



# City of Santa Barbara Planning Division

## ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, November 9, 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 3:05 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present:      Gradin, Hopkins (present until 4:33 p.m.), Poole, Tripp and Wittausch.  
Members absent:      Miller and Cung.  
Staff present:      Gantz, Limón (present until 4:33 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 **October 26, 2015**, as amended.  
Action:      Wittausch/Hopkins, 5/0/0. Motion carried. (Miller/Cung absent).

C.      Consent Calendars:

Motion:      Ratify the Consent Calendar of **November 2, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.  
Action:      Poole/Tripp, 5/0/0. Motion carried. (Miller/Cung absent).  
Motion:      Ratify the Consent Calendar of **November 9, 2015**. The Consent Calendar was reviewed by **Kirk Gradin**.  
Action:      Hopkins/Tripp, 5/0/0. Motion carried. (Miller/Cung absent).

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz made the following announcements:
    - a) Board Member Hopkins will step down from Items 4 and 5 at 251 S. Hope Avenue and 1818 Castillo Street, respectively.
    - b) Board member Miller will be absent from the meeting.
- E. Subcommittee Reports: There were no reports.

## **PROJECT DESIGN REVIEW**

### **1. 225 E HALEY ST**

**C-M Zone**

**(3:15)** Assessor's Parcel Number: 031-202-012  
 Application Number: MST2015-00418  
 Owner: Iglesia Del Dios Vivo  
 Architect: Jyl Ratkevich

(Proposal for a minor reduction of floor area and alterations to an existing 1,781 square foot church. The project includes raising the one story roof at the front of the building to align with the second floor roof at the rear, the demolition of 44 square feet of floor area on the west elevation, and the addition of 17 square feet of floor area on the south elevation facing E. Haley Street. Also proposed are alterations to windows and doors, decorative details, and an extension of the stair landing over the forced air unit cabinet at the rear. A project approved under master application MST2011-00310 is currently under construction under building permit application BLD2012-01010.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 31, 2015.)**

Actual time: 3:12 p.m.

Present: Jyl Ratkevich, Architect; and Pastor Valadez, Church Representative.

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

Straw vote: How many Board members feel the molding details at the arch edges should be restudied, dimensioned, and simplified? 5/0 (unanimous).

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

- 1) Address the elevations, by either option:
  - a. Add additional banding detail on the elevations of either an s-curve or g-curve, specifically on the southeast and northeast elevations, and on the edge of the southwest elevation; or
  - b. Carry the base molding around the three sides of the building or at least partially down the southwest elevation, and eliminate the banding around the edges.
- 2) Add a wood arch panel above the doorways or arch doors, without the plaster bands for an all wood appearance.
- 3) Study the exterior lighting on the front elevation for night sky compliance or provide night-sky compliant fixtures.
- 4) Study adding more detail to the arches with the chamfered edges on the applied arches.
- 5) Ensure the doors are centered around and on both sides of the arches.
- 6) Provide either half-round or ogee gutters.
- 7) Provide dimensioned molding details.
- 8) Clearly identify new and existing windows on all elevations.
- 9) After a straw vote, the Board found the molding details at the arch edges should be restudied, dimensioned, and simplified.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1600 BLK CLIFF DR near PAYERAS**

**(3:45)** Assessor's Parcel Number: ROW-002-346  
Application Number: MST2015-00514  
Contractor: Verizon Wireless  
Applicant: Verizon Wireless  
Business Name: City of Santa Barbara  
Architect: SAC Wireless

(Proposal for a new small cell wireless communication installation for Verizon Wireless on the south side of Cliff Drive. The proposal includes a new arm-mounted, 24" tall cylindrical antenna to be mounted on an existing 34' tall utility pole and an equipment cabinet to be located within a wood fence enclosure adjacent to the utility pole within the public right-of-way. A Public Works encroachment permit is being processed under application PBW2015-01120.)

**(Action may be taken if sufficient information is received. Requires No Visual Impact Findings.)**

Actual time: 3:56 p.m.

Present: Vivion Crawford, Architect.

Public comment opened at 3:59 p.m.

- 1) John Kingsbury, (adjacent homeowner) opposition; expressed privacy and private view concerns regarding proximity of the poles to their property.

Public comment closed at 4:02 p.m.

Straw vote: How many Board members would like all the equipment, except the equipment on the pole, to be relocated underground? 4/1 (passed).

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

- 1) Relocate all the equipment underground, except the equipment to be mounted on the pole.
- 2) Provide a landscape plan to address any areas of disturbed soil.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1600 BLK LAGUNA STREET**

**(4:15)** Assessor's Parcel Number: ROW-000-844  
Application Number: MST2015-00523  
Owner: City of Santa Barbara Public Works  
Applicant: Core Development Services  
Business Name: Verizon Wireless

(Proposal for a new small cell wireless communication facility for Verizon Wireless near the corner of Laguna and E. Valerio Streets. The proposal includes a 2'-4" tall cantenna to be installed at the top of an existing 30' utility pole, with associated equipment to be installed on the side of the pole. Also proposed is a meter pedestal and equipment enclosure adjacent to the pole within the public right-of-way. A Public Works encroachment permit is being processed under application PBW2015-00632.)

**(Action may be taken if sufficient information is provided. Requires No Visual Impact Findings.)**

Actual time: 4:16 p.m.

Present: Korina Arvizu, Agent for Core Development Services and Verizon Wireless.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comment that the Board strongly prefers all the proposed equipment to be installed underground.**

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

**\* THE BOARD BRIEFLY RECESSED AT 4:33 P.M., AND RECOVERED AT 4:53 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****4. 251 S HOPE AVE****E-3/PD/SP-4/SD-2 Zone****(5:00)**

Assessor's Parcel Number: 051-240-008  
 Application Number: MST2014-00142  
 Owner: Housing Authority of the City of Santa Barbara  
 Architect: Peikert + RRM Design Group  
 Applicant: Housing Authority of the City of Santa Barbara

(Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income frail, elderly residents under the Average Unit-Size Density (AUD) Incentive Program on a 1.76 acre lot adjacent to Arroyo Burro Creek. The project includes 89 studio apartments, one-bedroom manager's unit, commercial kitchen, dining facilities, and common areas (lobby/reception area, conference room, offices, gift shop, salon, gym, and activity room). The total building area is 56,735 square feet (gross). The average unit size is 332.5 square feet. A total of 34 vehicular and 5 bicycle parking spaces are proposed. Planning Commission approval is requested for a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. A Planning Commission recommendation to City Council is requested for an Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as additional uses in Area A-2 and a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3 (One-Family Residence Zone) to R-3 (Limited Multiple-Family Residence Zone).)

**(Second Concept Review. Comments only; requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review. Project was last reviewed on April 14, 2014.)**

Actual time: 4:53 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager for Peikert & RRM Design Group; Rob Pearson, Executive Director/CEO for the Santa Barbara Housing Authority; Bob Cunningham, Landscape Architect; and Kathleen Kennedy, Associate Planner.

Mr. Pearson clarified the Housing Authority's general support of the proposed AUD project.

Public comment opened at 5:27 p.m.

- 1) Vicki St. Martin, opposition; expressed concerns regarding the proposed three-story height and the proposed pathway, and requested the building be scaled back.
- 2) Kathleen Rodriguez (Arroyo Burro Creek Association-submitted letter) opposition; expressed concerns regarding high velocity water erosion impacts to the northern concrete culvert on the ocean side of the Arroyo Burro Creek, and supports maintaining the naturalization of the creek.
- 3) Eddie Harris (President of SB Urban Creek Council-submitted letter) supports the proposed water shed planning and removal of the concrete trapezoidal channel to return normalized water flow condition to that downstream portion of the Arroyo Burro Creek channel.
- 4) Jan Banister, (Casa Esperanza resident) opposition; expressed concerns regarding the proposed parking modification with regard to safety and parking density in the neighborhood.
- 5) Daniel McCarter, opposition; expressed concerns regarding the proposed number of units, massing and scale, creek setback, and impacts to the proposed concrete culvert. He supports maintaining the naturalization of the creek and creek setback.

Emailed letters of expressed concerns from Ed Harris (for the SB Urban Creek Council), and Kathleen Rodriguez were acknowledged.

Public comment closed at 5:39 p.m.

**Motion: Continued indefinitely to the Planning Commission for return to Full Board with comments:**

- 1) The Board finds the proposed design is generally in keeping with the Santa Barbara style of architecture, and stepping back the massing to the larger portion of the triangular lot to be generally acceptable. The Board finds the community priority project location to be acceptable in proximity to the creek, and access to the creek area and other amenities within walking distance to be appropriate for the neighborhood community.
- 2) The Board finds the proposed front yard setback modification aesthetically appropriate in part, and does not pose consistency issues with the Architectural Board of Review Guidelines, except for the northeast corner where the building fronts Hope Avenue. The Board would like to see a reduction of the third story element and further stepping back of the massing (terracing) on that side of the building, with the possibility of some additional units that could be added at the fourth floor, rather than the street level massing.
- 3) The Board finds the proposed project has a minimal visual impact on the lot area modification, and the massing composition adequately addresses the northeast corner of the lot.
- 4) The Board is in favor of the eventual naturalization (restoration) of the creek and the approximate 43-48 foot separation of the top of bank from the footprint of the building.
- 5) Provide some selected jacarandas and palm trees along the street frontage.
- 6) The Board favors a natural looking surface treatment for the public trail.
- 7) **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 site design, architecture, and landscaping 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, and scale are appropriate for its neighborhood, given consideration of additional comments made by the Board.
  - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce any adverse impacts.
  - 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, 4/0/0. Motion carried. (Hopkins stepped down, Miller/Cung absent).

Board Comments: The Board concurred that parking issues are a Planning Commission consideration that does not pose a visual impact to the project's architecture.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1818 CASTILLO ST****R-4 Zone**

**(6:05)** Assessor's Parcel Number: 027-012-023  
 Application Number: MST2015-00500  
 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 two-unit, two-story duplex and a 5-unit two- and partial 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 6,609 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 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.)

**(Comments only; requires Environmental Assessment.)**

Actual time: 6:23 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager for Peikert & RRM Design Group; and Mark Edwards, Agent for the Owner.

Public comment opened at 6:33 p.m.

- 1) Pamela Lasker, (submitted letter) opposition; expressed concern regarding parking density and neighborhood compatibility; requested a reduced the number of units and proposed height of the building.
- 2) Richard Handler, (neighbor) opposition; requested story poles and expressed concern regarding parking density and requested the proposed third story element be eliminated.
- 3) Stephen Harper, opposition; expressed concern regarding parking density, traffic congestion, and the proposed height of the project.
- 4) Rick Lang, opposition; expressed concern regarding setting a precedent for three-story structures in the neighborhood, and neighborhood compatibility.
- 5) John Campilio, opposition; expressed concern regarding parking density.

Emailed letters of expressed concern from Pamela Lasker & John Smith, Jim Turner, and Cynthia Ellestad were acknowledged.

And an email of support from Greg Christman was acknowledged.

Public comment closed at 6:44 p.m.

**Motion: Continued four weeks to the December 7, 2015 Full Board meeting with comments:**

- 1) Return with a landscape plan and a color board.
- 2) Provide a lighting plan including details.
- 3) Provide a site drainage plan including details.
- 4) Return with utility details.
- 5) Provide a diagram that shows the south elevation and similar two- to three-story structures and massing in the neighborhood area.

Action: Wittausch/Poole, 4/0/0. Motion carried. (Hopkins stepped down, Miller/Cung absent).

Board comments: The project is vastly improved. One Board member requested the Applicant study ways to enhance the courtyard experience for residents.

**\*\* MEETING ADJOURNED AT 7:04 P.M. \*\***