as long as they were secure read-only and unchangeable copies. Staff assured the Board that project plans are always available to the Board for review before the meetings if requested from City counter staff.
- E. Subcommittee Reports: There were no reports.

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

#### **1. 414 N SALSIPUEDES ST**

**M-1 Zone**

**(3:15)** Assessor's Parcel Number: 031-293-018  
Application Number: MST2014-00068  
Owner: Andros Family Trust  
Designer: Adam Cunningham  
Business Name: Carr Winery

(Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,413 square feet of ground floor/mezzanine and the construction of a 913 square foot patio with fireplace and wine bar. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry, and planted pots along the streetscape. The project will result in a credit of 1,413 square feet of Growth Management Plan square footage.)

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

Actual time: 3:21 p.m.

Present: Adam Cunningham, Designer; and Ryan Carr, Owner.

Public comment opened at 3:31 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board encourages the applicant to consult with a structural engineer prior to next review for further structural review.
- 2) The Board supports the overall concept of the project to remove the front portion of the building to create an outdoor space, but would like to see a more unified appearance. The Board made the following comments:
  - a. Study maintaining a more industrial look to all components.
  - b. Study additional methods to unify the existing prefab metal building to the south with the new proposed elements.
- 3) Study adding columns to support beams to reduce they front elevation span.
- 4) Study lowering the trellis height towards the street.

- 5) Study different ways to treat the existing northern wall with a more substantial column and openings to enhance its visual appearance to the north.
- 6) Consider vine pockets along the alley way attached to the building (for graffiti abatement).
- 7) Study relocating the front fence and entrance further into the interior of the project to allow for additional landscaping and to add to the pedestrian entrance way access.
- 8) Return with a color board of proposed colors.

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

## **CONCEPT REVIEW - NEW ITEM**

### **2. 3943 STATE ST**

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

**(3:45)** Assessor's Parcel Number: 051-010-021  
 Application Number: MST2014-00080  
 Owner: GRI - Regency, LLC  
 Architect: Cearnal Andrulaitis, LLP  
 Landscape Architect: Arcadia Studio

(Proposal for building, hardscape, and landscape improvements to Five Points Shopping Center comprising the following: construct new trellis at the entry to Saigon Restaurant and replace an existing trellis in front of Starbucks. Add enhanced paving to allow additional outdoor dining at Fresco and replace other existing paving, demolish 781 square feet of raised planter area, add new or relocate existing pole lamps, add new bicycle parking racks, add a new trash enclosure in the parking lot, and restripe to add 20 new parking spaces for a total of 572 spaces. Reconfigure planters and replace planter wall caps, replace built-in wood benches with free-standing wrought iron, and replace trash and recycling bins. Also proposed is to replace the existing spray irrigation with a drip system and replace trees and plantings. There will be 140 cubic yards of grading excavation.)

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

Actual time: 4:10 p.m.

Present: Joe Andrulaitis and Rogelio Solis, Architects; and Bob Cunningham, Landscape Architect.

Public comment opened at 4:20 p.m. As no one wished to speak, public comment was closed.

The Board requested staff to verify the landscaping square footage requirements for the project since some landscaping will be reduced.

**Motion: Project Design Approval and continued two weeks to Full Board with comments:**

- 1) Study reusing some of the existing brick for the enhanced paving area; and provide timber size details of the rebuilt trellis and show details on the plans.
- 2) Provide a color board of the proposed color scheme and color for pre-cast (sample and photographs); bike rack colors are to match other existing site furnishings.
- 3) Show the downspout locations and other details on the plans.
- 4) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.

Action: Hopkins/Gradin, 6/0/0. Motion carried. (Miller absent).

**CONCEPT REVIEW - CONTINUED ITEM****3. 510 CASTILLO ST****C-P Zone****(4:15)**

Assessor's Parcel Number: 037-152-029  
Application Number: MST2014-00034  
Owner: Mary Kay Robinson Living Trust  
Architect: Hochhauser Blatter Architects

(Proposal to remodel all exterior facades of the existing three-story office building. The project includes new solar panels on roof, new green wall screens, exterior solar shades, and replacement of existing wall sheathing.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on February 18, 2014.)**

Actual time: 4:38 p.m.

Present: Jan R. Hochhauser, Architect; Orelia Rojo, Associate Architect; and Kirk Autio, Owner.

Public comment opened at 4:57 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the current project with some additional changes?  
3/1/1 (passed).

**Motion: Continued two week to return to Full Board with comments:**

- 1) A majority of the Board appreciates the applicant's efforts and finds the project and the curved green screen wall and translucent skylight elements acceptable, with some minor adjustments:
  - a. Some Board members find the corrugated metal may be too heavy, and the element that is separated should be made three dimensional and incorporated into the building.
  - b. Some Board members find the front entrance is too whimsical; make it more substantial.
  - c. Simplify or lower the tower elements to make them stronger.
- 2) Return with exterior lighting details.
- 3) Provide more details of the front elevation element.

Action: Wittausch/Cung, 4/1/1. Motion carried. (Gradin opposed, Zink abstained, Miller absent).

**CONCEPT REVIEW - CONTINUED ITEM****4. 3885 & 3887 STATE ST****C-2/SD-2 Zone****(4:45)**

Assessor's Parcel Numbers: 051-022-012 &amp; 051-022-033

Application Number: MST2013-00411

Owner: State Street Property, LLC (formerly posted as: Purdy, Cleo M 2003 Charitable Rem. Trust)

Architect: DesignArc

Applicant: Greg Reitz

Applicant: John Cuykendall

(Proposal for a new mixed-use residential and commercial building. The proposal consists of demolition of the 22,250 square foot existing two-story office/commercial building and the existing 4,990 square foot motel; and construction of 4,735 square feet of new commercial space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 45,055 square foot parking garage with 130 residential parking spaces and four commercial parking spaces. The project proposes a density of 63 dwelling units per acre under the Average Unit Density (AUD) Program Priority Housing Overlay. The four story building would be approximately 137,332 square feet (with parking garage) and 45 feet tall. The project also includes 15 surface commercial parking spaces, swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

**(Third Concept Review. Comments only; project requires Environmental Assessment.)**

Actual time: 5:36 p.m.

Present: Greg Reitz, Applicant/Owner; Mark Kirkhart and Melissa Cinarli Turner, Architects; and Dan Gullett, Associate Planner.

Mr. Gullett requested the Board to refer the project to the Planning Commission for comments regarding:

- 1) Upper State Street Guidelines consistency with providing of mountain view with redevelopment;
- 2) Provision of appropriate bicycle and pedestrian amenities;
- 3) MTD-requested upgrades to the adjacent bus shelter, including a new roof, lighting, and paint; and
- 4) Use and design of open space.

Mr. Gullett stated that environmental assessment is pending and additional information was requested related to traffic analysis, Storm Water Management Program (SWMP) compliance, and effects of the project on adjacent trees.

Public comment opened at 6:10 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members find that the proposed AUD project is acceptable, but should be continued indefinitely to the Planning Commission for their comments? 2/3 (A majority of Board found the current project would be acceptable with minimal suggested changes).

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

- 1) A majority of the Board finds the proposed project is successful, supportable, and well designed, and if the applicant chooses to continue to Planning Commission, the project has the Board's overall support.
- 2) The Applicant has complied with the Board's prior suggested changes; specifically the suggested changes to the east elevation.
- 3) The massing, scale, neighborhood compatibility, and significant design elements have been successfully incorporated.
- 4) The pedestrian corridors and courtyards provide significant relief to the massing on the east elevation.
- 5) The setback of north fourth story elevation provides significant relief to the massing on the east elevation.
- 6) Some Board members find further study is required of the fourth story element of the residential portion of the project facing State Street.
- 7) The proposed tree plantings to the east, the parking lots, the driveway, and the pool area to the west are successful changes.
- 8) The Board found no adverse impacts to mountain views, and that the project actually takes advantage of mountain views by providing pedestrian viewing areas at both the street and roof levels.
- 9) The contemporary project design has acceptable neighborhood compatibility.
- 10) The open courtyard treatments and pool are important amenities for public use.
- 11) The Board finds that further restudy is required of the retail component on the State Street elevation (connectivity).
- 12) Return with a fully articulated landscape plan, and mechanical detailing.

Action: Gradin/Hopkins, 6/0/0. Motion carried. (Zink and Miller absent).

**CONSENT CALENDAR (1:00 P.M.)**

Items on Consent Calendar were reviewed by Stephanie Poole.

**ABR - NEW ITEM****A. 3850 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 057-240-048  
 Application Number: MST2014-00064  
 Owner: Theresa Cavaletto Huffman  
 Architect: Ketzler & Goodman  
 Business Name: Best Western Pepper Tree Inn

(Proposal to install a new 109 square foot two-story elevator and equipment room at the north side of the building. Also proposed is to restripe the parking lot with 152 regular parking spaces and six accessible spaces for a total of 158 spaces. Approximately 17 cubic yards of grading excavation will be required for the elevator foundation.)

**(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.)**

**Project Design Approval and Final Approval.** The Consent Reviewer 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."

**ABR - PROJECT DESIGN AND FINAL REVIEW****B. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002  
 Application Number: MST2011-00384  
 Owner: Dansk Investment Group, Inc.  
 Owner: Moller Investment  
 Engineer: Mark Pascuine  
 Agent: Rick Jahj

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building & dedication of additional R/W. The proposal includes elimination of the automobile service bays and expansion of the mini-market within the existing building, and new accessible parking and entry. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.)

**(Action may be taken if sufficient information is provided. Requires compliance with Planning Commission Resolution No. 003-14. Project was last reviewed on January 7, 2013.)**

Continued one week.

**ABR - NEW ITEM****C. 2524 ORELLA ST R-3 Zone**

Assessor's Parcel Number: 025-022-021  
Application Number: MST2014-00071  
Owner: Elisabeth Greenwald  
Designer: Amy Von Protz

(Proposal for a 119 square foot addition to an existing 710 square foot single-family dwelling developed with two units. The work will occur on the front of the 6,300 square foot parcel.)

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

Continued two weeks.

**ABR - REVIEW AFTER FINAL****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.)

**(Review After Final of changes to windows and ramp handrails.)**

Approval of Review After Final as noted on Plan Sheet #A10.1.

**ABR - NEW ITEM****E. 301 W CABRILLO BLVD HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018  
Application Number: MST2014-00075  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara

(Proposal to replace 352 linear feet of an existing wood guardrail with fiber cement Hardie board to meet current Building Code requirements. Details will match the existing wood guardrail. This work, located at the rock groin, will include the in-kind replacement of existing lighting and conduit under the cap rail.)

Project Design Approval and Final Approval as submitted.