



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**TUESDAY, May 26, 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, Cung (present @ 3:03 p.m. to 6:30 p.m.), Hopkins, Miller, Poole (present @ 3:39 p.m. to 7:30 p.m.), Tripp and Wittausch.

Members absent: None.

Staff present: Gantz, Limón (present until 3:31 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 **May 11, 2015**, as amended.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **May 18, 2015**. The Consent Calendar was reviewed by **Gradin** and **Miller** (with the exception of **Item F** reviewed by **Miller**, and **Item G** reviewed by **Gradin**).

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

**Consent Review was cancelled for Tuesday, May 26, 2015.**

Point of Order: The Chair queried staff about the order of motion and action for first and seconds, which is subject to the Board's preference.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Board member Hopkins announced that he would be stepping down from the last two agenda items, Item 6, 3869 State Street, and Item 7, 1818 Castillo Street.
  - b. Ms. Gantz announced that Board Member Poole will arrive at approximately 4:00 pm and will leave at 7:30 pm.
  - c. Mr. Limon confirmed that the Board had received the Average Unit Density Memorandum prior to the meeting.

E. Subcommittee Reports.

Mr. Limón announced that there will be additional temporary locations to the already approved Funk Zone Mural Art project, and asked if the Board would prefer these new temporary locations be reviewed by Full Board or by Consent Review. A poll was taken, and a majority of the Board preferred that any new locations for the Funk Zone Art project should be reviewed by the Full Board.

## DISCUSSION ITEM

### 1. NOTICING PROCEDURES

**(3:15)** Staff: Jaime Limón, Design Review Supervisor  
(Discussion of public noticing procedures for design review projects.)

Actual time: 3:12 p.m.

Board Comment:

- 1) Chair Gradin asked if there is a way to clarify for the public about what is within the Board's purview. Staff responded that this information is clarified in the mailed notices and on the posted agendas.

## PROJECT DESIGN REVIEW

### 2. 1516 CASTILLO ST

**R-4 Zone**

**(3:35)** Assessor's Parcel Number: 027-212-022  
Application Number: MST2014-00319  
Applicant: Windward Engineering  
Owner: Scott and Charlene Wilson

(Proposal to eliminate two illegal dwelling units and restore the duplex and single-family dwelling back to a total of three dwelling units. The proposal includes demolition of 228 sq. ft. of "as-built" first and second story additions, demolition of "as-built" deck, stairway and a landing to the duplex and restoring the uncovered porch for the duplex, converting 453 square feet of unpermitted second story floor area to attic space and demolition of an "as-built" shed, deck, landing, and stairs to the single-family dwelling. Also, proposed is permitting the "as-built" demolition of a one-car garage and three new uncovered parking spaces. The project will address violations identified in an enforcement case (ENF2013-00688) and in a Zoning Information Report (ZIR2013-00248). Staff Hearing Officer approval was granted for a zoning modification.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 019-15. Project was last reviewed on August 4, 2014.)**

Actual time: 3:31 p.m.

Present: Misael Contreras, Architect; and Scott Wilson, Owner.

Public comment opened at 3:39 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members feel the *whole* driveway should be colored concrete? 2/5 (failed). (It was confirmed by the Chair that five Board members felt that *only a portion* of the driveway should be colored concrete.)

**Motion: Project Design Approval and Final Approval with conditions:**

- 1) Clarify and identify on the plans the existing stone walls to remain and which stone walls are new at the front.
- 2) Clarify and identify on the plans the front south side dimension details between the house, driveway, and the planters on both sides of the driveway.
- 3) Clarify the location of the enhanced colored concrete driveway area. Five Board members felt that only a portion of the driveway nearest the street needs to be colored concrete.

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

The ten-day appeal period was announced.

Board comments: One Board member suggested that the vinyl windows that were pushed to the front should be inset deeper into the wall, requested that the niche bay window (which juts out) should remain, if possible, and with a suggested window eyebrow, and that he preferred a contoured hip roof rather than a straight panel roof.

## FINAL REVIEW

### 3. 1623 DE LA VINA ST

**R-4 Zone**

**(4:05)** Assessor's Parcel Number: 027-171-010  
 Application Number: MST2014-00546  
 Owner: Sherrie McIver  
 Owner: Emmet Hawkes Jr.  
 Architect: Tom Ochsner  
 Applicant: Joseph Flynn

(Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.)

**(Final Approval of the project is requested. Project was last reviewed on April 27, 2015.)**

Actual time: 4:07 p.m.

Present: Tom Ochsner, Architect; and Scott Menzel, Landscape Architect.

Public comment opened at 4:19 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with conditions:**

- 1) Restudy the scale of the trim around the windows and the corners.
- 2) Relocate the downspout of Unit A on the north elevation to sit against the wall.
- 3) Remove the irrigation from under the drip line of the Oak tree.
- 4) Provide a color board that includes the color of the pavers.
- 5) The Board recommended the Applicant restudy the door slab.
- 6) The Board recommended the Applicant restudy the location, proportions, and use of the proposed windows shutters.

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

The ten-day appeal period was announced.

**IN-PROGRESS REVIEW****4. 312 RANCHERIA ST****R-4 Zone**

**(4:35)** Assessor's Parcel Number: 037-231-010  
 Application Number: MST2014-00567  
 Owner: Rancheria Cottages, LLC  
 Applicant: Acme Architecture

(Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.)

**(Comments only; requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed on March 30, 2015.)**

Actual time: 4:33 p.m.

Present: Keith Rivera, Architect.

Public comment opened at 4:19 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) The project is ready for Final Approval.
- 2) Provide a rendering and color details of the awning.

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

**CONCEPT REVIEW - NEW ITEM****5. 3943 STATE ST****C-2/SD-2 Zone**

**(5:05)** Assessor's Parcel Number: 051-010-021  
 Application Number: MST2015-00241  
 Owner: GRI- Regency, LLC  
 Architect: Cearnal Andrulaitis, LLP  
 Designer: Hollis Brand Culture

(Proposal for new large-scale murals and thematic motifs to be painted on exterior walls, trellises, benches, and planter walls.)

**(Action may be taken if sufficient information is provided. This project has been reviewed by Visual Art in Public Places.)**

Actual time: 4:56 p.m.

Present: Patrick Conway, Agent for GRI- Regency, LLC.

Public comment opened at 5:14 p.m.

- 1) Natalie Gensae for Youth Interactive was in support of the project.
- 2) Ginny Brush for the Visual Arts in Public Places (VAPP) Advisory Group was in support of the project. Board member Miller disclosed she met with Ms. Bush after the VAPP meeting.

Public comment closed at 5:18 p.m.

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

- 1) The proposed brown and white recessed chevron pattern is acceptable. The proposed blue chevron on the face of the arcade is not acceptable.
- 2) Restudy similar large murals proposed facing the public way.
- 3) Provide more photo documentation of different views from the street.
- 4) Some of the Board finds the painted tile pattern acceptable; revisit the paint application at the planters.
- 5) In general, painted portions of the proposal which are not on the face or the outer columns of the building are acceptable.
- 6) Reconsider the use of architectural materials to form the large arch coin pattern; consider tile or stone or a raised plaster detail for the arches.
- 7) The Board found that the large Five Points logos incorporated in the artwork is not acceptable.
- 8) The Board found banners would be acceptable.
- 9) The proposed permanent 4x6 foot mural to be done by a local artist is acceptable as proposed.

Action: Hopkins/Wittausch, 5/2/0. Motion carried. (Tripp/Poole opposed).

Board comments: The Chair recommended the formation of a Subcommittee for mural art review, although one Board member felt that formation of a Subcommittee would be over management of this type of mural artwork project. One Board member recommended review of paint color applications by the Board and review of mural artwork by the Visual Arts in Public Places Advisory Group. At least one Board member found the Spanish fresco detailing acceptable.

**CONCEPT REVIEW - CONTINUED ITEM****6. 3869 STATE ST****C-2/SD-2 Zone****(5:35)**

Assessor's Parcel Number: 051-022-037  
 Application Number: MST2013-00282  
 Owner: Housing Authority City of Santa Barbara  
 Architect: Peikert + RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit and 2,024 square feet of community space, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 505 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

**(Third Concept Review. Comments only; requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on March 30, 2015.)**

Actual time: 6:07 p.m.

Present: Detlev Peikert and Lisa Plowman; Peikert + RRM Design Group; Skip Szymanski, Housing Authority of Santa Barbara; and Kathleen Kennedy, Associate Planner.

Public comment opened at 6:25 p.m.

1) Kip Bradley (adjacent lessor), opposition; requested the Board take the required time reviewing the proposed project and expressed concerns regarding parking density in the area.

Public comment closed at 6:29 p.m.

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

- 1) The Compatibility Analysis criteria (SBMC 22.68.045) were generally met as follows:
  - a) The proposed project design is generally consistent with applicable ABR Design Guidelines, City Charter passages, and applicable Municipal Code provisions with regard to site design, architecture, and landscaping given compliance with the additional comments made by the Board.
  - b) The project's design is consistent with the architectural character of the City of Santa Barbara.
  - c) The project's size, mass, bulk, size, height, and scale are appropriate for its location and neighborhood.
  - d) The project's design is appropriately sensitive to sites, or established scenic public vistas.
  - e) The project's design provides an appropriate amount of open space and landscaping.
- 2) Study further recessing the windows, doors, and the vertical elements facing the street and on the driveway entrance façade to add greater depth to the architecture.
- 3) Study opening the railings so they are not as solid.
- 4) Preserve the existing trees along the west property line to the greatest extent possible, and to provide an Arborist Report to certify these trees can be preserved during construction.

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

**CONCEPT REVIEW - CONTINUED ITEM****7. 1818 CASTILLO ST****R-4 Zone****(6:05)**

Assessor's Parcel Number: 027-012-023  
 Application Number: MST2015-00092  
 Owner: DB Partners, LLC  
 Architect: Peikert + RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two, 2-bedroom units and five, 3-bedroom units, totaling 6,569 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 938 square feet. There will be seven covered parking spaces provided on the ground floor of the building.)

**(Third Concept Review. 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 was last reviewed on May 11, 2015.)**

Actual time: 6:53 p.m.

Present: Detlev Peikert and Lisa Plowman, Peikert; Gordon Brewer, RRM Design Group; and Suzanne Riegle, Associate Planner.

Public comment opened at 7:00 p.m.

- 1) Richard Handler, (submitted email) opposition; with expressed concerns regarding parking density impacts.
- 2) Kathleen Hoffman, opposition; expressed concerns regarding planned turnaround space in the driveway, neighborhood impacts such as noise of garbage pick-up; project height effect on available southwest sun exposure; parking density impacts, and increased traffic in the area.
- 3) Stephen Harper, opposition; expressed concerns regarding the lack of neighborhood compatibility of the proposed mass and scale of the project, and parking density impacts.
- 4) Pamela Lasker (submitted email), opposition; expressed concerns regarding neighborhood compatibility impacts of the proposed three story height and mass of the project, and parking density concerns.
- 5) Frederick Lang, opposition; expressed concerns regarding current existing parking density and realty market value in the area.

Emails of concerns from Richard Handler, Pamela Lasker & John Smith, Kemble White and Steve Harper (with photos) were acknowledged.

Public comment closed at 7:15 p.m.

Failed Motion: Continued indefinitely to Full Board with comment for the Applicant to restudy size, height, bulk and scale of the proposed project; and to consider resizing the proposed parking spaces.

Action: Wittausch. Motion failed due to lack of a seconder. (Hopkins stepped down, Poole (partially absent)/Cung absent)

**Substitute Motion: Project Design Approval and continued indefinitely to Full Board with conditions:**

- 1) The Chair 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.”
- 2) The Compatibility Analysis criteria (SBMC 22.68.045) were generally met as follows:
  - a) The proposed project design is consistent with applicable ABR Design Guidelines, City Charter passages, and applicable Municipal Code provisions with regard to site design, architecture, and landscaping.
  - b) The project’s design is consistent with the architectural character of the City and appropriate for the neighborhood.
  - c) The project’s size, mass, bulk, size, height, and scale of the proposed development are appropriate for its location and neighborhood.
  - d) The project’s design is appropriately sensitive to adjacent landmarks and historic resources, City structures of merit, sites, or established scenic public vistas.
  - e) The project’s design provides an appropriate amount of open space and landscaping.

Action: Tripp/Miller, 3/1/0. Motion carried. (Wittausch opposed because he could not make the Compatibility Criteria Analysis findings, Hopkins stepped down, Poole (partially absent)/Cung absent).

**\*\* MEETING ADJOURNED AT 7:45 P.M. \*\***

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