



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 2, 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 3:01 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present:      Gradin, Cung, Hopkins, Miller, Tripp and Wittausch.  
Members absent:      Poole.  
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 **Tuesday, February 17, 2015**, as amended.

Action:      Wittausch/Hopkins, 5/0/1. Motion carried. (Cung abstained, Poole absent).

C.      Consent Calendars:

Motion:      Ratify the Consent Calendar of **February 23, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

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

Motion:      Ratify the Consent Calendar of **March 2, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Gantz made the following announcements:
    - a) Board Member Poole will be absent from today's meeting.
    - b) There will be a joint City Council and Planning Commission Work Session this Thursday, March 5<sup>th</sup> at 9am in the David Gebhard Public Meeting Room to discuss major work program activities in the Planning Division. Anybody may attend.
    - c) Board member Tripp recused herself from review of Item 5, 220 W. Gutierrez Street, and will be stepping down from review of that item.
  - 2) Mr. Limón reported on the Feb. 19<sup>th</sup> Planning Commission lunch discussion item regarding project compatibility with respect to commercial development, where the Commission expressed a desire to work with the ABR for developing additional compatibility tools, more guideline direction on architectural styles, and staff's desire to develop a working plan for a possible public workshop with the American Institute of Architects (AIA) in the near future.
- E. Subcommittee Reports.
- There were no reports.

**\* THE BOARD BRIEFLY RECESSED FOR AT 3:08 P.M., AND RECOVERED AT 3:10 P.M. \***

## **FINAL REVIEW**

### **1. CITYWIDE CROSSWALKS**

**P-R Zone**

**(3:15)** Assessor's Parcel Number: 015-060-017  
 Application Number: MST2014-00485  
 Owner: City of Santa Barbara  
 Engineer: Ashleigh Shue, Project Engineer II

(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.)

**(Action may be taken if sufficient information is provided. Project was forwarded to Full Board review from Consent Review on February 17, 2015.)**

Actual time: 3:10 p.m.

Present: Santos Escobar Jr., Parks Manager, and Ashleigh Shue, Project Engineer II.

Public comment opened at 3:21 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Scott Wenz, President of Cars Are Basic was acknowledged and summarily read into the record.

Public comment closed at 3:25 p.m.

**Motion:** Final Approval with the conditions to provide permeable pavers in lieu of the crushed sandstone, and provide a sleeve for future irrigation.

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

## **CONCEPT REVIEW - CONTINUED ITEM**

### **2. 601 ALAMEDA PADRE SERRA**

**R-2 Zone**

**(3:30)** Assessor's Parcel Number: 031-261-004  
 Application Number: MST2014-00422  
 Owner: Teri Tuason  
 Architect: Frank Rogue

(Proposal for a new 1,478 square foot, 3-story affordable dwelling unit and a 504 square foot, 2-car attached garage on a 7,591 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,141 square feet. Staff Hearing Officer review is requested for a lot area modification and a zoning modification to encroach into the interior setback.)

**(Second Concept Review. Comments only: requires Environmental Assessment and Staff Hearing Officer review.)**

Actual time: 3:25 p.m.

Present: Frank Rogue, Architect.

Public comment opened at 3:51 p.m.

- 1) Greg Baker, opposition; expressed concern regarding parking along Alameda Padre Serra, and the height of the project, neighborhood comparisons and compatibility, and the limitations of the lot and setbacks.
- 2) Alex Charnow, opposition; expressed concern regarding the proposed project's size, apparent bulky appearance, and neighborhood comparisons and compatibility.
- 3) BJ Danetra, (submitted emails in opposition); concurred with the Board's comments on the proposed parkway, and expressed concerns regarding the apparent lack of charm and suggested removal of the tower elements, commented on the proposed walkway and the wall and gate, and requested future story poles.

Emails and letters of concern from BJ Danetra, Debra Goraczowski, and Trudi Ramsey (read into the record) were acknowledged.

Public comment closed at 3:56 p.m.

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

- 1) As a mass, bulk, scale, and architectural and planning design issue, the Board carried forward the previous February 2, 2015, Comment #6, as follows: *"The Board does not find the requested lot area modification nor the zoning modification encroaching into the interior setback supportable as proposed."*
- 2) Proposed drawings are not accurate and need to accurately represent and coordinate with other drawings of the set.
- 3) The second-story portion as viewed from Alameda Padre Serra is too high, massive, and lacks charm.
- 4) The Board understood that since parking is subject to prior Transportation staff review, so the issue of parking along Alameda Padre Serra cannot be addressed at this time.

- 5) Restudy the proposed design which lacks neighborhood compatibility and appears to violate the neighborhood design pattern of single story and low profile second stories on Alameda Padre Serra.
- 6) Provide an arborist report to address the possible tree removal due to garage excavation. Provide a landscape plan to address major screening along Alameda Padre Serra showing all affected or altered new and existing planting areas and details.
- 7) Restudy building proportions, including the excessive cantilever at the garage.
- 8) The roof deck element as designed is not compatible with the neighborhood.
- 9) Provide more clarity on the plan elevations between existing portions and new portions.
- 10) Provide a quarter-inch scale section through the proposed addition ground floor plan.

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

Board comment: One Board Member encouraged the Applicant to seek the input of a structural engineer to address elements of the thickness of retaining wall and materials, and the thickness of the beam at the garage, etc.

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

#### **3. 1635 SAN PASCUAL ST**

**R-3 Zone**

**(4:15)** Assessor's Parcel Number: 043-221-008  
 Application Number: MST2015-00049  
 Owner: Thomas Woodard

(Proposal for a new two-story 669 square foot detached garage with a 501 square foot dwelling unit on the second floor. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab which was the former carport location. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing Officer review is requested for a zoning modification to provide less than the required parking.)

**(Comments only: requires Environmental Assessment and Staff Hearing Officer review.)**

Actual time: 4:31 p.m.

Present: Thomas Woodard, Owner.

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

**Motion: Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:**

- 1) The Board expressed appreciation for the proposed project and found it acceptable.
- 2) Explore the use of larger windows with privacy glass options on the rear north-east elevation to match the existing house where possible.
- 3) On the site plan, provide a clear path of travel from the public way to the front door.
- 4) Provide adjacent building's footprints on the site plan.
- 5) Provide a color board and a landscape plan.

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

**\* THE BOARD BRIEFLY RECESSED FOR AT 4:47P.M., AND RECOVERED AT 4:59 P.M. \***

**FINAL REVIEW****4. 150 S LA CUMBRE RD****C-2/SD-2 Zone****(5:00)**

Assessor's Parcel Number: 051-032-002  
 Application Number: MST2014-00629  
 Owner: Dansk Retail, Inc - Travis Lane  
 Applicant: FirstElement Fuel, Inc.

(Proposal for a new hydrogen fuel cell dispensing facility to be located at the southern portion of the site of an existing service station. The above-ground hydrogen tank and associated mechanical equipment will reach approximately 12 feet in height. Also proposed is an 8'-0" tall CMU block wall enclosure, security cameras, and light fixtures. No new floor area is proposed.)

**(Action may be taken if sufficient information is received. A Substantial Conformance Determination was made on January 12, 2015. Project was last reviewed on February 2, 2015.)**

Actual time: 4:59 p.m.

Present: Ray Ketzler, Architect; and Sean Scully, MPPA, Senior Planning & Zoning Manager Telecommunications, and Robert Fowler, Landscape Architect for Black & Veatch Corporation, as Agents for FirstElement Fuel, Inc.

Public comment opened at 5:11 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support a higher wall? 3/3 (tied); (vote later changed to 4/3, with Cung changing his vote for a taller wall).

Straw vote: How many Board members could support a higher wall by one block rather than two blocks? 3/3 (unanimous).

**Motion: Final Approval to return to Consent Review for details with the condition to provide a taller wall in the darker color and screening of any exposed equipment.**

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 220 W GUTIERREZ ST****C-2 Zone****(5:30)**

Assessor's Parcel Number: 037-202-006  
 Application Number: MST2015-00047  
 Owner: Betty Goldberg  
 Architect: AB Design Studio, Inc.

(This project involves two adjacent parcels: 037-202-005 at 223 Cottage Grove Avenue, and 037-202-006 at 220 W. Gutierrez Street. The proposed work on the first parcel includes the demolition of 968 square feet of open storage area, restriping the parking lot, and adding new parking lot perimeter landscape planters. The proposed work on the second parcel includes the partial demolition of 1,078 square feet (under building permit application BLD2014-02591) and the construction of 1,898 square feet of floor area, resulting in a net increase of 820 square feet of new non-residential square footage. This project will result in a total development of 5,008 square feet over two parcels totaling 9,450 square feet in size.)

**(Comments only; requires Environmental Assessment and a Public Works permit.)**

Actual time: 5:24 p.m.

Present: Clay Aurell and Ken Vermillion, Architects.

Public comment opened at 5:34 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board found the proposed project generally acceptable, and felt it is an interesting use of a cargo container.
- 2) The Board appreciates the Applicant “cleaning up” the existing structure.
- 3) The Board had some concerns regarding the width of the landscape planter and its ability to support a tree.
- 4) The Board recommends planting in the front part of the parking stalls with low landscaping.
- 5) Some Board members found that it may be necessary to mitigate the severity of the wall directly on the street by increasing the planter along Gutierrez Street or by mitigating the façade.

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

**\*\* MEETING ADJOURNED AT 5:50 P.M. \*\***

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

Items on Consent Calendar were reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

**ABR - PROJECT DESIGN AND FINAL REVIEW****A. 211 -221 SYCAMORE LANE****R-2 Zone**

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.)

**(Requires compliance with Staff Hearing Officer Resolution No. 010-15. Project was last reviewed on February 17, 2015.)**

Present: Kevin Dumain, Architect; and Dale Aazam, Manager of the Housing Authority.

**Project Design Approval and continued indefinitely to Consent Review with the condition for the Applicant to return with window details, light fixtures, and a color board.**

Poole/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****B. 625 N SALSIPUEDES ST****C-M Zone**

Assessor's Parcel Number: 031-171-024  
Application Number: MST2015-00081  
Owner: Stewart Land Company  
Applicant: Daryl White Electric

(Proposal for new electrical service to be mounted to an existing commercial building near a public alley.)

Present: Daryl White, Applicant.

**Project Design Approval and Final Approval with the condition that the electrical box and conduit shall be painted to match the existing wall color.**

Poole/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****C. 100 BLK HELENA AVE**

Assessor's Parcel Number: ROW-002-017

Application Number: MST2015-00085

Applicant: City of Santa Barbara/Public Works

Owner: City of Santa Barbara

(Proposal to install a 20'-0" x 7'-0" bike corral in the public right-of-way. The corral will be located along an existing red curb and no on-street parking spaces will be removed.)

Present: Peter Brown, Applicant and Mobility Coordinator for the City of Santa Barbara.

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

Poole/Miller, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 1:35 P.M. \*\***