



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, October 24, 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 3:00 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present:      Gradin (left at 5:03 p.m.), Hopkins (arrived at 3:01 p.m.), Moore, Tripp and Wittausch.  
Members absent:      Cung and Miller.  
Staff present:      Limón (arrived at 4:11 p.m. and left at 5:04 p.m.), Gantz and Vaughn.

**GENERAL BUSINESS:**

A.      Public Comment:

Correspondence from Tyler Clark regarding canvas screening on open iron railings was read into the record.

B.      Approval of Minutes:

Motion:      Approval of the minutes of the Architectural Board of Review meeting of **October 10, 2016**, as submitted.  
Action:      Hopkins/Tripp, 5/0/0. (Cung and Miller absent.) Motion carried.

## C. Consent Calendars:

Motion: Ratify the Consent Calendar of **October 17, 2016**. The Consent Calendar was reviewed by Gradin and Miller.

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

Motion: Ratify the Consent Calendar of **October 24, 2016**. The Consent Calendar was reviewed by Gradin.

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

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

Ms. Gantz announced that Board Members Cung and Miller will be absent from the meeting and Board Member Gradin will step down from Item 4, 1116 San Pascual Street.

## E. Subcommittee Reports.

Board Member Hopkins reported on the Average Unit Size Density Incentive Program (AUD) subcommittee meeting. It was noted that Board Members Hopkins, Wittausch, and Tripp will be listed as primary members and Board Members Gradin and Moore will be listed as alternates of the subcommittee.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 115 W PEDREGOSA ST****R-4 Zone****(3:15)**

Assessor's Parcel Number: 027-022-004

Application Number: MST2016-00448

Owner: Nancy Bouhaben Mulholland Tr.

Architect: Mulholland Design

(Proposal for one new dwelling unit using the Average Unit Density Incentive Program (AUD). The proposal is to demolish an existing 270 square foot detached garage and construct a new 318 square foot detached one-car garage with workshop and 92 square foot entry and stair leading to a 310 square foot studio apartment on the second floor. Total square footage of this new structure would be 720 square feet. Also proposed is one uncovered parking space. An existing 926 square foot 1-story dwelling unit at the front of the parcel would only have a very minor alteration at the rear. There will be 17 cubic yards of grading excavation and 11 cubic yards of gravel fill, with two small fruit trees removed. The residential mix will be one 2-bedroom unit and one studio unit, with an average size of 664 square feet. The proposed density on this 4,200 square foot parcel will be 27 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential 15-27 dwelling units per acre. Staff Hearing Officer approval is required for zoning modifications to encroach into the interior and rear required setbacks.)

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

Actual time: 3:17 p.m.

Present: Nancy Bouhaben Mulholland and Marc Sapp, Owners.

Public comment opened at 3:28 p.m., and as no one wished to speak, it was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer with positive comments:**

1. There is no adverse visual impact to the encroachment proposed.

2. The adjacent apartment building has no windows facing the proposed encroachment, which eliminates privacy concerns, and the existing garage has established ground-floor setbacks that would not be changed.
3. The requested modifications are in conformance with a pattern that has already been established within similar properties in the neighborhood.

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

## **REVIEW AFTER FINAL**

### **2. 1200 BLK CLIFF DR**

**(3:45)** Assessor's Parcel Number: ROW-003-156  
Application Number: MST2015-00334  
Applicant: Verizon Wireless

(Review After Final of change to approved small cell wireless project to propose the installation of a 43'-0" tall wood utility pole in lieu of the previously-approved 28'-5" wood utility pole. The antenna will be mounted at 41'-5" in lieu of 27'-2". All other aspects of the project will remain unchanged.)

**(Review After Final of change to approved project to install a 39'-7" tall utility pole in lieu of the previously-approved 28'-5" utility pole. The antenna will be mounted at 38'-1" in lieu of 27'-2". All other aspects of the project will remain unchanged. Project was last reviewed on January 6, 2016.)**

Actual time: 3:41 p.m.

Present: Tricia Knight, Verizon Wireless.

Public comment opened at 3:47 p.m.

Correspondence from Carolyn and Bill Kyle, who wrote in opposition of the project, was read into the record.

Public comment closed at 3:51 p.m.

**Motion: Continued two weeks with the applicant to study alternate pole designs in order to reduce the maximum height of the proposed utility pole.**

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

**PROJECT DESIGN REVIEW****3. 116 E COTA ST****C-M Zone**

**(4:15)** Assessor's Parcel Number: 031-201-003  
Application Number: MST2015-00627  
Owner: Cota Street, LLC  
Architect: DesignARC

(This is a revised project description for a project using the Average Unit Density Incentive Program (AUD): 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. 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 parcel with a General Plan Land Use designation of Medium-High Density within the Priority Housing Overlay area.)

**(Third Concept Review of revised project. Revised parking garage access requires new Project Design Approval. Project was last reviewed on October 10, 2016.)**

Actual time: 4:12 p.m.

Present: Mark Kirkhart, Architect; Ken Vermillion, Architect; Sam Maphis, Landscape Architect; and Jaime Limon, Senior Planner II, City of Santa Barbara.

Public comment opened at 4:31 p.m., and as no one wished to speak, it was closed.

**Motion: Project Design Approval with comments:**

1. The Board would like the service railing to be either a solid rail or something less visually distracting.
2. Study changing the alignment of the third floor balcony on E. Cota Street so it is not coincident with the larger adjacent mass.
3. Study simplifying the tile color and pattern.
4. Study ways of breaking up the cowell line to reduce the apparent mass at the E. Cota Street elevation.
5. Several Board members felt the color scheme is too gray and on the cool side and would like the applicant to study a warmer palette.
6. The Board finds a horizontal balcony rail to be a more elegant solution for the project.
7. The Board found the wire mesh to be acceptable for the green screen.
8. The Board included revised Conditions of Approval.
9. 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. The Board appreciated the changes made by the applicant.

Action: Hopkins/Tripp, 4/1/0. (Gradin opposed; Cung and Miller absent.) Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED ITEM****4. 1116 SAN PASCUAL ST****R-3 Zone**

**(5:00)** Assessor's Parcel Number: 039-202-016  
Application Number: MST2016-00359  
Owner: Edward St. George  
Architect: On Design LLC

(Proposal for a new residential project using the Average Unit Density Incentive Program (AUD). The proposal includes demolition of an existing, detached, 720 square foot garage and 176 square foot shed and construction of a new 2,444 square foot two-story duplex. An existing 675 square foot single-family dwelling on site will remain unchanged. The residential unit mix will include one, 2-bedroom unit (existing dwelling), one, 5-bedroom unit on the first and second floors, and one, 1-bedroom unit on the second floor of the new duplex, with an average unit size of 1,039 square feet. The proposed density on this 6,880 square foot parcel is 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density 15-27 dwelling units per acre. Private outdoor living space for the new units will be provided in two second floor decks totaling 173 square feet. There will be a total of three parking spaces provided, two in a 420 square foot, attached two-car garage, and one uncovered space. Grading will comprise 350 cubic yards of excavation and 425 yards of fill dirt. Total development on site will be 3,119 square feet of floor area. This project will address violations identified in Zoning Information Report ZIR2016-00345.)

**(Second Concept Review. Comments only: requires Environmental Assessment. Project was last reviewed on October 10, 2016.)**

Actual time: 5:03 p.m.

Present: Keith Nolan, Architect; Sam Maphis, Landscape Architect.

Public comment opened at 5:17 p.m., and as no one wished to speak, public comment was closed.

Public comment re-opened at 5:28 p.m.

Sheila Lodge, spoke in opposition and expressed concerns regarding the style of the property being even less "Santa Barbara" in style than the previous proposal.

Public comment closed at 5:31 p.m.

**Motion: Continued four weeks with comments:**

1. The Board appreciates the change in bedroom count from five to three.
2. The Board is concerned with the style difference between the existing and proposed buildings and would like to see a stronger connection between the two.
3. The applicant is to study ways of reducing the apparent mass of the buildings.
4. The majority of the Board felt the existing structure is too close in proximity to the new structure.

Action: Wittausch/Tripp, 4/0/0. (Gradin stepped down; Cung and Miller absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM****5. 1030 CACIQUE ST****R-3 Zone**

**(5:40)** Assessor's Parcel Number: 017-252-006  
Application Number: MST2016-00225  
Owner: Jose Gutierrez  
Designer: Flaviano Ramirez

(Proposal for a 231 square foot addition to an existing 574 square foot single-family dwelling and to convert an existing 697 square foot attached garage to a new one-story dwelling unit, resulting in a duplex. A new 434 square foot two-car carport will be constructed, providing two covered parking spaces, and two uncovered spaces will also be provided. One orange tree is proposed to be removed, and no grading is proposed on this 5,000 square foot parcel.)

**(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. Project was last reviewed on September 12, 2016.)**

Actual time: 5:44 p.m.

Present: Jose Gutierrez, Owner.

Public comment opened at 5:54 p.m., and as no one wished to speak, public comment was closed.

**Motion: Continued indefinitely with comments:**

1. Revise the porch entrance at the rear to match the existing porch entrance at the front by adding an awning over the roof entrance, or similar feature.
2. Add a railing to the side entrance stairs.
3. Study extending the stone paved area to include the entire uncovered parking.

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

**\* MEETING ADJOURNED AT 6:01 P.M. \***