



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 7, 2014**  
**BOARD MEMBERS:**

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

**3:00 P.M.**

PAUL ZINK, *Chair*  
KIRK GRADIN, *Vice-Chair*  
THIEP CUNG  
SCOTT HOPKINS  
COURTNEY JANE MILLER  
STEPHANIE POOLE  
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  
SUZAN 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 3:07 p.m. by Chair Zink.

#### **ATTENDANCE:**

Members present: Zink, Cung, Gradin, Hopkins, Poole, and Wittausch.  
Members absent: Miller.  
Staff present: Gantz, Limón, 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 **June 23, 2014**, as amended.

Action: Poole/Wittausch, 3/0/3. Motion carried. (Cung/Hopkins/Zink abstained, Miller absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 30, 2014**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

Action: Poole/Hopkins, 5/0/1. Motion carried. (Wittausch abstained from Item B, 402 S. Salinas St., Miller absent).

**The Consent Review for July 7, 2014, was cancelled.**

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz announced that Board Member Miller would be absent from the meeting.
  - b. Chair Zink announced that at the Planning Commission meeting on Thursday, July 10, 2014, he will represent the ABR for the [2981 Cliff Drive, Arroyo Burro Beach County Park](#) restroom replacement project.

E. Subcommittee Reports.

Chair Zink reported that he and Board member Hopkins will meet on Wednesday, July 9, 2014, with Southern California Gas Company agents to review the wireless meter site installations at various City locations.

## **CONCEPT REVIEW - NEW ITEM**

### **1. US 101 FROM QUARANTINA TO WEST CITY LIMIT**

**(3:15)** Assessor's Parcel Number: ROW-001-737  
Application Number: MST2014-00313  
Owner: CA Dept. of Transportation (CalTrans)  
Applicant: David Beard

(Proposal to install roadside safety improvements including contrasting hardscape treatments to various landscape areas abutting freeway onramps and relocation of irrigation pullboxes and roadside signage.)

**(This is a Courtesy Review.)**

Actual time: 3:09 p.m.

Present: David Beard, Agent for CalTrans; Joseph Arnold, Landscape Architect; and Bob Carr, Engineer.

Public comment opened at 3:17 p.m. As no one wished to speak, public comment was closed.

Public comment re-opened at 3:37 p.m.

Mr. Kellam DeForest proposed drought-resistant plantings for the highway corridor landscape areas instead of concrete.

Public comment closed at 3:38 p.m.

Board Comments:

- 1) A majority of the Board preferred low-maintenance and drought-resistant landscape plantings to the proposed enhanced and contrasting hardscape or pavement treatment options abutting the freeway on-ramps.
- 2) A majority of the Board did not feel that contrasting hardscape treatments would be sufficient or appropriate to address every transition location, and even with safety considerations at some locations, there are some on-ramp transition areas large enough and wide enough to accommodate and support some low-maintenance and drought-resistant landscape plantings.
- 3) A majority of the Board did not find the proposed project provided enough scope of work information or explored enough low-maintenance and drought-resistant landscaping options, and preferred a decrease in removed landscaping.
- 4) A majority of the Board did not feel the landscape planting information was sufficiently detailed with regard to the scope of work. Specifically, larger concrete covered on-ramp transition areas (32-foot) would mean too much contrasting hardscape and guard rail areas, where a compromise between hardscape and landscaping would be a better aesthetic improvement. Applicant to provide

sufficiently detailed scale and scope of work information, such as the length of on-ramp guard railings and heights, and the width of transition on-ramp areas large enough to support low-maintenance and drought-resistant landscaping, etc.

- 5) Where feasible and shaped to fit with the flow of traffic, a majority of the Board found the more Santa Barbara-looking split-face natural stone pattern of contrasting hardscape in a buff, tan, sandstone or earth-tone color was preferable.
- 6) One Board member suggested reducing the amount of hardscape at various busy primary downtown corridor locations.
- 7) One Board member suggested that various outer less-busy alternative traffic corridor on-ramp locations could utilize more landscaping opportunities, and expressed concern about busier downtown corridors that pose safety factors for freeway maintenance crews.
- 8) Some Board members suggested that long uninterrupted areas of hardscape should have more drought resistant durable landscaping incorporated into these areas.

Please refer to the City TV video recording of this meeting for additional comments by Board members.

## **PROJECT DESIGN REVIEW**

### **2. 474 SCENIC DR**

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

**(4:00)**

Assessor's Parcel Number: 015-272-003  
 Application Number: MST2013-00425  
 Owner: Edward Yates  
 Architect: Jonathan Villegas

(Proposal for alterations to a one-story five-unit apartment complex. The proposal would relocate an existing front site retaining wall to the front property line, re-grade the driveway entries, replace a wood deck and stairs at the rear of the existing single-family residential unit, replace an existing two-car carport with a two-car garage, and replace an existing three-car carport with a new three-car garage. The existing carports and proposed garages are non-conforming to the interior and rear setbacks. This project will address the violations identified in enforcement case ENF2013-00676 including the as-built installation of vinyl windows. Staff Hearing Officer review is requested for zoning modifications.)

**(Requires compliance with Staff Hearing Officer Resolution No. 023-14 and Coastal Review prior to building permit issuance. Project was last reviewed on February 3, 2014.)**

Actual time: 4:02 p.m.

Present: Jonathan Villegas, Designer; Daniel Lindsay, Attorney-in-Fact for Owner Edward Yates; and Suzanne Yates, Owner.

Public comment opened at 4:14 p.m.

- 1) Kellem DeForest, expressed concerns as a representative of the Pearl Chase Society requesting a more historic look for the proposed windows of the project located in the Bungalow Haven area.

Public comment closed at 4:15 p.m.

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

- 1) In an attempt to restore the building to its previous historical charm, the Board finds the Applicant's disinclination to replace all the windows to be disappointing and disheartening, but allows that replacement of all the windows would place a financial

burden on the Applicant in the project's existing moderate income rent district location.

- 2) Existing white vinyl gutters and downspouts shall be painted a traditional color.
- 3) Provide a color board of all project colors, including the existing plaster color.
- 4) Provide a detailed landscape plan by a professional Landscape Architect for around the garages and at the front retaining walls; include detailed plant species information, gallon sizes, locations, quantities, and tree replacement plans.
- 5) Provide an irrigation plan in keeping with the standard Landscape Compliance Statement, especially for areas of new landscaping.
- 6) Provide construction detail information about the curved wall that should match the relocated elliptical curved wall (versus a true radius wall).
- 7) Provide parapet cap details including corners, ends, and lap and cover details, etc.
- 8) Consider adding more permeable paving in front of the new garages to match the existing permeable paving.

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

The ten-day appeal period was announced.

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

#### **3. 2720 DE LA VINA ST**

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

**(4:20)**

Assessor's Parcel Number: 051-220-021  
 Application Number: MST2014-00079  
 Owner: William Meller Family, LLC  
 Applicant: DesignARC, Inc.

(Proposal to demolish the existing 4,167 square foot commercial building and surface parking lot, and construct a new 20,746 square foot mixed-use building on the 11,674 net square foot parcel. The building consists of three stories above an underground parking garage. Twelve commercial parking spaces are proposed in the parking garage below-grade. The first floor at grade consists of 3,112 square feet of commercial space and eight residential parking spaces in the attached parking garage. The second and third floors above consist of seven residential units. The project is proposed under the Average Unit-Size Density Incentive Program (AUD). There will be 168 cubic yards of fill grading, and 1,562 cubic yards of excavation, mainly for the lower level of parking below grade. The project includes new landscaping and street trees.)

**(Second Concept Review; comments only. Requires Environmental Assessment and Development Plan Approval findings. Project was last reviewed on April 14, 2014.)**

Actual time: 4:44 p.m.

Present: Mark Kirkhart, Applicant, Melisa Cinarli Turner, Project Manager for DesignARC, Inc.; William Meller, Owner, Tony Boughman, Assistant Planner; and Nicole Hernandez, City Urban Historian.

Public comment opened at 4:51 p.m.

- 1) Kellem DeForest, expressed concerns regarding the former Safeway Market Store scheduled for demolition which has many historic features, that no Historic Structures Report was completed, the size, bulk and scale of the proposed project; and various features of the parking structure including a proposed fountain.

Ms. Hernandez clarified that no Historic Structures Report was required for the proposed project.

Public comment closed at 4:54 p.m.

Mr. Boughman clarified that an Environmental Impact Report is still pending, and therefore only Board comments are requested at this time.

Straw vote: How many Board members could support a three story front elevation as presented? 5/1 (passed).

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

- 1) The project's proposed size, mass, bulk, and scale are acceptable and appropriate to the neighborhood, as long as the project interior wall heights are limited to a 9-foot plate.
- 2) Study methods to bring in additional warm elements to the project.
- 3) Resolve all flood plain issues.
- 4) Provide a plan of paving off-site and landscaping to remain at the rear of property.
- 5) Provide a conceptual landscape plan, and Storm Water Management Program (SWMP) BMP plan.
- 6) Return with all exterior lighting fixture details, and a color and materials board.
- 7) Revise second and third floor sections to show the top of parapet dimensions and indicate the height details.

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

**\*\* FULL BOARD MEETING ADJOURNED AT 5:25 P.M. \*\***

**\*\* THE 1:00 P.M. CONSENT REVIEW FOR THIS DATE WAS CANCELLED. \*\***