



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 13, 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 (ADDISON THOMPSON - present @ 3:00 p.m.)

PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor

SUZAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

Website: 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.

CALL TO ORDER:

The Full Board meeting was called to order at 3:07 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Cung (present @ 3:25 p.m.), Gradin, Hopkins, Miller, Poole, and Wittausch.

Members absent: Cung.

Staff present: Gantz, Limón (present from 3:30-4:45 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 meeting of **September 29, 2014**, as amended.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **October 6, 2014**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **October 13, 2014**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller** (for Items D and E).

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
There were no announcements.
- E. Subcommittee Reports.
There were no reports.

PROJECT DESIGN REVIEW

1. 101 S LA CUMBRE RD

C-2/SD-2 Zone

(3:15) Assessor's Parcel Number: 051-022-027
Application Number: MST2013-00018
Owner: Avenue 26 Holdings, LLC
Architect: Cearnal Andrulaitis, LLP

(Revised proposal to construct a new one-story, 4,703 square foot commercial building and 25 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer approval was received for a development plan.)

(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. Requires compliance with Staff Hearing Officer Resolution No. 064-13. Project was last reviewed on City Council appeal December 12, 2013, which was denied.)

Actual time: 3:17 p.m.

Present: Jeff Hornbuckle, Architect; Brian Cearnal, Architect; and Charlie Kelly, Project Manager with Suding Design.

Public comment opened at 3:26 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued two weeks to Full Board for In-Progress Review, with comments:

- 1) Restudy the height of the trellis and trellis details.
- 2) Provide a roof plan that shows the mechanical equipment location.
- 3) The proposed score lines are not acceptable, and are not an enhancement to the north and east façades.
- 4) Simplify the stone detailing so that there is no apparent cap or so that the cap piece is integral with the face stone.
- 5) Add more character-giving elements which could be either tile or stone.
- 6) The appearance of the wall is to be contiguous as it turns the corner.
- 7) The stone pilasters are not to break the face of the wall.
- 8) Return with a schematic of the Storm Water Management Program (SWMP) requirements.
- 9) There shall be no visible metal flashing at the top of the parapets.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**2. 604 E COTA ST****C-M Zone****(3:35)**

Assessor's Parcel Number: 031-222-001
Application Number: MST2014-00220
Owner: Hammer Properties, LLC
Applicant: Peter Lewis
Architect: Cearnal Andrulaitis

(This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,221 square foot (net), 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 1,996 square feet, with a net gain of 314 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 2,130 square feet on the first floor, 9,045 square feet on the second floor, and 7,050 square feet on the third floor, for a total of 18,225 square feet of new residential floor area. A total of 37 parking spaces and 32 bike parking spaces will be provided on the ground floor. The maximum height of the building is 41 feet. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 61 dwelling units per acre, with a maximum of 63 units allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 605 square feet.)

(Third Concept Review. Requires Environmental Assessment. Project was last reviewed September 29, 2014.)

Actual time: 3:50 p.m.

Present: Peter Lewis, Applicant; Brian Cearnal, Architect; and Kathleen Kennedy, City Associate Planner.

In reference to the October 9, 2014 staff memorandum sent to the Board, Ms. Kennedy stated that the project is in compliance with the Average Unit-Size Density (AUD) Incentive Program with a residential density of 61 dwelling units per acre, and a maximum average unit size of only 605 square feet, which is below the allowed maximum average unit size of 827 square feet. The proposed project is consistent with the development standards allowed in the AUD Incentive Program, including setbacks, outdoor living space, parking, and the 4-story height limit in the C-M Zone. Although staff does not recommend it at this time, the Board could refer the project to the Planning Commission and/or request story poles.

Public comment opened at 3:57 p.m. As no one wished to speak, public comment was closed.

An email of concern from Kellam De Forest was acknowledged.

Straw vote: How many Board members could support a more residential character detailing and colors for the proposed project? 3/4 (failed).

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the changes and enhancements to the proposed project, and finds the project will be ready for Project Design Approval after the Environmental Assessment is complete.
- 2) Study adding or creating more differentiation in height between the various parapet elements, specifically along Salsipuedes Street.
- 3) Study the window sizes and enlarge the plaster header dimensions of the central three-story façade on Salsipuedes Street.
- 4) Reduce or eliminate the dimensional awning element at the third story on the Salsipuedes side at the central plaster façade.
- 5) Return with a preliminary concept of the balconies and railing details.
- 6) Provide larger scale elevations.
- 7) Return with a material board and a color board.

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

CONCEPT REVIEW – CONTINUED**3. 300 BLK N MILPAS ST 1387 SEG ID****(4:15)**

Assessor's Parcel Number: ROW-001-387
 Application Number: SGN2014-00103
 Owner: City of Santa Barbara
 Applicant: Milpas Community Association

(Proposal for a temporary, two year special events sign program comprising the installation of a 100 square foot civic event sign in the 300 Block of N. Milpas Street during each of three annual events: Taste of Milpas, Halloween, and the Milpas Holiday Parade. The sign would be mounted from private buildings and span Milpas Street two weeks prior to each event, and then removed. A Sign Exception is requested to allow temporary civic event banner signs.)

(Referred up to the ABR Full Board by ABR Sign Consent review on September 15, 2014.)

Actual time: 4:35 p.m.

Present: Sharon Byrne and Beatriz Molina, Applicants; Sue Burk, Accountant; and Jaime Limon, Senior Planner.

Public comment opened at 4:43 p.m.

- 1) Beatriz Molina, expressed support for the proposed project, stating that the project may promote safety, security, communication, and neighborhood pride in events while helping to reduce crime and address the homeless issue in the area.
- 2) Abbey Fragosa (Milpas Community Assoc. and Neighborhood Assoc.), expressed support for the proposed project in the largely underprivileged demographic neighborhood area.
- 3) Santos Guzman, (Milpas Community Assoc.) expressed support for promotion of events and festivities on behalf of the Latino community.
- 4) Natasha Toarovic (neighborhood resident) expressed support for temporary promotion of fun events and festivities in the neighborhood.

Public comment closed at 4:54 p.m.

Chair Zink read out to the Board the September 15, 2014, Sign Committee minutes findings and comments.

Motion: **Continued indefinitely to the ABR Sign Committee for the review of the “Taste of Milpas” and “Milpas Holiday Parade” signs, with conditions:**

- 1) The Board made the finding that the “Trick or Treat on Milpas Street” sign is ready for Final Approval.
- 2) With the ABR’s concurrence, the Sign Exception Findings can be made by the Sign Committee.
- 3) The Halloween theme sign graphics are a good example to follow for the other two proposed signs to be approved by the Sign Committee with the following conditions:
 - a) Keep the sign wording to a minimal amount.
 - b) Enlarge and abbreviate the date and time font and use a cleaner, legible font for ease in reading.
- 4) All signs will require a Public Works permit.
- 5) Remove the text “Sponsored by” and enlarge the MCA logo on all three signs..

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

CONCEPT REVIEW - CONTINUED ITEM

4. 927 E HALEY ST

R-2 Zone

(4:45) Assessor’s Parcel Number: 031-241-015
 Application Number: MST2014-00410
 Owner: Warder Bayly
 Designer: Diana Costea

(Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,046 square foot dwelling unit and 618 square foot 3-car attached garage at the rear of the parcel. An existing 1-story, 579 square foot dwelling unit at the front of the parcel will remain unchanged. Also proposed is to demolish a 128 square foot storage shed. Total new square footage on site will be 1,664 square feet. There is no grading proposed. This project will address violations identified in Zoning Information Report ZIR2014-00333.)

(Second Concept Review. Requires Environmental Assessment and a Public Works Transportation waiver of parking design standards. Project was last reviewed on September 29, 2014.)

Actual time: 5:22 p.m.

Present: Diana Costea, Designer.

Public comment opened at 5:39 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board found that a further redesign should be considered regarding the parking and site layout, particularly the unacceptable uncovered front unit parking immediately adjacent to the back entrance.
- 2) A majority of the Board find the changes proposed to the front building would be detrimental. Removing the tile cap and tile roof elements would remove charm-giving elements.
- 3) The proposed front unit trellis is incompatible with the existing building and the character of the traditional-style neighborhood.
- 4) The third floor roof deck is out of scale and incompatible with the neighborhood.
- 5) The second floor deck of the rear unit is too large and should be further reduced.

- 6) The large cantilever elements are incompatible.
- 7) Simplify the rear unit design in character and massing. It needs to be appropriate to the neighborhood and have continuity in its own character.
- 8) The Board understands and acknowledges that Public Works Transportation staff support of the parking design standards waiver.

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

CONCEPT REVIEW - NEW ITEM

5. 32 ANACAPA ST

OC/SD-3 Zone

(5:30)

Assessor's Parcel Number: 033-113-012
 Application Number: MST2013-00382
 Owner: Jason Leggitt
 Applicant: Misael Contreras
 Architect: Home Designs

(Proposal to permit "as-built" uses in an existing 4,000 square foot commercial building including two new ADA accessible ramps, new deck areas totaling 1,006 square feet, door and window changes, and interior alterations for a restaurant/bar in Unit C. Currently there are ten legal nonconforming parking spaces on this approximately 12,000 square foot parcel with 10 parking spaces proposed. Also proposed is a new trash enclosure, new bicycle parking, and a new entry trellis connecting City Parking Lot 10 with this parcel. One 28' tall, 15" diameter *Corymbia ficifolia* "Red flowering gum" tree is proposed to be removed from the rear of the parcel. This project addresses violations identified in enforcement case ENF2013-00015 and requires coastal review.)

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

Actual time: 6:06 p.m.

Present: Misael Contreras, Applicant; and Jason Leggitt, Owner.

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

An email of concern from Kellam De Forest was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the south east corner where the ADA ramp, trash enclosure, and deck meet to either save the existing red flowering gum tree or add a new tree around the trash enclosure area.
- 2) Study the rail detailing for variation. Match the existing skirt detail.
- 3) Study the trellis structure on top of the trash enclosure.

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

**** MEETING ADJOURNED AT 6:33 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Kirk Gradin** and **Courtney Jane Miller** (for Items D and E).

ABR - NEW ITEM**A. 1721 DE LA VINA ST D R-4 Zone**

Assessor's Parcel Number: 027-091-006
Application Number: MST2014-00486
Owner: Ingersoll/ Lightfoot Trust
Contractor: Derrick's Roofing

(Proposal to remove existing two piece Mission Tile roof and replace with new asphalt composition CertainTeed Presidential shingles in "Autumn Blend" color.)

Not Approved. Proposed roof is not compatible with existing architecture. Continued indefinitely.

ABR - NEW ITEM**B. 1819 CLIFF DR C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-002
Application Number: MST2014-00487
Owner: Ernest J. Panosian, Trustee
Applicant: Synergy Development Services, Inc.

(Proposal to upgrade an existing wireless facility completely contained within an existing rooftop cupola. The proposal includes replacing an existing panel antenna, new cable, two new coaxial jumpers, three new remote radio units, and to upgrade the electrical capacity. None of the improvements will be visible.)

Present: Sarah Freed, Applicant.

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - NEW ITEM**C. 1224 COAST VILLAGE CIR C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-013
Application Number: MST2014-00488
Owner: CVC Group, LP
Applicant: Synergy Development Services, Inc.

(Proposal to upgrade an existing wireless facility completely contained within an existing cupola. The proposal includes replacing two existing antennas on three sectors, one radio unit per sector, and to upgrade the electrical capacity. None of the improvements will be visible.)

Present: Sarah Freed, Applicant.

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - CONTINUED ITEM**D. 205 W CAÑÓN PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 037-041-005
Application Number: MST2014-00465
Architect: Studio 103 Architects
Business Name: Barbareño Restaurant

(Proposal for exterior alterations to an existing restaurant. The work includes a new 30 linear foot plaster wall, bike parking, resurfacing a 590 square foot paved outdoor dining area with decomposed granite, two new trash enclosures, new landscape planters, and new outdoor dining furniture. No changes are proposed at the two other existing buildings on site located at 209 and 211 W. Cañón Perdido Street.)

Present: Craig Burdick, Applicant.

Project Design Approval and Final Approval as noted on plan Sheet A-2.0.

The ten-day appeal period was announced.

ABR - FINAL REVIEW**E. 3885 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-012
Application Number: MST2013-00411
Owner: State Street Property, LLC
Applicant: Greg Reitz
Applicant: John Cuykendall
Architect: DesignArc

(The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

(Final Approval of landscape details is requested. Project was last reviewed on September 15, 2014.)

Present: Robert Glass, Designer and Landscape Architect.

Final Approval of landscape details contingent upon ABR Staff receipt of plan showing vine trellis detail and stone wall elevation and section.

**** CONSENT REVIEW ADJOURNED AT 2:35 P.M. ****