



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, April 25, 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](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 3:02 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present: Gradin, Cung (present @ 3:15 p.m.), Hopkins, Miller, Moore, Tripp and Wittausch.

Members absent: None.

Staff present: Gantz 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 **April 11, 2016**, as amended.

Action: Wittausch/Hopkins, 4/2/0. Motion carried. (Miller abstained/Tripp abstained from Item 2, 116 E, Cota St., Cung absent).

**C. Consent Calendars:**

Motion: Ratify the Consent Calendar of **April 18, 2016**. The Consent Calendar was reviewed by **Kirk Gradin**.

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

Motion: Ratify the Consent Calendar of **April 25, 2016**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

Action: Hopkins/Miller, 6/0/0. 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 Miller will be stepping down from Item 6, 325 W. Anapamu Street.
- b) Agenda Item 5, 600 block of N. La Cumbre Road has been postponed to May 9, 2016, at the Applicant's request. This request was received after the agendas were distributed.
- c) The scheduled break will take place at the conclusion of Item 4, 719 W. Sola Street.

**D. Subcommittee Reports.**

No reports were made at this time.

**FINAL REVIEW****1. 2800 BLK CLIFF DRIVE****(3:15)**

Assessor's Parcel Number: ROW-003-393

Application Number: MST2014-00003

Owner: City of Santa Barbara

Landscape Architect: David Black & Associates

(Proposal to construct a single-lane roundabout at the intersection of Las Positas Road and Cliff Drive to improve traffic operations by reducing congestion. The roundabout will incorporate bicycle and pedestrian facilities and allow for future connectivity to a proposed multi-use pathway along Las Positas Road and potential bike lanes and/or bike path along Cliff Drive.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on October 12, 2015.)**

Actual time: 3:13 p.m.

Present: Ashley Shue, Project Engineer, and David Black; Landscape Architect.

Public comment opened at 3:23 p.m. As no one wished to speak, public comment was closed.

An email with concerns from Scott Wenz was acknowledged.

Straw vote: How many Board members could support requiring the removal of asphalt in the medians?  
4/3 (passed).

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

- 1) Remove the asphalt in all the median areas.
- 2) Provide planting zones in the same median areas.
- 3) Clarify the sidewalk-to-street transition at the southeast end of the project.
- 4) Provide a dimensioned plan.

Action: Tripp/Wittausch, 6/1/0. Motion carried. (Cung opposed).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1330 CACIQUE ST****C-P Zone**

**(4:00)** Assessor's Parcel Number: 017-233-024  
Application Number: MST2016-00119  
Owner: Ornella Faccin  
Applicant: Becker Studios  
Applicant: Diana Kelly

(Proposal for a change of use and alterations to an existing commercial complex on a 7,500 square foot parcel. The work proposed in the one-story front building is to remove two existing trellises, add new and replace some existing doors and windows, remove decorative plaster molding from all four elevations, and provide five new Juliet balconies. The work proposed at the rear existing two-story building is to change the commercial use of 1,240 square feet on the second floor to residential use, comprising 1 studio and 1 one-bedroom apartment. Also proposed for the rear building is to rebuild an existing colonnade on the north elevation, replace all existing windows, add new entry doors, add three pair of French doors with Juliet balconies, remove decorative plaster molding from the front elevation, and add two rooftop balconies. Site work will include a new trash enclosure, new covered bicycle storage, revised parking layout, landscape changes, removal of two trees, and removal of an existing driveway gate. No new floor area is proposed. There will be a demo credit of 1,240 square feet. Project requires Staff Hearing Officer approval of zoning modifications to encroach in the required front and interior setbacks.)

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

Actual time: 3:51 p.m.

Present: Darrell Becker, Applicant; and JoAnne LaConte, Assistant Planner.

Ms. La Conte clarified the proposed zoning modifications to encroach in the required interior setback which no longer include front setback or parking modifications.

Public comment opened at 4:01 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the proposed rear and interior modification aesthetically appropriate, and do not pose negative visual impacts to the neighborhood or consistency issues with the Architectural Board of Review Guidelines.
- 2) Restudy the Juliette balcony configuration and details at the front west elevation.
- 3) Study the entry tower proportions.
- 4) Restudy the reconfiguration of the roof decks.
- 5) Show the roof deck divider walls on the exterior elevations.

Action: Hopkins/Wittausch, 7/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1028 OLIVE ST****R-3 Zone**

**(4:30)** Assessor's Parcel Number: 029-230-017  
 Application Number: MST2015-00583  
 Owner: Adelaida Ortega  
 Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached two-car garage and construct a one story, 750 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, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provided. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

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

Actual time: 4:19 p.m.

Present: Antonio Xiques, Designer; Adelaida Ortega, Owner; and JoAnne LaConte, Assistant Planner.

Public comment opened at 4:28 p.m. As no one wished to speak, public comment was closed.

An email of concern from Scott Wenz, and a letter of support with suggestions from Ellis Cumberbatch and Suzanna Stafford, were acknowledged.

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

- 1) Study adding landscaping at the southeast corner facing the carport.
- 2) Study adding some glass at the secondary door facing the carport and/or adding an architectural enhancement, such as an eyebrow roof element.
- 3) Study raising the plate height at the rear unit.
- 4) Add a powder room window on the west elevation that is shown on the floor plans, and resolve other inconsistencies between the floor plan and elevations.
- 5) Return the parapet by one foot at each side at the east elevation.
- 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. Regarding parking issues, the Board finds the rear unit is small enough that one parking staff has been deemed sufficiently adequate for that unit.
  - 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. The Board finds the front and rear dwelling units match the architectural style and are not an issue.
  - c) **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood. Other than the plate height being raised, the Board finds the project sensitively matches the character of the front house.

- d) **Sensitive to Adjacent Landmarks and Historic Resources.** *(This criteria is not applicable to the proposed project, as the project is not in close proximity to any adjacent City Landmark/designated historic resources, historic sites or natural features.)*
- e) **Public View of the Ocean and Mountains.** *(This criteria is not applicable to the proposed project, as the project does not inhibit and is not in close proximity to any established scenic public vistas.)*
- f) **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and the additional landscaping.

Action: Hopkins/Wittausch, 7/0/0. Motion carried. (Miller/Moore)

**\* THE BOARD BRIEFLY RECESSED AT 4:54 P.M., AND RECOVERED AT 5:01 P.M. \***

## **FINAL REVIEW**

### **4. 719 W SOLA ST**

**R-2 Zone**

**(5:15)**

Assessor's Parcel Number: 039-092-004

Application Number: MST2014-00355

Owner: Torres Living Trust

Architect: Armando Arias Del Cid

(Proposal to demolish an existing 854 square foot one-story dwelling unit, 431 square foot two-car carport, and 70 square foot shed, and construct a new 3,121 square foot two-story dwelling unit with an attached 444 square foot, two-car garage. Also proposed is to construct a new 400 square foot, two-car garage for the existing 1,287 square foot dwelling unit at the rear of the parcel, which will remain unchanged. New landscape and hardscape is also proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 17, 2015.)**

Actual time: 5:01 p.m.

Present: Armando Arias Del Cid, Architect.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with the comment to restudy the detail on plan Sheet A-12, traditional eave detail.**

Action: Cung/Hopkins, 7/0/0. Motion carried.

**\*THE FOLLOWING ITEM WAS POSTPONED INDEFINITELY AT THE APPLICANT'S REQUEST\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 600 BLK N LA CUMBRE RD**

**(5:30)** Assessor's Parcel Number: ROW-002-557  
 Application Number: MST2016-00112  
 Applicant: Verizon Wireless  
 Engineer: M Squared Engineers  
 Applicant: Sequoia Deployment Services, Inc.

(Proposal for a new Verizon Wireless communications facility consisting of the installation of a 2' diameter Cantenna to be mounted on an existing Southern California Edison pole near 620 N. La Cumbre Road. Also proposed is a new ground-mounted equipment cabinet, electrical meter, and associated equipment and conduit.)

**(Requires No Visual Impact findings.)**

**Postponed to May 9, 2016 at the Applicant's request.**

**\* THE BOARD RECESSED AT 5:35 P.M., AND RECOVERED AT 6:15 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 325 W ANAPAMU ST****R-4 Zone**

**(6:20)** Assessor's Parcel Number: 039-212-004  
 Application Number: MST2016-00101  
 Owner: Cynthia Howard  
 Architect: The Cearnal Collective, LLP

(This is a proposal under the Average Unit Density Incentive Program [AUD]. Proposal to demolish an existing single family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 6,814 square foot, three-story residential apartment building housing 11 rental units. Also proposed is a 2,561 square foot carport with 11 parking spaces, 12 covered bicycle parking spaces, and a 121 square foot trash enclosure. No grading is proposed. Under AUD, the average unit size is 619 square feet, with a maximum allowed of 901 square feet. The proposed residential density is 50 dwelling units per acre, with a maximum of 54 units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay. This project requires Staff Hearing Officer review of a Zoning Modification for parking within the required setback.)

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

Actual time: 6:15 p.m.

Present: Christine Pierron and Jeff Hornbuckle, Applicants; and Cynthia Howard, Owner.

Public comment opened at 6:30 p.m.

- 1) Geoffrey Ravenhill, (submitted signed petition) opposition; concerns regarding the proposed size and massing against neighborhood compatibility and density, lack of trash collection, and alley traffic flow and parking density in the area.
- 2) Brett Gewirtzman, opposition; concerns regarding the proposed large size and massing against neighborhood compatibility, proximity and lack of adequate adjacent setback, and parking density.

- 3) Cissy Ross, opposition; with concerns regarding proximity and lack of adequate adjacent setback, proposed large size and massing against neighborhood compatibility, unnecessary lot density, and parking density in the area.
- 4) Ed Baum, (submitted email) opposition; with concerns regarding proposed large scale of the project, parking density, and unnecessary lot density.
- 5) Katherine Lee, opposition; with concerns regarding proposed large size and massing against neighborhood compatibility; and requests reduction in scale of the project.
- 6) Don Kolstad, opposition; with concerns regarding parking density in the area, and traffic and neighborhood safety concerns.
- 7) Brandon Steets, (submitted email) opposition; with concerns regarding noise and trash impacts; public view impacts, proposed large scale against neighborhood compatibility, and traffic and neighborhood safety concerns.
- 8) Sarah Sinclair, opposition; with concerns regarding proposed large scale against neighborhood compatibility, and traffic and neighborhood safety concerns.

Emails of concern from Amy & Brandon Steets, Julian Smalley, Elizabeth Lopez, Brett Gewirtzman, Ed Baum, and Alex Cervantes were acknowledged.

Public comment closed at 6:53 p.m.

Straw vote: How many Board members find the currently proposed site plan that directs all traffic into the alley is appropriate? 1/6 (passed/Tripp opposed).

Straw vote: How many Board members would support a revised site plan for the alley? 6/1 (passed)

Straw vote: How many Board members find the third story element as presented acceptable? 0 (failed).

Straw vote: How many Board members could find some sort of third story element on the project acceptable? 3/2 (passed)

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

- 1) In general, the Board finds the proposed mass, bulk, and scale are not appropriate to the site or to the neighborhood. The amount of square footage, the number of units, the floor-to-floor heights, and the plate heights all seem to be excessive and need to be reduced.
- 2) The proposed amount of open space is not sufficient.
- 3) The Board cannot support the proposed modification given the current design.
- 4) The site design directing all traffic into the alley is not appropriate for this site.
- 5) A majority of the Board finds the proposed floating second and third story over the parking is not an appropriate design concept for the site and neighborhood.
- 6) The over-extended rake conditions and extended side walls adds unnecessary apparent mass and scale.
- 7) Elevations should show adjacent buildings of neighboring sites.
- 8) Show elevations adjacent buildings to demonstrate any impacts to those buildings.
- 9) Provide an aerial view identifying all one and two story structures in the neighborhood.

Action: Wittausch/Hopkins, 5/0/0. Motion carried. (Miller/Moore stepped down).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 3891 STATE ST****C-2/SD-2 Zone****(7:15)**

Assessor's Parcel Number: 051-022-035  
 Application Number: MST2016-00147  
 Owner: Watabun USA, Inc.  
 Architect: DesignARC  
 Landscape Architect: Hyphae Design Laboratory

(Proposal for a new mixed-use project using the Average Unit Density Incentive Program [AUD]. The proposal includes the demolition of an existing two-story, 30,000 square foot commercial retail building and the construction of a new four-story mixed-use development including 85 residential units and 11,065 square feet of commercial floor area. The residential unit mix will include 12 one-bedroom units, 68 two-bedroom units, and 5 three-bedroom units, with an average size of 811 square feet. The proposed density on this 1.36 acre parcel will be 63 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/High Residential 49-63 dwelling units per acre in the Priority Housing Overlay. There will be a total of 192 parking spaces, including 126 covered residential spaces and 66 covered commercial spaces. Grading excavation will comprise 22,250 cubic yards. There will be 7,625 square feet of landscaping on all levels, and a 12,995 square foot roof deck with swimming pool. Planning Commission review is required.)

**(Discussion comments limited to initial site plan review and architectural style; one-time Preliminary Concept Review.)**

Actual time: 7:25 p.m.

Present: Greg Wrights, Applicant; and Melissa Cinarli Turner.

Public comment opened at 7:43 p.m.

- 1) Sheila Lodge, opposition; had personal concerns regarding the compatibility of the historical and aesthetic appearance of the proposed project as an entrance site to the City of Santa Barbara.

An email of concern from Ernest Salomon was acknowledged.

Public comment closed at 7:46 p.m.

**Summary of Board Comments for one-time Preliminary Concept Review:**

- 1) Some Board members found the project site appropriate for the proposed mixed use project in an area with a large residential presence and many available amenities within walking distance. It has a successful site layout, and location set back from corner, existing landscaping, successfully addressed street scape, and has ties to transportation opportunities close by. High quality of materials will be a determining factor.
- 2) Some Board members found the concept, scale, and style acceptable. The layout in relation to the courtyards is interesting. Study opening up the massing on the west elevation.
- 3) Some Board members found the La Cumbre west elevation more successful than the State Street elevations as the façade and elements at the intersections are not successfully integrated between elevations and elements. Study ways to soften the State Street elevation to be more inviting.
- 4) Some Board members would like a restudy of the repetitiveness in the elevation design. Study breaking the overall massing into individual elements and varying the vertical height.
- 5) One Board member questioned whether the proposed "modern" style was authentic enough for the area and Santa Barbara, and requested the Applicant restudy to take advantage of the building's opportunities.
- 6) Restudy and resolve the viability of the proposed outdoor seating at the corner restaurant.
- 7) The combination of residential, commercial, and restaurant functions may be too much for the corner location and to restudy the massing and density in the number of units.
- 8) Restudy the canopy with the cantilever at the corner storefront.
- 9) The proposed colors are too drab.
- 10) Provide landscape screening on the east and south elevations.



- 11) Return with site photographs from adjacent points-of-view.
- 12) Some Board members found the proposed mass, bulk, and scale not acceptable as designed.
- 13) One Board members found the uniformity of the fourth story roof line along State Street is not acceptable as designed.
- 14) One Board member found the contemporary design concept needs to fit more within the Santa Barbara tradition (not just gable end roofs or mission tile) including changes to the massing and fenestration.
- 15) One Board member found that simply shifting colors or finished materials would not be adequate.

**\*\* MEETING ADJOURNED AT 8:40 P.M. \*\***