



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 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

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 Chair Gradin.

ATTENDANCE:

Members present: Gradin, Hopkins (present @ 3:02 p.m.), Miller, Poole, Tripp and Wittausch.
Members absent: Cung.
Staff present: Gantz, Limón (present from 4:15-p.m.), and Goo.

GENERAL BUSINESS:

A. Public Comment:

Sheila Lodge, Planning Commission Liaison (Alternate) spoke regarding proposed Average Unit-Size Density Incentive Program (AUD) projects that the ABR has the option to either approve or deny after reviewing the neighborhood compatibility or parking density issues, etc., or thereby refer them to Planning Commission for review. Chair Gradin commented that determining the details in advance for such projects would be extremely difficult to anticipate, and that the Board's purview has been specifically determined for the Board.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **October 12, 2015**, as amended.
Action: Wittausch/Tripp, 6/0/0. Motion carried. (Cung absent)

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **October 19, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **October 26, 2015**. The Consent Calendar was reviewed by **Kirk Gradin**.

Action: Poole/Miller, 5/0/0. Motion carried. (Cung 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 Cung will be absent from today's meeting.

b) On October 27, 2015, the Parks & Recreation Sign Replacement Project Adhoc-Subcommittee will meet. Board members Poole and Wittausch volunteered to represent the Board at that meeting.

c) Board Member Tripp will step down from Agenda Item #1, 116 Anacapa Street.

E. Subcommittee Reports.

There were no reports made.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 116 ANACAPA ST****OC/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 033-083-017

Application Number: MST2015-00475

Applicant: AB Design Studio

Owner: 116 Anacapa Street, LLC

(Proposal to remodel an existing 5,461 square foot one-story industrial building to change to commercial retail use. The project would demolish 2,499 net square feet of floor area along the front of the building to provide space for the required additional parking for anticipated commercial uses, resulting in 2,962 net square feet of floor area to remain. The project includes enlarging the existing eight space parking lot to 13 spaces, new landscaping, a new trash enclosure, a new relocated driveway and curb cut, and infilling the old curb cut and sidewalk. This project will result in a Growth Management Program credit of 2,499 square feet of non-residential floor area. Staff Hearing Officer review of a Coastal Development Permit is requested.)

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

Actual time: 3:20 p.m.

Present: Mathew Beausoleil, Agent; and Clay Aurell, Applicant; and Tony Boughman, Assistant Planner.

Public comment opened at 3:36 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members find acceptable the perimeter planting along the adjacent north and south property lines? (unanimous)

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

- 1) Study reducing the height and refining the design of the parapet.
- 2) Study adding additional plantings. Widen the finger planters or find alternative locations for the proposed tree. And add at least one additional street tree.
- 3) Relocate the trash enclosure further into the site.
- 4) Several Board members found that using either enhanced paving or patterned concrete would be a more acceptable mitigating alternative to using concrete material on the north and south sides.
- 5) After a straw vote, the Board found acceptable the perimeter planting along the adjacent north and south property lines.
- 6) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
 - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
 - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
 - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
 - d. **Sensitive to Adjacent Landmarks and Historic Resources.** (Not applicable to this project).
 - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
 - f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 017-321-016
 Application Number: MST2015-00430
 Architect: Shelter Architecture Urban Design
 Owner: Ray Fazendin

(Proposal to convert an existing 1,094 square foot single-story duplex to a single-family dwelling and demolish an existing 368 square foot detached two-car garage. Also proposed is to construct a new three-story dwelling to be attached to the existing dwelling, comprising a 380 square foot, two-car carport and 204 square foot workshop at the ground level, and a 732 square foot dwelling unit above. The original converted duplex will remain at 1,094 square feet. The proposal also includes new paving, patios, site walls, landscaping, and two uncovered parking spaces. There will be approximately 132 cubic yards of grading excavation and 20 cubic yards of fill dirt. Total development on this 5,000 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone will be 2,410 square feet. An administrative exception is requested to allow over-height site walls. This project requires Staff Hearing Officer review of zoning modifications to allow a reduction of the required open space and to encroach into the required interior setback.)

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

Actual time: 4:00 p.m.

Present: Michelle McToldridge, Architect.

Public comment opened at 4:08 p.m.

- 1) Tim Werner (property owner across the street), opposition; expressed concern regarding the proposed three-story height of the project not being neighborhood compatible, and with privacy and private view concerns.
- 2) David Thomas (opposition letter submitted), expressed concern regarding the proposed three-story height of the project not being neighborhood compatible on such a visible small corner lot.

Public correspondence in opposition from David Thomas, and Gordon & Erinda Svendsen were acknowledged.

Public comment closed at 4:12 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Remove the light well of the garage openings, and pull the garage wall back, away from the property line.
- 2) Restudy the plate and floor-to-floor heights to minimize the building height; an 8-foot garage plate height is preferred, and possibly a reduction of the second floor plate height.
- 3) Simplify the roof structure of the third floor element and if there is a reduction in the number of stair treads, if possible, reduce the height of the stair tower footprint to reflect the reduced plate height.
- 4) Study the connection between the existing and the new structure to make the new more compatible with the old or vice-versa.
- 5) Provide an elevation of the uncovered parking area.
- 6) Provide documentation and photographs of the location of new and/or removal of existing trees along the north property line.
- 7) Study the entry to the existing unit to be off motor court.
- 8) Restudy the wall height along Calle Puerto Vallarta where it exceeds the setbacks.
- 9) Simplify some of the details of the massing for the new structure; simplify the roof configuration.
- 10) Provide window location information in relation to the adjacent structure to the south.
- 11) Provide photographs of the proposed landscaping in relation to the street scape, of the neighborhood, and any similar structures in the neighborhood.

Action: Hopkins/Tripp, 5/0/0. Motion carried. (Wittausch opposed the non-functional Orilla Del Mar entrance, Cung absent).

CONCEPT REVIEW - NEW ITEM**3. CITYWIDE**

(5:15) Assessor's Parcel Number: 099-MSC-0PD
 Application Number: MST2015-00518
 Applicant: City of Santa Barbara
 Business Name: Citywide Wayfinding Sign Program

(Proposal for a Citywide Wayfinding Signage Program consisting of one unified sign design for El Pueblo Viejo Landmark District, the Waterfront District, and the City at large. The purpose of the project is to serve as a framework to implement a unified signage system throughout the City that establishes design consistency for vehicles, pedestrians, bicycles, and parking.)

(Request for advisory comments only to the Sign Committee prior to their review.)

Actual time: 5:04 p.m.

Present: Jennifer Dressler and Chris Helm, Agents for Hunt Design; and Browning Allen, Transportation Manager/City of Santa Barbara.

Public comment opened at 5:25 p.m. As no one wished to speak, public comment was closed.

Staff read a memo from Brian Bosse, Waterfront Business Manager that Waterfront staff reviewed and supported the proposed project.

*** THE BOARD BRIEFLY RECESSED TO REVIEW THE SIGN AT 5:30 P.M., AND RECOVERED AT 5:44 P.M. ***

Motion: Continued indefinitely to Sign Committee with the Board's comments:

- 1) A majority of the Board found the proposed sign dimensions, subtle two-tone color combination, and sans serif font are acceptable. All signage colors should either be consistently match or be more "Santa Barbara" in appearance.
- 2) One Board member would like a less "freeway-like" alternative to the proposed standard green and white sign colors.
- 3) One Board member would like the public parking signage font to consistently match the other proposed signage.
- 4) One Board member suggested smoothing out the sharpness of the top center radius or bulb/hump of the proposed signage.
- 5) One Board member suggested the sharpness of the bottom of the signage should match the more graceful smoothed out top of the sign.
- 6) One Board member suggested the proposed cap of the signage should be redesigned to be less cliché and for the top and bottom styles to either match or to be completely different in style.
- 7) One Board member suggested slightly enlarging the "Santa Barbara" text for legibility.
- 8) One Board member suggested contrasting colors for the "Santa Barbara" text and possibly adding a Santa Barbara gold band or identifying emblem.
- 9) One Board member suggested a more "Santa Barbara" alternative (quatre-foil) should be found for the proposed fleur-de-lis graphic pattern on the back of the signage.

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

*** THE BOARD RECESSED AT 5:56 P.M., AND RECOVERED AT 6:25 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2551 MEDCLIFF RD****P-R/SD-3 Zone****(6:35)**

Assessor's Parcel Number: 047-140-001
Application Number: MST2015-00521
Applicant: City of Santa Barbara/Parks and Recreation
Owner: City of Santa Barbara

(Proposal to rehabilitate and renovate 0.92 miles (4,860 feet) of existing trails five feet wide to achieve 24,300 square feet of Universal Access (ADA access). Informal user-created paths (688 feet) will be formalized to create Universal Access trail loops. Cracked and eroded asphalt totaling 18,963 square feet will be removed from the existing trail-bed. New signage to identify the Universal Access route will be installed. All work will be within the existing Douglas Family Preserve trail corridors that have already been disturbed. Pursuant to CEQA guidelines Section 15301(c) and 15304.3, the project has been determined to be categorically exempt.)

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

Actual time: 6:25 p.m.

Present: Kathy Frye, Associate Planner; and George Thomson, Project Planner, Parks & Recreation/Creeks Division-Water Quality Program.

Public comment opened at 6:34 p.m.

- 1) Jenny Slaughter (neighbor), opposition; expressed concern regarding timing of proposed improvements regarding nesting birds in the area-requested biological surveys; fear that trails will be used as raceways; and any vegetation removal disturbing nesting birds.
- 2) Kurt Magness (neighbor), opposition; expressed concern regarding limiting ready entry access; public views; limiting pathway dimensions; inappropriate aggregate suggested and recommended alternative locations.
- 3) Greg Vance, opposition; expressed concerns regarding shifting of existing pedestrian features such as the existing dog walk, isolating access in one area, and would not like anything to change.
- 4) Brian Zabekski, opposition; expressed concerns regarding changes to the existing dog park; and suggested limited unleashed access area.
- 5) Janie Webb; (adjacent neighbor), opposition; supported the Grant for the park, but expressed concern regarding traffic and access impacts from proposed duel entrance.
- 6) Nancy Cork, support project; expressed concern regarding concept impacts to natural appearance of existing park, and proposed aggregate (DG) which is not appropriate to the existing park.
- 7) Ole Mikkelsen, (neighbor); supported ADA access; but had Mesa School Lane traffic concerns.
- 8) Lara Conrad (neighbor, submitted late written opposition email); expressed concerns regarding any impacts to off-leash dog runs and the proposed pavement rather than keeping the park in its more natural state, but also supported ADA easier access to the park.
- 9) Melanie Bergeson, (neighbor); opposition; expressed concern regarding the dog park, and access to park.

Emails of concern from Nancy Ferguson, Ray & Pat Riezman, Elizabeth Fortner, Dan and Lori Lenz, and Laura Conrad (late submittal) were acknowledged.

Public comment closed at 6:57 p.m.

Ms. Frye clarified for the Board that the pedestrian pathway would be, by Deed Covenant stipulation, only for strictly pedestrian and non-motorized wheel chair access. No motorized wheel chairs, motorized

vehicles or carts, would be allowed. Pedestrians would have access to the proposed aggregate or dirt pathways and trails.

Straw vote: How many Board members could support a Project Design Approval for this project with the information provided? 4/2 (passed).

- Motion:** **Project Design Approval and continued indefinitely to Full Board with comments:**
- 1) Provide a signage program, including locations and conditions of existing and proposed signage. Provide photographs.
 - 2) Provide information of impacts to wildlife including information on park use and layout.
 - 3) Provide information/data regarding any impacts to the existing vegetation and existing grade and locations.
 - 4) Provide information/data on the trail or pathway filler material and depth.
 - 5) Provide information/data on any proposed alterations to trail pathways, access, and dimensions.
 - 6) Provide CEQA analysis on any impacts to the proposed asphalt removal.
 - 7) Provide drawings or sample of the proposed ADA pathway material which shall be as naturally rustic in appearance as possible to match and have the least impact on the existing natural park pathways.
- Action: Wittausch/Hopkins, 5/1/0. Motion carried. (Tripp opposed the approval, Cung absent).

The ten-day appeal period was announced.

FINAL REVIEW

5. **604 E COTA ST**

C-M Zone

(7:20) Assessor's Parcel Number: 031-222-001
 Application Number: MST2014-00220
 Applicant: Peter Lewis
 Architect: Cearnal Andrulaitis
 Owner: Hammer Properties, LLC

(This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,426 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 2,080 square feet, with a net gain of 398 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 1,439 square feet on the first floor, 9,129 square feet on the second floor, and 7,115 square feet on the third floor, for a total of 17,683 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 610 square feet.)

(Action may be taken if sufficient information is received. Project requires compliance with Tier 3 SWMP. Project was last reviewed on August 17, 2015.)

Actual time: 7:39 p.m.

Present: Brian Cearnal, Architect; Jeff Hornbuckle, Architect; Jack Kiesel, Landscape Architect; and Kathleen Kennedy, Associate Planner.

Public comment opened at 8:03 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the proposed imitation wood material? 5/1 (passed)

Straw vote: How many Board members could support Trespa siding with the weathered/aged ash color?

5/1 (passed) Straw vote: How many Board members could support the proposed slate ebony or “romantic” walnut color? 1/5 (failed).

Motion: Continued one week to Consent Review and ready for Final Approval, with comments:

- 1) Study providing a more matt finish for the corrugated guard rail.
- 2) Apply butt-welded seams on all exposed sheet metal caps.
- 3) Restudy the stone wall cap at the existing grade, so that the facing stone at the top of the wall either wraps, or appears to wrap, over the top of the wall.
- 4) In a straw vote, a majority supported and one opposed the proposed imitation wood material as appropriate for the project.
- 5) Restudy the proposed Trespa siding.
- 6) In a straw vote, the majority of the Board found the proposed Trespa siding acceptable with the weathered/aged ash color, and one Board member opposed.

Action: Wittausch/Miller, 5/1/0. Motion carried. (Gradin opposed the use of imitation wood material, Cung absent).

**** MEETING ADJOURNED AT 8:39 P.M. ****