



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, September 26, 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  
                 KRYSTAL M. VAUGHN, 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 3:01 p.m. by Chair Gradin.

#### **ATTENDANCE:**

Members present:      Gradin, Hopkins, Miller, Moore (arrived at 3:05 p.m.), and Tripp.  
Members absent:      Cung and Wittausch.  
Staff present:      Gantz and Vaughn.

#### **GENERAL BUSINESS:**

A.      Public Comment:

AMERICAN INSTITUTE OF ARCHITECTS (AIA)

Architect Christopher Manson-Hing of American Institute of Architects, Santa Barbara Chapter, made a short presentation to announce the 8th Annual ArchitecTours to be held on Saturday, October 1, 2016, with the theme "Spirit of Santa Barbara – Past & Present," featuring a combination of commercial and residential projects showcasing historic structures that have withstood the test of time, balanced by contemporary buildings strongly rooted in the community.

B.      Approval of Minutes:

Motion:      Approval of the minutes of the Architectural Board of Review meeting of **September 12, 2016**, as amended.  
Action:      Hopkins/Gradin, 2/0/3. (Miller, Tripp, and Moore abstained; Cung and Wittausch absent.)  
                 Motion carried.

## C. Consent Calendars:

Motion: Ratify the Consent Calendar of **September 19, 2016**. The Consent Calendar was reviewed by Wittausch (A-G), Miller (Item B-C), and Suding (Item A).

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

Motion: Ratify the Consent Calendar of **September 26, 2016**. The Consent Calendar was reviewed by Gradin and Miller.

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

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

a. Ms. Gantz announced that Board Members Cung and Wittausch would be absent.

## E. Subcommittee Reports.

None.

**PROJECT DESIGN REVIEW****1. 116 E COTA ST****C-M Zone**

**(3:15)** Assessor's Parcel Number: 031-201-003  
 Application Number: MST2015-00627  
 Owner: Cota Street, LLC  
 Architect: Designarc

(This is a revised project description: Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. Under the Average Unit Density Incentive Program, the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this 10,865 square foot parcel designated Medium-High Density and within the Priority Housing Overlay area.)

**(Sixth review. Revised parking garage access requires new Project Design Approval. Project was last reviewed on June 6, 2016.)**

DRAFT

Actual time: 3:14 p.m.

Present: Mark Kirkhart, Architect; Ken Vermillion, Architect; Sam Maphis, Landscape Architect; Allison DeBusk, Project Planner, City of Santa Barbara; and Renee Brooke, City Planner, City of Santa Barbara.

Public comment opened at 3:43 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks with comments:**

1. The Board appreciated the removal of the second garage door facing the park.
2. The Board appreciated the landscaping going all the way to the grade and the addition of palm trees to the interior setback.

3. The Board liked the new location of the second-floor staircase.
4. The Board believed the open staircase at the front has more potential.
5. The Board was not satisfied with the north elevation, it needs to be more stylistically pleasing.
6. In reference to the east elevation, the Board requested to see a less continuous bulkhead: broken, articulated, and brought to grade, particularly at the junction of the fifth unit towards Cota Street.
7. In reference to the fourth-story, one-bedroom unit, raising the plate height 10 feet is unacceptable as designed.
8. Study re-introducing the architectural eyebrows on the east elevation.
9. Simplify the north elevation's use of forms and materials to be more cohesive with the building design.
10. Study reducing the parapet height of the fourth floor units on the east elevation.
11. Study re-introducing the horizontal siding element associated with defined masses of the building.
12. Study the northeast corner and determine how the commercial outdoor seating will work with the adjacent vehicular alleyway.
13. The Board requested the applicant to note the alleyway on the site plan.
14. Study re-introducing the landscape area at the northeast corner by removing the commercial outdoor seating.

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

## **PROJECT DESIGN REVIEW**

### **2. 1200 BLK QUINIENTOS ST 1373 SEG ID**

**(4:00)** Assessor's Parcel Number: ROW-001-373  
 Application Number: MST2014-00387  
 Owner: City of Santa Barbara  
 Landscape Architect: David Black & Associates

(Proposal to replace the Quinientos Street Bridge over Sycamore Creek. The existing single span bridge is approximately 36 feet long and 36 feet wide and was constructed in 1930. The new single span concrete bridge will be approximately 45 feet long and 52 feet wide with two 12-foot wide travel lanes, two 6-foot wide shoulders, and two 6.5-foot wide sidewalks. The bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

**(Action may be taken if sufficient information is received. Project was last reviewed on June 8, 2015.)**

DRAFT

Actual time: 4:21p.m.

Present: Tom Conti, Bengal Engineering; James Colton, Project Manager II, City of Santa Barbara; David Black, Landscape Architect; and Kathleen Kennedy, Associate Planner, City of Santa Barbara.

Public comment opened at 4:26 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design and Final Approval with the condition that the applicant study the**

**inclusion of additional skyline trees in the landscape design.**  
 Action: Miller/Tripp, 5/0/0. (Cung and Wittausch absent.) Motion carried.

The ten-day appeal period was announced.

### **PROJECT DESIGN REVIEW**

#### **3. 1330 CACIQUE ST**

**C-P Zone**

**(4:30)** Assessor's Parcel Number: 017-233-024  
 Application Number: MST2016-00119  
 Owner: Ornella Faccin  
 Applicant: Becker Studios, Inc.  
 Applicant: Diana Kelly

(The proposed project involves interior and exterior alterations to convert an existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies the proposal also includes an interior remodel and alterations to the one-story portion of building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed. Staff Hearing officer review is requested for zoning modifications to allow the alterations in two required interior setbacks.)

**(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 051-16. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on April 25, 2016.)**

DRAFT

Actual time: 4:34 p.m.

Present: Darrell Becker, Applicant; and Bridget Walker, Arcadia Design Studio.

**Motion: Project Design and Final Approval as submitted with the finding 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: Gradin/Tripp, 5/0/0. (Cung and Wittausch absent.) Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED ITEM****4. 1028 OLIVE ST****R-3 Zone**

**(5:00)** 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 2-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot 3-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 provide. 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.)

**(Second Concept Review. 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. Requires compliance with Staff Hearing Officer Resolution No. 048-16. Project was last reviewed on April 25, 2016.)**

DRAFT

Actual time: 4:49 p.m.

Present: Antonio Xiques, Designer; and Adelaida Ortega, Owner.

Public comment opened at 4:56 p.m. As no one wished to speak, public comment was closed.

Chair Gradin read Staff Hearing Officer Resolution No. 048-16 to the Board.

**Motion: Project Design Approval and continued indefinitely to Consent with the following comments**

1. The Board found 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.
2. The Board would like to see some form of separation between the private yard of the new unit and the main lot.
3. Provide more information on the landscaping and hardscape.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED AT 5:09 P.M. AND RECOVERED AT 5:58 P.M. \***

**CONCEPT REVIEW - NEW ITEM****5. 116 ANACAPA ST****OC/SD-3 Zone**

**(6:05)** Assessor's Parcel Number: 033-083-017  
 Application Number: MST2016-00398  
 Owner: Susan Miratti Trust  
 Architect: Andrulaiti Mixon

(Proposal for a change of use and exterior alterations to an existing 5,733 square foot non-residential building. The project will include converting 2,503 square feet of floor area back to a permitted parking garage, replacing the existing garage doors with glass roll-up doors, new brick veneer on portions of the exterior facade, new paint color, and parking lot restripe to add an ADA-compliant space and path of travel. The project will also include new landscaping pockets, lighting fixtures, bicycle parking, awnings, and a new roof membrane. Project requires Coastal review. )

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

DRAFT

Actual time: 5:58 p.m.

Present: Joseph Andrulaitis, Architect.

Public comment opened at 6:03 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued one week to Consent with comments:**

1. The Board liked the design of the project.
2. Provide color samples of the brick, and provide color elevations.
3. Provide more information on and enhance the landscaping design in the parkway.
4. Provide flashing cap details not shown on the current plan.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM****6. 2840 DE LA VINA ST****C-P/SD-2 Zone**

**(6:35)** Assessor's Parcel Number: 051-220-023  
 Application Number: MST2016-00417  
 Owner: Storch Family Living Trust  
 Architect: Ashdown Architecture, Inc.  
 Business Name: Grocery Outlet Bargain Market

(Proposal for a new facade on the existing Ralph's shopping center. Also proposed are new railings and 28 square feet of concrete sidewalk fill in at the rear truck dock to expand the sidewalk for forklift use. Some of the existing ADA parking spaces will be relocated but the overall number of parking spaces will remain the same. No new floor area is proposed.)

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

DRAFT

Actual time: 6:16 p.m.

Present: Dwight Ashdown, Architect.

Public comment opened at 6:19 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely with comments:**

1. Provide printed photographic documentation of the surrounding buildings.
2. The façade revision and a re-working of the visible work areas could be acceptable with a more refined approach.
3. The columns adjacent to the parking lot should be more dimensional and have a greater thickness.
4. The projecting roof elements should look as though they are functioning elements.
5. Implement more play and depth to the parapet treatments and study how they differ from the proposed roof elements.
6. Study all exposed wood elements and have them appear to be structurally functional elements as opposed to façade treatments.
7. Provide a more complete development of the design so the Board can better understand the relationships of what is being proposed.
8. Provide a site section through the front entrance.
9. Provide a design style that is more characteristic of Santa Barbara.

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

**\*\* MEETING ADJOURNED AT 6:40 P.M. \*\***