



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 21, 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 3:06 p.m. by Vice-Chair Hopkins.

ATTENDANCE:

Members present: Hopkins, Poole, Cung, and Wittausch.
Members absent: Gradin, Miller, and Tripp.
Staff present: Kaufman, Limón (present until 3:16 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 **December 7, 2015**, as submitted.

Action: Poole/Cung, 2/0/2. Motion carried. (Wittausch abstained/Poole abstained from Item #1, Gradin/Miller/Tripp absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **December 14, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **December 21, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1) Ms. Kaufman made the following announcements:

a) Board Members Gradin, Miller, and Tripp will be absent from today's meeting.

b) Agenda Item #1 at 1028 Olive Street has been postponed indefinitely at the Applicant's request.

c) Agenda Item #6 at 1818 Castillo Street has been postponed indefinitely due to a lack of Board quorum.

d) Jaime Limón announced Board member Stephanie Poole will be stepping down as an ABR Board member for the 2016 New Year, and thanked her for her many insightful contributions to the Architectural Board of Review. He announced that local Architect, Mr. Kevin Moore will be joining the ABR Board in the 2016 New Year. Mr. Kirk Gradin has reapplied and been accepted for reappointment as a continuing ABR Board Member.

E. Subcommittee Reports.

There were no reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING – POSTPONED INDEFINITELY**1. 1028 OLIVE ST****R-3 Zone****(3:15)**

Assessor's Parcel Number: 029-230-017

Application Number: MST2015-00583

Owner: Adelaida Ortega

Applicant: Dexign Systems

(Proposal to demolish an existing 409 square foot detached one-car garage and construct a one-story, 782 square foot dwelling unit and 540 square foot three-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex. Parking will be provided with three covered and one uncovered parking spaces on this approximately 7,500 square foot parcel.)

(Comments only; requires Environmental Assessment.)

Postponed indefinitely at the Applicant's request.

PROJECT DESIGN REVIEW**2. 1135 SAN PASCUAL ST****R-3 Zone****(3:16)**

Assessor's Parcel Number: 039-201-003
 Application Number: MST2013-00377
 Owner: 1135 San Pascual, LLC
 Applicant: Rich Ridgway, Investec
 Architect: Richard Thorne
 Engineer: Flowers & Associates

(Proposal to construct three new 1,294 square foot, 3-bedroom condominium units and three new 282 square foot one-car garages within a new two-story building. Also proposed is to rehabilitate an existing 1,152 square foot, one-story, 2-bedroom dwelling unit and existing detached garage, and add a 300 square foot ground floor bedroom addition. The existing 302 square foot one-car garage will remain unchanged. Also proposed is 921 square feet of first- and second-story decks and patios. Total development for the site will be 4,884 square feet of residential floor area. Approximately 125 cubic yards of grading will be balanced on site. This project requires Staff Hearing Officer review for a tentative subdivision map and zoning modification.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 056-14 and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on October 1, 2014.)

Actual time: 3:16 p.m.

Present: Richard Thorne, Architect; Rich Ridgway, Owner, and Martha Degasis, Landscape Architect.

Public comment opened at 3:28 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval with conditions:

- 1) Applicant to use special care and attention for tree root system protection regarding the pending sewer retrenching, and other work in the area of the project.
- 2) Board member Wittausch read the following environmental 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."

Action: Wittausch/Poole, 4/0/0. Motion carried. (Gradin/Miller/Tripp absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**3. 200 HELENA AVE****OC/SD-3 Zone**

(3:35) Assessor's Parcel Number: 033-052-018
Application Number: MST2015-00289
Owner: Mark Recordon
Architect: AB Design Studio, Inc.

(Proposal to demolish an existing 1,663 square foot, one-story commercial building [900 square feet permitted and 763 square feet unpermitted] and to construct a new 2,833 square foot, two-story commercial building with a third-story rooftop patio. An existing permitted 147 square foot detached wood storage shed will be demolished. The proposal will include a new parking lot with nine parking spaces, bicycle parking, landscape improvements, and a valet parking lot. New sidewalk, curb, and utility improvements are also proposed. Requires Staff Hearing Officer Review of a Development Plan and a Coastal Development Permit.)

(Second Concept Review. Comments only; requires Compatibility Criteria Analysis, Environmental Assessment, and Staff Hearing Officer review. Project was last reviewed on July 6, 2015.)

Actual time: 3:58 p.m.

Present: Clay Aurell and Matt Beausoleil, Architects.

Public comment opened at 3:58 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 shipping container design generally supportable; however, the Board would like the Applicant to provide more detailed plans of the proposed structure to differentiate between the plaster, wood, concrete, and steel.
- 2) One Board member would like the Applicant to restudy the south façade which should not reflect the mechanics of the operable doors, but should have more corrugations on the building to match the other sides of the shipping containers.
- 3) Study opportunities to improve the landscaping on the north elevation of the building adjacent to the structure, and provide details.
- 4) Study incorporating a green wall to the Helena Street elevation adjacent to the proposed mural wall.
- 5) Provide a detailed color board and materials board.
- 6) Provide additional structural details (including abutment details, etc.).

Action: Poole/Cung, 4/0/0. Motion carried. (Gradin/Miller/Tripp absent).

Additional Board Comments: One Board member requested more photographs showing the project's neighborhood proximity to State Street. One Board member requested the Applicant provide more integration between the containers and the building so that they are more cohesive with the building.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 109 W ORTEGA ST****C-2 Zone**

(4:00) Assessor's Parcel Number: 037-123-002
Application Number: MST2015-00581
Owner: Thomas Quisel
Agent: Eva Turenchalk
Landscape Architect: Robert Adams

(Proposal to convert an existing 1,669 square foot single-family dwelling to a short-term vacation rental, which is considered non-residential square footage. Development Plan approval is requested. The existing one-car garage/shed is proposed to be demolished and two uncovered parking spaces are proposed. The proposed site work on this 5,000 square foot parcel includes landscaping improvements and replacement of the driveway with permeable pavers, 185 square feet of new impermeable surfaces, a new fence, and new hot tub and deck.)

(Requires Development Plan Approval findings and a Parking Design Waiver. Action may be taken if sufficient information is received.)

Actual time: 4:28 p.m.

Present: Eva Turenchalk, Agent; Robert Adams, Landscape Architect; and Rachel Quisel, Owner.

Public comment opened at 4:35 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to Consent Review with comments:

- 1) Provide additional landscaping ground cover to replace the mulch in the front yard setback, and provide additional landscaping from the electrical meter forward.
- 2) Study the character of the fence along the south property line.
- 3) Final Approval is subject to Transportation Division staff review of the parking and the granting of a Parking Design Waiver.
- 4) Vice-Chair Hopkins read the following Development Plan Approval into the record:
 - a) The proposed development complies with all provisions of SBMC Title 28; and
 - b) The proposed development is consistent with the principles of sound community planning; and
 - c) The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of this Code; and
 - d) The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC 28.85.050.

Action: Poole/Wittausch, 4/0/0. Motion carried. (Gradin/Miller/Tripp absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**5. 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 antenna 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. Project was last reviewed on November 9, 2015.)

Actual time: 4:52 p.m.

Present: Korina Arvizu, Applicant.

Public comment opened at 5:00 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with the comment for the Applicant to provide documentation of other possible locations for the proposed poles with landscape screening details.

Action: Wittausch/Poole, 4/0/0. Motion carried. (Gradin/Miller/Tripp absent).

*** THE FOLLOWING ITEM WAS CONTINUED INDEFINITELY DUE TO LACK OF QUORUM. ***

PROJECT DESIGN REVIEW**6. 1818 CASTILLO ST****R-4 Zone**

(4:35) Assessor's Parcel Number: 027-012-023
 Application Number: MST2015-00500
 Owner: DB Partners, LLC
 Architect: 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.)

(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 November 9, 2015.)

Postponed indefinitely due to lack of quorum.

**** MEETING ADJOURNED AT 5:35 P.M. ****