



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, November 21, 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, Cung (arrived at 3:48 p.m.), Hopkins, Miller, Moore, Tripp, and Wittausch.  
Members absent:      None.  
Staff present:      Limón, Gantz, and Vaughn.

#### **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 **November 7, 2016**, as amended.

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

C.      Consent Calendars:

Motion:      Ratify the Consent Calendar of **November 14, 2016**. The Consent Calendar was reviewed by Wittausch and Miller.

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

Motion: Ratify the Consent Calendar of **November 21, 2016**. The Consent Calendar was reviewed by Wittausch and Miller.

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

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

Ms. Gantz made the following announcements:

1. Board Member Cung will arrive at approximately 3:45 p.m., Board Member Gradin will step down from Item 2, 801 Cliff Drive, and Board Member Moore will step down from Item 3, 732 Bond Ave.
2. The first regularly scheduled ABR meeting in January 2017 has been cancelled due to electronic equipment upgrades to occur in the David Gebhard Public Meeting Room. The first meeting in January will be on Tuesday, January 17.
3. Item 6 on today's agenda at 2900 block of Cliff Drive was entered on today's agenda in error. The correct meeting date for this item is December 5.

E. Subcommittee Reports.

None.

## DISCUSSION ITEM

### 1. REVIEW OF NEW INFILL DESIGN GUIDELINES

**(3:15)** Staff: Jaime Limón, Senior Planner.

DRAFT

Actual time: 3:08 p.m.

Present: Jaime Limón, Senior Planner, City of Santa Barbara; Tony Boughman, Assistant Planner, City of Santa Barbara; and Renee Brooke, City Planner, City of Santa Barbara.

**Discussion was held and it was concluded that a secondary meeting will be scheduled in order to solidify the edits needed before presenting the ABR Infill Design Guideline Proposal to the Planning Commission.**

## PROJECT DESIGN REVIEW

### 2. 801 CLIFF DRIVE

**R-2/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 045-250-008  
 Application Number: MST2014-00586  
 Owner: Unknown Dream, LLC  
 Architect: On Design, LLC  
 Applicant: SEPPS, Inc.  
 Applicant: James Cole  
 Landscape Architect: CMLA Landscape Architects

(The project addresses violations in enforcement case ENF2014-00616 for extensive work done without required City review, approval, and permits at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The project consists of tree removals in an established Monarch Butterfly

overwintering site along a portion of Honda Valley Creek, and as-built remodeling of existing buildings, site work, and other landscaping alterations. The unpermitted work proposed to be permitted consists of the removal of 32 mature Eucalyptus trees which provided Monarch butterfly overwintering habitat, removal of canopy trees and planting of palm trees in areas around buildings, other landscaping alterations, replacement of irrigation system, exterior building color changes, metal building siding, metal window awnings, grading and pad for patio with octagonal seating wall, grading and pad for picnic table, grading and pad for concrete ping-pong tables, a bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration with 25 additional spaces, parking lot painting, traffic control gates, exterior lighting, EV charging stations, bike racks for 152 bicycles, and mailboxes. The unpermitted work proposed to be removed consists of a concrete slab and seat wall, concrete pads with gym equipment, non-compliant exterior lighting, prohibited banner signs, entry pilasters with lighting, non-permitted stairs near street intersection, and eight Mexican Fan Palms planted along driveway near the restoration area. Proposed new improvements include restoration of Monarch butterfly and riparian habitat, a Monarch Butterfly and riparian habitat maintenance and monitoring program, drainage improvements in the restoration area, tree mitigation planting, new handrails at existing stairs, stair abandonment at carports, trash and recycling enclosures, concealment of as-built data/phone cabling on exterior of buildings, removal of Palm trees near Loma Alta, and planting Cypress trees adjacent to buildings.)

**(Action may be taken if sufficient information is received. Requires compliance with Planning Commission Resolution No. 020-16. Project was last reviewed on February 29, 2016.)**

Actual time: 3:57 p.m.

Present: Maruja Clensay, SEPPS; Keith Nolan, Architect; Chuck McClure, Landscape Architect; and Tony Boughman, Assistant Planner, City of Santa Barbara.

Public comment opened at 4:18 p.m., and as no one wished to speak, public comment was closed.

**Motion: Project Design and Final Approval with the following comments, and continued two weeks to Consent for review of details:**

1. Study the metal reveals on the elevator towers.
2. Provide elevations of the trash enclosures.

Action: Wittausch/Cung, 5/0/1. (Gradin stepped down, Hopkins abstained.) Motion carried.

The ten-day appeal period was announced.

**ABR-PRE-APPLICATION CONSULTATION REVIEW****3. 732 BOND AVE****C-2 Zone**

**(4:45)** Assessor's Parcel Number: 031-232-007  
Application Number: MST2014-00453  
Owner: Allen Arnold  
Designer: Scott Peterson  
Applicant: Earl Arnold

(Proposal for a new mixed-use project to be developed with the Average Unit Density Incentive Program. The proposal will include the demolition of an existing 700 square foot single family dwelling and the construction of two, 3-story mixed-use buildings with roof decks. The commercial area will include 750 square feet and will be located on the ground floor. The upper two stories will house two residential units, and a detached third residential unit is also proposed, totaling 3,728 square feet. Six covered parking spaces will be provided on the ground floor. A trash enclosure and covered bicycle parking is also proposed. The unit mix will comprise one, 3-bedroom unit and two, 2-bedroom units. The average unit size will be 1,242 square feet and the residential density will be 25 units per acre on a 5,342 square foot parcel with a General Plan Land Use designation of C-2, Commercial/High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. No grading is proposed.)

**(Comments only; one-time pre-application consultation review with limited plans presented.)**

Actual time: 4:42 p.m.

Present: Scott Peterson, Designer; and Earl Arnold, Applicant.

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

Board Member comments:

1. Board Member Wittausch expressed appreciation for the project, its materials, simplicity, and use of solar panels. He expressed concern with the project's size, bulk, and scale. Due to the mature nature of the project, he would like the applicant to study either bulking up or straightening the buttresses. He also advised that he could not support the building as proposed with zero lot line to the neighbors but could support a variable setback modification.
2. Board Member Tripp appreciated the placement of a live/work project in the proposed location. She asked the applicant to study the architecture and create a more cohesive design. A suggestion was to implement a more industrial design so as to keep with the style of the neighborhood. Board Member Tripp also suggested the applicant study the project's relationship to the street since it is a corner lot. She suggested studying the fenestration and how it can be more alluring, as well as pushing the project back from the street so as to create a more inviting industrial space.
3. Board Member Miller voiced that she liked the project at a concept level. She found the stone pebble wall, some of the steel elements, and solar panel array very different for the community, but interesting. She appreciates the approach of the project and what it is looking to achieve. She did, however, share similar concerns regarding the massing, architectural style, and how the applicant will address the street corner, since the project is a corner lot.
4. Board Member Hopkins expressed that he likes the project, especially the solar array, the big barn doors, and the pebble wall. He was troubled by the scaffolding and felt that it added visual clutter. He was also concerned with the proportions/massing of the project and felt there were too many different styles being implemented at once. Lastly, he suggested that a tree be placed at the street corner as a landscape buffer to soften the design.
5. Board Member Cung expressed concern with the massing of the building in relation to the neighborhood. He appreciates the architecture style and that it is a mixed use project but feels it is excessively large for its proposed location.

6. Board Member Gradin echoed that the mass, bulk and scale is not appropriate for the area and needs to consolidate its styles into one direction. He does support the idea of merging Spanish style architecture with industrial architecture.

**\* THE BOARD RECESSED AT 5:45 P.M. AND RETURNED AT 6:01 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 217 S VOLUNTARIO ST**

**R-3 Zone**

**(6:05)**

Assessor's Parcel Number: 017-260-016  
 Application Number: MST2016-00291  
 Architect: Keith Rivera  
 Owner: Jon Sarad & Simmons Family Trust

(Proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The project will include the demolition of an existing 691 square foot one-story dwelling unit, 421 square foot detached garage, and 85 square foot shed, and the construction of a 2,204 square foot two-story duplex and a 2,854 square foot two-story triplex. An existing 1,072 square foot (3-bedroom) dwelling unit is proposed to remain unchanged. The proposed unit mix will include four, 2-bedroom units and one, 1-bedroom unit. The project will result in six dwelling units totaling 6,145 square feet, with an average unit size of 1,024 square feet. The proposed density on this 12,500 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. There will be a total of five parking spaces provided in attached garages totaling 1,088 square feet, and one uncovered space. Two fruit trees will be removed and new landscape, hardscape, fencing, and trash enclosure is proposed. Grading will consist of 140 cubic yards of excavation and 25 cubic yards of fill. This project will address violations identified in Zoning Information Report ZIR2015-00485.)

**(Action may be taken if sufficient information is received. Requesting a three foot interior setback encroachment allowed at the discretion of the ABR per SBMC28.81.060.B.3. Project was last reviewed in a pre-application consultation, one-time review capacity on September 12, 2016.)**

Actual time: 6:02 p.m.

Present: Keith Rivera, Architect; and Josh Monroy, Landscape Architect.

Public comment opened at 6:15 p.m., and as no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued indefinitely to Consent with CEQA 15183 findings, condition for the annual residential survey and comments:**

1. If possible, move the parking stall between Unit 2 and 3 closer to the driveway so as to increase the landscaping there.
2. Study an enhanced paving pattern in front of the garages.
3. Study making a more usable covered porch area at Unit 1, which faces the street.
4. Study the gable and condition at Unit 4 facing the driveway.
5. The Board is in favor of waiving the six foot setback at the garage.
6. The Board 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: Gradin/Cung, 7/0/0. Motion carried.

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **5. 510 E ORTEGA ST**

**C-M Zone**

**(6:45)** Assessor's Parcel Number: 031-171-002  
Application Number: MST2015-00530  
Owner: Tom and Monica Curry  
Applicant: Bildsten Architecture and Planning

(Proposal to demolish an existing 816 square foot single-family residence and detached garage and construct a three story five-unit apartment building under the Average Unit Density (AUD) Incentive Program. The project will consist of two studio units, two two-bedroom units, and one three-bedroom unit, all totaling 4,807 square feet, with an average unit size of 961 square feet. A total of five covered parking spaces will be provided in a ground level garage. All existing trees will be removed including a 30' tall Jacaranda in the front yard and six 8' to 12' fruit trees in the rear yard. No grading is proposed. The 5,000 square foot parcel is designated medium-high density, and is within the priority housing overlay area with a maximum average unit size of 970 square feet. This project addresses violations identified in Zoning Information Report ZIR2014-00421 and Enforcement Case ENF2014-00954.)

**(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 February 1, 2016.)**

Actual time: 6:38 p.m.

Present: Greg Schmandt, Designer; Ellen Bildsten, Architect; and Sam Maphis, Landscape Architect

Public comment opened at 6:52 p.m., and as no one wished to speak, public comment was closed.

**Motion: Project Design Approval and indefinite continuance with CEQA 15183 findings, condition for the annual residential survey and comments:**

1. Study the bay window in front, consider removing the roof element, and study the material and finish.
2. Study extending the eave at the third floor in front.
3. Study the material along the second floor balcony, west side fascia.
4. Consider a larger box tree for the front – street side.
5. Provide details of the fenestration recesses.
6. Provide a cover for the stair element.
7. The Board 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/Tripp, 7/0/0. Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM****6. 2900 BLK CLIFF DR 2945 SEG ID****(7:15)**

Assessor's Parcel Number: ROW-002-945

Application Number: MST2016-00505

Contractor: Cable Engineering Services

Owner: City of Santa Barbara – Public Works

(Proposal for AT&T Mobility to remove an existing 40'-0" tall wood power pole without wireless equipment and install a new wood pole of the same height with a new Cantenna mounted on top. This installation site is a temporary interim location due to the roundabout project construction. No other work is proposed.)

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

**It was announced that this item was entered onto the agenda in error and the correct meeting date will be December 5, 2016.**

**\*\* MEETING ADJOURNED AT 7:20 P.M. \*\***