



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**TUESDAY, February 17, 2015**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN – CHAIR (Consent Agenda Representative)  
SCOTT HOPKINS – VICE-CHAIR  
THIEP CUNG  
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
STEPHANIE POOLE (Consent Agenda Representative)  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**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 3:02 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present:      Gradin, Hopkins, Miller, Poole, Tripp and Wittausch.  
Members absent:      Cung.  
Staff present:      Gantz 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 **February 2, 2015**, as amended.

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

C.      Consent Calendars:

Motion:      Ratify the Consent Calendar of **February 9, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

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

Motion:      Ratify the Consent Calendar of **February 17, 2015**. The Consent Calendar was reviewed by **Stephanie Poole**.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz announced that Board Member Cung will be absent from today's meeting.
  - b. Board member Hopkins recused himself from review of Item 1, 211-221 Sycamore Lane, and Board member Miller recused herself from review of Item 4, 110 S. Hope Ave #H.
  - c. Staff were reminded that Board member Poole will be absent from the next 3:00 p.m., Full Board meeting scheduled meeting on March 2, 2015, but will be present for the 1:00 p.m., Consent Review meeting.
- E. Subcommittee Reports.
- There were no reports.

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

#### **1. 211-221 SYCAMORE LANE**

**R-2 Zone**

**(3:15)** Assessor's Parcel Number: 017-073-046  
 Application Number: MST2014-00592  
 Owner: Housing Authority/City of Santa Barbara  
 Architect: DesignArc

(Proposal to renovate an existing 20-unit multi-family development on a 1.69 acre parcel. The proposal includes exterior improvements intended to give the buildings a "Spanish Colonial" architectural style, new patios, trash enclosure, fences, landscaping, raised entry stoops, and parking reconfiguration. There will be no new floor area. Staff Hearing officer review is requested for zoning modifications for minimum distance between buildings and front and interior setbacks. This application replaces expired master application MST2009-00482.)

**(Third Concept Review. Comments only; requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on January 20, 2015.)**

Actual time: 3:19 p.m.

Present: Kevin Dumain, Architect; David Black, Landscape Architect; and Dale Aazam, Project Manager for the Housing Authority.

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

**Motion: Continued indefinitely to Staff Hearing Officer and then to return to Consent Review with comments:**

- 1) The Board appreciates the further refinements and the detailed fenestration.
- 2) The Board prefers heavy composition roof shingle material.
- 3) The Board prefers anodized bronze finish on the doors and windows.
- 4) If possible, some Board members would like the plaster eyebrow details applied to the second floor rear elevation.
- 5) If possible, consider relocating the utility closet (on rear) to the side of the enclosure.
- 6) The Board carried forward previous January 20, 2015, comment #1.i, as follows:  
 "The Board finds the proposed zoning modifications are aesthetically appropriate and do not pose consistency issues with the ABR Design Guidelines or the Neighborhood Preservation Ordinance. The Board also finds the proposed zoning modifications present no negative impacts to the neighborhood."

Action: Poole/Wittausch, 5/0/0. Motion carried. (Hopkins stepped down, Cung absent).

**CONCEPT REVIEW - CONTINUED ITEM****2. 28 ANACAPA ST****OC/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 033-113-009  
Application Number: MST2014-00635  
Owner: Hughes Land Holding Trust  
Architect: Sherry & Associates

(Proposal for alterations to an existing 3,695 square foot commercial building comprising the following: new partial stucco wall finish, new roof and parapet, new driveway arbor, new rooftop lantern, and door and window alterations. Also proposed on this approximately 10,000 square foot parcel is to replace an existing trellis with new, restripe the existing parking stalls, extend an existing deck, and add a new ramp. No new floor area is proposed.)

**(Second Concept Review. Comments only; project requires compliance with Tier 2 Storm Water Management Program and Coastal Review. Project was last reviewed on February 2, 2015.)**

Actual time: 3:39 p.m.

Present: Dawn Sherry, Architect; and Tammy Hughes, Owner.

Public comment opened at 4:05 p.m. As no one wished to speak, public comment was closed.

**Motion 1: Final Approval of only the deck extension, change to parking lot, and landscaping portions of the project.**

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

**Motion 2: The proposed arbor, façade changes, and trellis portions are continued two weeks to Full Board with comments:**

- 1) The Board is generally in favor of the proposed architectural revisions, but will need to see additional details.
- 2) Some Board members had concerns regarding the plaster as a building material.
- 3) Provide more details of how the façade meets the existing façade in all of its features.
- 4) The proposed arbor is acceptable, but the original material is more acceptable to the Board than the proposed plastic material.
- 5) Provide additional lighting fixture details.
- 6) The Board was concerned about the height of the trellis and associated lanterns for clearance and appearance.
- 7) Provide more refined details of the trellis posts and footings.
- 8) Plans need to include a depiction of all features, such as fencing.
- 9) Provide a detail of the curb planter transition to the hog fence.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 32 ANACAPA ST****OC/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 033-113-012  
Application Number: MST2013-00382  
Owner: Jason Leggitt  
Architect: Home Designs  
Applicant: Misael Contreras

(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 Ficifilia "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.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Requires Coastal Review. Project was last reviewed on October 13, 2014.)**

Actual time: 4:28 p.m.

Present: Misael Contreras, Applicant.

Public comment opened at 4:39 p.m. As no one wished to speak, public comment was closed.

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

- 1) Study shifting the rear ramp to the south; possibly making it narrower.
- 2) Survey the locations of the existing trees to be removed, including existing building corners and property lines, to clarify defining elements in relation to the trees, and allow a maximum amount of trees to remain.
- 3) Study relocating the trash enclosure four feet closer to the rear property line.
- 4) Provide corrugated railing details.
- 5) Study relocating the ADA parking stall to the other side of the parking lot.
- 6) Study the trellis function, size, style, and details of its northeast location to be more in keeping with the existing building.
- 7) Provide photographs of the northeast corner of the site.
- 8) Provide a survey, including the existing building corners and property lines.

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

**CONCEPT REVIEW - CONTINUED ITEM****4. 110 S HOPE AVE H****C-2/SD-2 Zone**

**(4:20)** Assessor's Parcel Number: 051-010-014  
Application Number: MST2014-00581  
Owner: Macerich Company  
Architect: DMHA

(Proposal for a façade upgrade of Building "H", which is in accordance with the approved Tenant Design Criteria. This is part of Phase II of the master improvements for La Cumbre Plaza. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 8, 2014.)**

Actual time: 4:55 p.m.

Present: Ryan Mills, Architect.

Public comment opened at 5:03 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the proposed contemporary design style of the Toys "R" Us? 3/2 (passed).

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

- 1) Study the cornice details of the Pottery Barn for the tile overhang to get as much irregular overhanging shade and shadow on the tile roof as possible.
- 2) Study the Toys "R" Us façade to add irregularity to the COR-TEN steel. Some Board members felt a COR-TEN steel perforated pattern with a strong form would create an art piece and remove "visual noise".
- 3) Study the J. Jill openings of the high windows to be of a decorative metal grille.
- 4) One Board member would like the proposed canvas awning details restudied; other Board members found the awning colors and materials acceptable.
- 5) Study the cornice tile detail at the J. Jill corner.
- 6) Study adding break metal to the Toys "R" Us windows.
- 7) Restudy the Toys "R" Us parapets.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED ITEM****5. 719 W SOLA ST****R-2 Zone**

**(5:10)** Assessor's Parcel Number: 039-092-004  
Application Number: MST2014-00355  
Owner: Torres Living Trust  
Architect: Armando Arias Del Cid

(Proposal to demolish an existing 854 square foot 1-story dwelling unit, 431 square foot 2-car carport, and 70 square foot shed, and construct a new 3,121 square foot 2-story dwelling unit with an attached 444 square foot, 2-car garage. Also proposed is to construct a new 400 square foot, 2-car garage for the existing 1,287 square foot dwelling unit at the rear of the parcel, which will remain unchanged. New landscape and hardscape is also proposed.)

**(Second Concept Review. Comments only; requires Environmental Assessment. Project was last reviewed on September 15, 2014.)**

Actual time: 5:30 p.m.

Present: Armando Arias Del Cid, Architect; and Sergio Mota, Maintenance.

Public comment opened at 5:43 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support simplifying rear roof and garage design? 4/2 (passed).

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

- 1) The proposed project is ready for Project Design Approval.
- 2) The Board appreciates all the proposed design changes.
- 3) Study simplifying the front east elevations and study matching the northeast corner arch elements as they turn the corner so they match in proportion (the Board prefers reviewing a 3D study or suggests providing a sketch at a human scale of the northeast corner).
- 4) Study simplifying the rear roof and garage design so the two arches match.

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

**\*\* MEETING ADJOURNED AT 6:01 P.M. \*\***

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

Items on Consent Calendar were reviewed by **Stephanie Poole**.

**ABR - FINAL REVIEW****A. CITYWIDE CROSSWALKS****P-R Zone**

Assessor's Parcel Number: 015-060-017  
 Application Number: MST2014-00485  
 Owner: City of Santa Barbara  
 Engineer: Ashleigh Shue, Supervising Engineer

(Proposal to modify five existing pedestrian crosswalk locations with new enhanced pedestrian crossing safety features as part of the Highway Safety Improvement Program Crosswalk Enhancements Project. Enhancements vary by site but include curb extensions, new and replaced sidewalk and paving, median refuge islands, new and replaced street lighting poles, pedestrian crossing push-buttons, and dual-sided rectangular rapid flashing beacons. The intersection locations include (1) Cabrillo Boulevard at Anacapa Street, (2) Cabrillo Boulevard at Corona Del Mar, (3) State at Islay Streets, (4) State at Pedregosa Streets, and (5) State at Calle Palo Colorado Streets. The first four intersections are within the Historic Landmarks Commission's jurisdiction, with the fifth location within the Architectural Board of Review's jurisdiction.)

Present: Ashleigh Shue, Supervising Engineer; and Andrew Grubb, Project Engineer II.

**Continued two weeks to Full Board.**

Poole, 1/0/0. Motion carried.

**ABR - FINAL REVIEW****B. 649 PILGRIM TERRACE DR****E-3/PUD/S-H Zone**

Assessor's Parcel Number: 043-024-007  
 Application Number: MST2015-00040  
 Owner: Pilgrim Terrace Homes  
 Architect: Ground Floor Design

(Proposal to replace all existing aluminum windows with vinyl in the residential units, replace entry doors, repaint each unit to match the existing color, and re-roof each unit with cool-roof shingles. Minor pathway alterations and parking lot restriping will bring those areas into compliance with ADA requirements, and the parking lot will be re-sealed. There will be no change in the number of parking spaces being provided. In the Activity Center, some windows will be removed and the remaining doors and windows replaced. Two existing trash enclosures will be repaired and repainted to match existing.)

Present: Eric Marcussen, Applicant.

**Final Approval as noted on plan Sheet A-2.**

Poole, 1/0/0. Motion carried.

**ABR - NEW ITEM****C. 402 E ORTEGA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016  
Application Number: MST2015-00065  
Owner: City of Santa Barbara  
Applicant: Keven Strasburg, Park Project Technician

(Proposal to create a new ADA accessible entry for the Parks Department Administrative Offices. No new floor area is proposed.)

Present: Keven Strasburg, Applicant.

**Project Design Approval and Final Approval as noted on plan Sheets A-1 and A-4.**  
Poole, 1/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****D. 213 W COTA ST****R-3 Zone**

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

(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.)

**(Review After Final of change to add fill dirt to raise site by 10.8" to comply with FEMA and to lower the second floor plate height by 6" to comply with Solar Ordinance.)**

Present: Tom Kress, Designer; and Brandon Arlington, representative for FEMA.

**Final Approval as submitted of the Review After Final.**  
Poole, 1/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 1:38 P.M. \*\***