



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 20, 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
JOANNA KAUFMAN, 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 3:00 p.m. by Vice-Chair Hopkins.

ATTENDANCE:

Members present: Hopkins, Miller, Poole, Tripp and Wittausch.
Members absent: Gradin and Cung.
Staff present: Kaufman, Limón (present until 4:42 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 **July 6, 2015**, as amended.
Action: Wittausch/Tripp, 3/0/2. Motion carried. (Poole/Miller abstained, Gradin/Cung absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **July 13, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.
Action: Poole/Courtney, 5/0/0. Motion carried. (Gradin/Cung absent).
Motion: Ratify the Consent Calendar of **July 20, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**. [*These ratified Consent Minutes can be found at the end of this document prior to August 2015.*]
Action: Poole/Courtney, 5/0/0. Motion carried. (Gradin/Cung absent).

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Kaufman announced that Board Members Gradin and Cung will be absent from today's meeting. Vice Chair Hopkins will chair the meeting.
 - b. Board member Tripp announced that she will represent the Board at the City Council appeal hearing for 1818 Castillo Street on Tuesday, July 21, 2015.
- E. Subcommittee Reports.
- There were no reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 350 HITCHCOCK WAY

E-3/PD/SD-2 Zone

(3:15) Assessor's Parcel Number: 051-240-003
 Application Number: MST2015-00090
 Owner: DCH California Investments, LLC
 Applicant: SEPPS
 Architect: Robert Plant

(Proposal to demolish an existing approximately 15,000 square foot service bay structure and construct a new approximately 39,000 square foot, two-story automobile dealership building. The building will include three automobile showrooms totaling 12,500 square feet, business and automobile parts area totaling 5,500 square feet, enclosed service bays totaling 9,500 square feet, and interior car storage totaling 11,500 square feet. The project includes 168 parking spaces. The subject property is identified as Parcel 2 of a pending subdivision being reviewed under application MST2014-00166. Requires Planning Commission review for two Development Plans.)

(Comments only; Requires Environmental Assessment and Planning Commission review.)

Actual time: 3:09 p.m.

Present: Maruja Clensay, SEPPS; Matt Roess, Architect for Flex Designs; and Chuck McClure, Landscape Architect.

Public comment opened at 3:18 p.m.

- 1) Ginger Van Wagner, neighbor; expressed concerns regarding the possibility of turning the easement into a bicycle lane in the proposed location, requested a noise and sound buffer, and approved of the proposed Eucalyptus tree removal.
- 2) Barbara Van Wagner, neighbor; expressed concerns regarding the proposed bicycle path installation and the preservation of the existing berm that currently serves as a buffer between commercial and residential uses.
- 3) Keith Harris, neighbor; expressed privacy concerns and supports the easement and requested a screening fence.

A letter of concern from J.T. Gerig, and an email of concern from Rhonda Adawi (Franciscan Village Homeowner) were acknowledged.

Public comment closed at 3:26 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Restudy the height and scale of building on Hitchcock Way; regarding the proposed monolithic entrance design and the materials proposed for the service drive.
- 2) Restudy the use of the ramp to second floor access bays.
- 3) Consider splitting service and sales areas to reduce the building height.
- 4) Provide an Arborist report.
- 5) Study maintaining the existing Eucalyptus trees at the rear of the property. Provide increased planting within the buffer.
- 6) Provide a survey including the height of existing trees and adjacent buildings (including the distance from the parking area).
- 7) Provide other approximate heights of structures in the area that are similar in height to the proposed project.
- 8) Increase landscaping at the front of the building on Hitchcock Way.
- 9) Provide more architectural interest to the rear service bays.
- 10) All existing Canary Pine trees are to be protected in-place.

Action: Poole/Wittausch, 5/0/0. Motion carried. (Gradin/Cung absent).

CONCEPT REVIEW - NEW ITEM**2. 500 FOWLER RD****A-F/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 073-450-003

Application Number: MST2015-00324

Owner: City of Santa Barbara Airport

(Proposal for new shade canopies to be constructed over approximately one acre of existing parking and topped with a 677 kilowatt commercial photovoltaic system comprising 2,052 panels. The structure will follow the Airport's color design guidelines and will match similar structures in the vicinity in the "Malaga Green" color. Landscaping under the new carport canopies will be replaced with shade- and drought-tolerant landscaping.)

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

Actual time: 4:00 p.m.

Present: Meredith Loudon; Development Project Manager, and Anthony Ferreira, Engineering Manager for SunEdison; plus Jeff McKee, Airport Facilities Manager; and Andrew Bermond, Project Planner.

Public comment opened at 4:09 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the proposed project generally acceptable for conceptual approval.
- 2) Provide a break in the length of the solar arrays for additional interest.
- 3) Provide protection for the posts with landscaping planters, rather than bollards.
- 4) Study a gutter on the low edge provided it is finely detailed without downspouts.
- 5) Study relocation of the existing trees to be removed.
- 6) Provide lighting and equipment with details.
- 7) Study more sculptural elements to the design.
- 8) Provide any signage details incorporated into the plans.

Action: Wittausch/Poole, 5/0/0. Motion carried. (Gradin/Cung).

CONCEPT REVIEW - NEW ITEM**3. 202 STEARNS WHARF****HC/SD-3 Zone**

(4:30) Assessor's Parcel Number: 033-120-022
 Application Number: MST2015-00327
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Waterfront

(Concept review of a proposal to replace an existing 35 square foot parking attendant kiosk with an 85 square foot, pre-manufactured, ADA compliant kiosk at Stearns Wharf. The project will include an accessible ramp connecting the wharf walkway to the kiosk. Requires Coastal Review in the Permit Jurisdiction of the Coastal Zone.)

(Comments only; Requires Environmental Assessment and a Coastal Development Permit from the California Coastal Commission.)

Actual time: 4:22 p.m.

Present: Theresa Lawler, Engineering Technician II; and Karl Treiberg, Waterfront Facilities Manager.

Public comment opened at 4:25 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the proposed project and the preferred kiosk design.
- 2) Return with a metal roof with standing seams with a finial; the Board concurs with the Historic Landmarks Commission's finial (roof flourish) comments.
- 3) Remove all Victoriana embellishments.
- 4) All windows are to be true divided lights.
- 5) Provide chosen color themes and color chip samples.

Action: Wittausch/Miller, 5/0/0. Motion carried. (Gradin/Cung absent).

*** THE BOARD BRIEFLY RECESSED AT 4:42 P.M. AND RECONVENED AT 4:52 P.M. ***

CONCEPT REVIEW - NEW ITEM**4. 721 CLIFF DR****R-3/SD-3 Zone**

(5:00) Assessor's Parcel Number: 033-120-025
 Application Number: MST2015-00348
 Owner: Santa Barbara Junior College District
 Architect: Roesling Nakamura Terada Architects

(Courtesy Review of a new Campus Center at Santa Barbara City College. The proposal consists of the demolition of an existing 30,384 square foot, two-story building and construction of a new, three-story, 32,384 square foot Campus Center on the east campus.)

(Comments only: Courtesy Review. No approvals will be granted for this project.)

Actual time: 4:52 p.m.

Present: Raúl Diaz, Tarah Brown and David Garcia for Roesling Nakamura Terada Architects; and Julie Hendricks, Director of Facilities and Campus Development for Santa Barbara City College.

Public comment opened at 5:07 p.m. As no one wished to speak, public comment was closed.

Board comments:

- 1) The Board finds the proposed project acceptable for the following reasons:
 - a) The presentation and design of the proposed project is impressive and relates well to the site and existing topography.
 - b) The building height will not have significant adverse visual impacts for neighboring public views, and is compatible with the neighborhood.
 - c) The Board appreciates efforts to preserve the existing trees on site.
 - d) The Board found the trellis green wall acceptable.
 - 2) Simplify the building exterior. Study alternative materials for the terracotta and the glass railings. One Board member appreciated the fretted pattern on the glass railings which would also help to mitigate glare.
 - 3) The Board specifically recommends the use of smooth steel trowel traditional Santa Barbara style plaster.
- Wittausch/Poole, 5/0/0. (Gradin/Cung absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 521 CHIQUITA RD

R-2 Zone

(5:30)

Assessor's Parcel Number: 031-263-003
 Application Number: MST2015-00191
 Owner: Gayle E. Gover, Living Trust
 Architect: Mission Group Architects

(Proposal to add a new residential unit beneath, and to the rear, of an existing two-story single-family dwelling on a 7,174 square foot parcel. The new lower level floor area of 325 square feet will be attached to 483 square feet of remodeled existing basement space, resulting in an 808 square foot attached unit. The existing 1,605 square foot residence at street level will be altered at the rear to add a 225 square foot roof over an existing 153 square foot deck. Also proposed on the existing residence is an expansion of the rear deck by 37 square feet, a new window, new hot tub, and new garage door. The proposal includes two new uncovered parking spaces, permeable turf block paving, fencing, stairs, gate relocation, and minor door and window alterations. There will be 10 cubic yards of grading excavation.)

(Comments only; Requires Environmental Assessment.)

Actual time: 5:21 p.m.

Present: Richard E. Johnson, Mission Group Architects.

Public comment opened at 5:39 p.m.

- 1) Greg Baker, neighbor, opposition; concerned with the appropriateness of the proposed project's scale and the impact to his private views.

Public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the project charming and well detailed, well developed, and appropriate for the neighborhood.
- 2) The Board finds the proposal of the two rows for the rear deck is acceptable; however, the owner should determine a solution that works with the concerns of the adjacent neighbors.
- 3) Provide accurate story poles.
- 4) Study pulling the roof extension back to the main façade of the house.

Action: Poole/Wittausch, 5/0/0. Motion carried. (Gradin/Cung absent).

*** THE BOARD RECESSED AT 6:07 P.M. AND RECONVENED AT 6:33 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

6. 806 ALBERTA AVE

R-2 Zone

(6:30)

Assessor's Parcel Number: 043-241-012
 Application Number: MST2015-00093
 Owner: Mary Martinez
 Architect: Jyl Ratkevich, Architect

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

(Second 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 June 22, 2015.)

Actual time: 6:33 p.m.

Present: Jyl Ratkevich, Architect.

Public comment opened at 6:41 p.m.

- 2) David Hale, neighbor, opposition; concerned with the size of the proposed project and the impact to views.
- 3) Catherine Bastug, (submitted models and pictures), neighbor, opposition; expressed concerns and recommendations for the floor plan and details of the proposed project.
- 4) Brian King, neighbor, opposition; had questions on the design review and building permitting process.
- 5) James Hurst, neighbor, opposition; concerned with the proximity of the proposed project and loss of his private views.

An email of concern from Susan Lafond was acknowledged.

Public comment closed at 6:53 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board finds the mass, bulk, and scale of the project acceptable.
- 2) Address the roof break and shower on the southwest elevation; consider a smaller kitchen size, and moving the bathroom and shower for a better fit.
- 3) Study off-setting the storage units below and consider adding a roof piece.
- 4) Remove the posts in front of the garage and entry and replace with brackets.
- 5) Provide schematic details to show how the posts and beam of the balcony on the side elevation are resolved.
- 6) Add more architectural details and interest to the northeast and northwest elevation.

Action: Wittausch/Hopkins, 5/0/0. Motion carried. (Gradin/Cung absent).

CONCEPT REVIEW - NEW ITEM**7. 4, 10B & 10C W. CALLE LAURELES****C-2/SD-2 Zone**

(7:15) Assessor's Parcel Number: 051-121-017
 Application Number: MST2015-00329
 Owner: 7-11-59 Declaration of Trust Agreement
 Applicant: Wayne LaBrie

(Proposal for repairs and alterations to an existing multi-tenant commercial shopping center. The proposed work includes the replacement of eaves, fascia, rain gutters, and soffits. The existing brick façade will be replaced with a new plaster finish. This current project is proposed for Units 4, 10B & 10C of the complex, with comments requested for the same improvements for the remaining tenant spaces in the future.)

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

Actual time: 7:25 p.m.

Present: Wayne Labrie, Architect.

Public comment opened at 7:29 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval as noted on plan Sheet A-3, and continued indefinitely to Consent Review for Final Approval with the condition to provide details such as paint, awning, and stucco colors, drip edge flashings cover, and other details changes to the awnings or parapets for each phase of the project as they occur.

Action: Poole/Wittausch, 5/0/0. Motion carried. (Gradin/Cung absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**8. 3771 STATE ST****C-2/SD-2 Zone**

(7:30) Assessor's Parcel Number: 051-040-049
 Application Number: MST2015-00301
 Owner: Yun-Pei Yeh
 Architect: Armet Davi Newlove & Associates, AIA
 Applicant: The Tasty Group
 Business Name: Dunkin' Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast food outlet. The project includes changes to the facade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16' tall willow tree. Also proposed is to restripe the existing parking lot with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 6, 2015.)

Actual time: 7:36 p.m.

Present: Paul Deppe, Architect.

Public comment opened at 7:39 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Study the parapet detail at the front of the building.
- 2) Provide thicker stone column caps.
- 3) Provide a different material for the bar at the front of the patio.
- 4) Restudy the lighting fixture locations along the side of the building.
- 5) Reduce the overall height of the parapet at the front of the building.
- 6) Study the size of the trellis members, and consider doubling the main trellis members.

Action: Tripp/Miller, 5/0/0. Motion carried. (Gradin/Cung absent).

**** MEETING ADJOURNED AT 8:14 P.M. ****

CONSENT REVIEW (1:00 P.M.)

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

ABR - PROJECT DESIGN AND FINAL REVIEW

A. 1187 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-291-008
 Application Number: MST2015-00118
 Owner: H & R Investments
 Agent: SEPPS
 Designer: Marie Evan Schumacher
 Business Name: Coast Village Plaza
 Landscape Architect: Arroyo Seco Construction

(This is a revised project description: Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will include a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope, requiring 80 cubic yards of imported fill and a retaining wall replacement. There will be an overall reduction of landscaping by 1,013 square feet. Requires Staff Hearing Officer Review of a zoning modification to encroach into the front setback, and Coastal Review.)

(Requires compliance with Staff Hearing Officer Resolution No. 038-15, compliance with Stormwater Management Program Tier 3, and Parks and Recreation Commission approval of removal of three trees located within the front setback. Project was last reviewed by the Full Board on July 6, 2015.)

Postponed indefinitely due to the Applicant's absence.

ABR - CONTINUED ITEM**B. 826 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-042-001
Application Number: MST2015-00325
Owner: Gold Lab, LLC
Applicant: Vanguard Planning LLC

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Some landscaping will be removed and a new finger planter will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

(Second Review. Requires a Waiver of Parking Design Standards. Action may be taken if sufficient information is provided.)

Present: Jarrett Gorin, Applicant.

Project Design Approval and Final Approval as noted with the 24-inch box tree and add 3½ inch mulch.

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

ABR - CONTINUED ITEM**C. 335 W ISLAY ST****R-4 Zone**

Assessor's Parcel Number: 027-590-001
Application Number: MST2015-00316
Owner: Parker Family Trust
Applicant: Dylan Chappell Architects

(Proposal for two minor additions of 55 square feet and 22 square feet to Unit A of an existing two-unit, single-story condominium duplex. The total square footage of Unit A after the addition will be 673 square feet. Unit B of the duplex and the single-family residence to the rear will remain unaltered. Also proposed is the replacement of 391 square feet of impermeable paving with permeable paving, new entry door openings and doors, new light fixtures, and a reduction to the existing hedge height along both street frontages to 42" to address violation identified in Zoning Information Report ZIR2011-00169.)

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

Present: Dylan Chappelle, Architect

Project Design Approval and Final Approval as submitted.

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

ABR - CONTINUED ITEM**D. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

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

Present: Jim McDonald, Owner.

Continued one week.

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

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