



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

TUESDAY, February 16, 2016 David Gebhard Public Meeting Room: 630 Garden Street **3:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS
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 3:01 p.m. by Chair Gradin.

ATTENDANCE:

Members present: Gradin, Cung, Hopkins, Miller (present until 3:50 p.m.), Moore, Tripp (absent from 3:56 p.m. to 4:55 p.m.) and Wittausch (present @ 3:25 p.m.).
Members absent: None.
Staff present: Gantz, Limón, (present until 3:26 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 **February 1, 2016**, as amended.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **February 8, 2016**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

Motion: Ratify the Consent Calendar of **February 16, 2016**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

Action: Hopkins/Miller, 6/0/0. Motion carried. (Wittausch 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 Miller will leave the meeting at 3:50 p.m.
 - b) The project at 926 Indio Muerto, which was continued two weeks from the February 1st ABR hearing, has been postponed two weeks by the architect. That item will be on the February 29th ABR agenda.
 - c) Due to the cancellation of the ABR Consent Sign Committee meeting, and in order to accommodate an applicant who has deadline constraints, the sign application for Vons at 2010 Cliff Drive will be reviewed by the ABR at 3:15 p.m. today.
 - d) An appeal of the ABR action for 1818 Castillo Street will be heard by City Council on March 8, 2016.
 - 2) Board member Tripp announced that she will be stepping down from Item 2, 200 Helena Ave.
 - 3) Mr. Limón reported on a draft Ordinance on new Federal Regulations regarding allowance to retrofit proposed wireless project expansions that will remain subject to ABR review and conditional use permits and regulation requirements. Tentatively scheduled for March 8, 2016 City Council review.
- E. Subcommittee Reports. No reports were made at this time.

*** THE FOLLOWING SIGN AGENDA ITEM WAS REFERRED TO ABR FULL BOARD REVIEW ***

NEW ITEM

A. 2010 CLIFF DR

C-P Zone

Assessor's Parcel Number: 035-141-009
 Application Number: SGN2016-00009
 Owner: Albertsons Company, LLC
 Applicant: Phillip Klasing
 Contractor: Tim Pitts
 Business Name: Vons

(Proposal for a 21.48 square foot internally-illuminated wall sign and two 3.3 square foot non-illuminated wood hanging signs for Vons in the Mesa Shopping Center. The total signage proposed for this leasehold space will be 28.08 square feet. A Sign Program change is requested to revise the letter height maximum from 18" to 34". An Exception is requested to allow the letter height to exceed the 12" maximum under the Sign Ordinance. There is an approved Sign Program on file for this parcel.)

(Requires Sign Exception Findings.)

Motion: Final Approval with Exception Findings made due to the distance the sign is set back from the street.

Action: Hopkins/Cung, 5/1/0. Motion carried. (Miller opposed, Wittausch absent).

The ten-day appeal period was announced.

FINAL REVIEW**1. CITYWIDE STREETLIGHTS****ROW Zone**

(3:15) Assessor's Parcel Number: 000-000-0RW
 Application Number: MST2016-00015
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Public Works

(Proposal to replace the existing "Cobra-head" style City standard streetlight with a new "Slim Line" style LED fixture, which will be more energy efficient and cost effective. In addition, the applicant requests feedback on the idea of using a similar light fixture for pedestrian lighting.)

(Final Approval of LED City Standard pedestrian light fixture type and street light pole for public right-of-way lighting.)

Actual time: 3:26 p.m.

Present: John Ewasiuk, Principal Civil Engineer; Architect; and Jim Dewey, Facilities and Energy Manager for City Public Works.

Public comment opened at 3:41 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval of the Cobra-head "Slim Line" pedestrian style LED light fixtures for pedestrian-level lighting, and to adopt the additional concrete octagonal and round street light poles for standard public right-of-way lighting.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 200 HELENA AVE****OC/SD-3 Zone**

(3:45) Assessor's Parcel Number: 033-052-018
 Application Number: MST2015-00289
 Owner: Funk Zone Parking, LLC
 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, and 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.)

(Third Concept Review. Comments only; requires Compatibility Criteria Analysis, Environmental Assessment, and Staff Hearing Officer review. Project was last reviewed on December 21, 2015.)

Actual time: 3:56 p.m.

Present: Clay Aurell and Matt Beausoleil, Architects.

Public comment opened at 4:36 p.m. As no one wished to speak, public comment was closed.

Emails of support were acknowledged from Neil DiPaola, Shawn Comrie, Joel Heath, Jamie Faletti, and Katie Hay.

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

- 1) The Board finds the project supportable and appropriate for the neighborhood.
- 2) Increase the size of the tree at the corner.
- 3) Restudy the proposed site wall at the sidewalk to be less repetitive and open dimensioned.
- 4) Relocate or move the face of the building 12 inches back from the property line at Helena Street to accommodate landscape screening at the front of the building. The Board would be willing to reduce the parking lot landscaping to accommodate the building relocation.
- 5) Provide landscaping or surface treatment for the valet parking as an enhancement.
- 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 development is compatible with the distinctive architectural character of 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, given additional comment below.
 - d) **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is not located near sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures.
 - 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 *for an urban area*.

Action: Wittausch/Hopkins, 4/1/0. Motion carried. (Gradin opposed, Tripp stepped down, Miller absent).

CONCEPT REVIEW - CONTINUED ITEM**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 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 adjacent to the pole within the public right-of-way. A Public Works encroachment permit is being processed under application PBW2015-00632.)

(Third Concept Review. Action may be taken if sufficient information is provided. Requires No Visual Impact Findings. Project was last reviewed on December 21, 2015.)

Actual time: 4:46 p.m.

Present: Korina Arvizu, Applicant.

Public comment opened at 4:51 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support undergrounding the equipment rather than placement on a pole? 4/2 (passed).

Motion: Continued indefinitely for the Applicant to return with a proposal to underground the equipment cabinet.

Action: Hopkins/Wittausch, 4/2/0. Motion carried. (Gradin/Cung opposed, Miller absent).

CONCEPT REVIEW - CONTINUED ITEM

4. 130 S ALISOS ST

R-3 Zone

(4:30) Assessor's Parcel Number: 017-212-015
 Application Number: MST2015-00402
 Owner: Edward St. George
 Applicant: On Design, LLC
 Architect: On Design, LLC

(Proposal for new dwelling units, addition, and alterations for a new Average Unit-Size Density Incentive Program [AUD] project, which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, four-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 square foot first-story addition to Unit 2 in Building B. New Building D [Unit 6] will be a two-story dwelling unit with a 561 square foot, two-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second-floor deck. New Building E [Units 7 & 8] will be a two-story duplex totaling 1,888 square feet with a 97 square foot second-floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.)

(Second Concept Review. Comments only; requires Environmental Assessment and a Parking Design Waiver. Project was last reviewed on September 14, 2015.)

Actual time: 5:05 p.m.

Present: Keith Nolan and Shelby Messner, On Design Architects.

Public comment opened at 5:11 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Return with the Alisos Street elevation showing compatibility between building heights.
- 2) Study breaking up the massing of the larger massed buildings, specifically Units 6, 7, and 8.
- 3) Restudy the bulk and scale of the very tall and single-pitch buildings.
- 4) Restudy the location of the dividing line between the two-tone colored stucco finish.
- 5) Study moving away from a decorated box design.

Action: Wittausch/Moore, 3/2/0. Motion carried. (Gradin/Hopkins opposed, Miller/Cung absent).

**** MEETING ADJOURNED AT 6:00 P.M. ****