



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**MARCH 12, 2018**

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

Kirk Gradin, *Chair*  
Amy Fitzgerald Tripp, *Vice Chair*  
Bob Cunningham  
Kevin Moore  
David R. Watkins  
Wm. Howard Wittausch

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Kathleen Goo, Commission Secretary

---

**CALL TO ORDER**

The Full Board meeting was called to order at 3:02 p.m. by Chair Gradin.

**ATTENDANCE**

Members present: Gradin, Tripp, Cunningham, and Moore  
Members absent: Watkins and Wittausch  
Staff present: Cameron and Goo

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **February 26, 2018**, as submitted.

Action: Cunningham/Moore, 4/0/1. (Gradin abstained. Watkins and Wittausch absent.)  
Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **March 5, 2018**, as reviewed by Board Member Moore.

Action: Moore/Cunningham, 5/0/0. (Watkins and Wittausch absent.) Motion carried.

Motion: Ratify the Consent Calendar of **March 12, 2018**, as reviewed by Board Members Cunningham (all items) and Moore (Items B-C).

Action: Moore/Tripp, 5/0/0. (Watkins and Wittausch absent.) Motion carried.

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

1. Mr. Cameron announced the following:

- a. Board Members Wittausch and Watkins will be absent from the meeting.
- b. Item 2, 402 S. Hope Ave.; Item 4, 101 S. Canada St.; and Item 5, 302 W. Montecito St. have been postponed due to loss of quorum. Therefore, Item 6, 127 Eucalyptus Hill Circle, will have start time change to 5:10 p.m.

E. Subcommittee Reports:

No subcommittee reports.

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

**1. 1425 LAS POSITAS RD**

**SP-9/S-D-3 Zone**

**(3:15)**

Assessor's Parcel Number: 047-010-064

Application Number: MST2017-00773

Owner: City of Santa Barbara

Applicant: Erin Markey, Creeks Restoration Planner

(Proposal for a 4-acre restoration of the Arroyo Burro Creek corridor located on City-owned property within the Arroyo Burro Open Space Park. The project would restore 1,400 linear feet of creek with removal of man-made debris such as metal and concrete, and the installation of approximately 7,500 native plants, including 550 trees, and associated irrigation. Wood rail fencing would be placed along the restoration area and along existing foot trails. New floodplain terraces would be created through the grading of 13,000 cubic yards of soil of which 12,600 cubic yards would be exported and the remainder would be used onsite. No new structures are proposed. The project design includes measures to address potential environmental impacts. Project funding will come from Measure B and matching grant funds from the Department of Fish and Wildlife and California Coastal Conservancy. Project requires review by the Planning Commission for a Coastal Development Permit.)

**(Comments Only. Project requires Planning Commission review for a Coastal Development Permit.)**

Actual time: 3:06 p.m.

Present: Erin Markey, Associate Planner/Creeks Division, City of Santa Barbara

Public comment opened at 3:36 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to the Planning Commission for return to Full Board with comments:**

1. The Board finds that the following Compatibility Analysis Criteria have been satisfied (per SBMC 22.68.045.B.):
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines because it is a legitimate restoration of the degraded creek within the City limits.
  - b. The proposal is compatible with the architectural character of the City and neighborhood. The project is compatible with the surrounding rural neighborhood.
  - c. The project size, mass, bulk, height, and scale are not applicable.
  - d. There are no adjacent Landmarks or other nearby designated historic resources located close to the project site.
  - e. There are no established scenic public views near the project site.
  - f. The project includes an appropriate amount of open space and landscaping.

Action: Cunningham/Tripp, 4/0/0. (Watkins and Wittausch absent.) Motion carried.

**FINAL REVIEW**

**2. 402 S HOPE AVE**

**RS-7.5/ACS/USS Zone**

Assessor's Parcel Number:	051-240-017
Application Number:	MST2015-00603
Owner:	Santa Barbara Auto Group
Contractor:	Lusardi Construction Company
Business Name:	BMW Audi

(This is a revised project description: Proposal for a 1,687 square foot, one-story addition to an existing 42,551 square foot commercial building for the BMW/Audi dealership. An exterior remodel of the existing one- and two-story building is also proposed. There will be no grading or parking lot changes on this 4.37 acre parcel. A Community Benefit allocation of nonresidential floor area was approved by City Council on January 12, 2016. Planning Commission approval for a larger, 4,257 square foot addition project was given on November 10, 2016. Project Design Approval for this larger addition was given by the Architectural Board of Review on March 13, 2017.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on March 13, 2017.)**

**Item postponed indefinitely due to loss of quorum.**

**\* THE BOARD RECESSED FROM 3:40 TO 4:15 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****3. 3891 STATE ST 24****C-G/USS Zone**

**(4:15)** Assessor's Parcel Number: 051-022-035  
Application Number: MST2018-00046  
Owner: GC Galleria, LLC  
Applicant: Ben Carron  
Architect: Corey Russo  
Business Name: Target

(Proposal for a tenant improvement for a new Target location. Project consists of internal floor infill, and enclosing of existing entryways to total 995 square feet in new commercial floor area to an existing 31,440 square foot commercial structure. Project includes exterior façade alterations including new site walls and vertical metal trellises. Also proposed are site alterations including reconfiguration of the existing parking lot and adjacent landscaping. A total of 91 parking spaces are proposed for the site.)

**(Comments Only. Project requires further Environmental Assessment. Project was last reviewed on February 12, 2018.)**

Actual time: 4:15 p.m.

Present: Kevin Grossoff, Conceptual Designer and Planner; Bill Huntress, Architect, Target; Corey Russo, Project Manager, MBH Architects; and Allison De Busk, Project Planner, City of Santa Barbara

Staff comments: Ms. De Busk and Mr. Cameron clarified for the Board that a waiver is required for an alternative parking lot landscape design under the New Zoning Ordinance (NZO) requirement, since the current planter measurements do not meet the 5-foot minimum size requirement. A waiver is required to allow the intervening finger planters to measure less than 5 feet in length in order to allow enough space for two new cart return areas, and the placement of island planters is stipulated at every eight parking spaces.

Public comment opened at 4:52 p.m.

Correspondence in opposition from Paulina Conn was acknowledged.

Public comment closed at 4:33 p.m.

**Motion: Continued to the April 23 Full Board meeting with comments:**

1. The majority of the Board supports the required waiver for an alternative parking lot landscape design under the New Zoning Ordinance (NZO) requirement.
2. The Board is willing to consider the option of moving the green screen and plantings against the building in the place of a trellis.
3. No mechanical equipment is to be seen from the Public Right of Way.
4. Consider using a metal green screen in front of the building to eventually be covered by plantings.
5. Study reducing and/or consolidating the amount of vertical fencing on the east elevation from 8 count to 2 or 3, on the west elevation from 8 count to 2 or 3,

- on the north elevation from 2 count to one, and/or add one to the main entry side of the building.
6. Study using a lighter colored wood trellis than the proposed darker wood.
  7. Provide a sample of the proposed white building color.
  8. Provide alternative optional colors for the red color at the base of the windows.
  9. Provide more clarity on the design concept of what is being removed and what is replacing it at the balcony on the west elevation.
  10. Provide two revised landscape plans, including the exterior elevations, to show the palm trees at the front of building and on the two street elevations, and one set of plans without the trees.
  11. Study planting an additional tree in the southeast corner and another additional tree to replace where the one planter on the south side will be removed, and restudy tree diversity along the side elevations to help further mitigate the massing of the building and to help continue the landscaping.
  12. Consider using star jasmine for the trellis vine species instead of the proposed cat claw vine variety, and screening plants for the transformer that would require less cutting maintenance and encourage full growth at full height.

Action: Gradin/Cunningham, 4/0/0. (Watkins and Wittausch absent.) Motion carried.

#### **CONCEPT REVIEW - CONTINUED ITEM**

#### **4. 101 S CANADA ST**

**R-2 Zone**

Assessor's Parcel Number: 017-231-016  
 Application Number: MST2016-00536  
 Owner: Edward St. George  
 Applicant: On Design, LLC

(Proposal for a Tentative Parcel Map for a three-unit condominium development including construction of a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. The existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage and one-car carport. The development on site will be 7,064 square feet with a residential density of 10 dwelling units per acre on an R-2 (Two-Family Residence) zoned lot with a General Plan Land Use Designation of Medium Density Residential (max 12 du/acre. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is the demolition of two unpermitted sheds and a two-car garage. This proposal will address violations identified in Enforcement Case ENF2016-01675.)

**(Fourth Concept Review. Comments Only. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map. Project was last reviewed on January 29, 2017.)**

**Item postponed indefinitely due to loss of quorum.**

**CONCEPT REVIEW - CONTINUED ITEM****5. 302 W MONTECITO ST****C-G Zone**

Assessor's Parcel Number: 037-232-002  
 Application Number: MST2016-00426  
 Owner: Edward St. George  
 Applicant: On Design, LLC  
 Agent: SEPPS  
 Architect: Kirk Gradin

(This is a revised project description: Proposal for a three-story mixed-use development consisting of a hotel and commercial space. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 517 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 26,818 square foot, three-story building containing a 15,210 square foot, 32-room hotel and 887 square feet of commercial floor area. Also proposed are 50 parking spaces, and 2 covered bicycle parking spaces. Planning Commission approval is required, as this project involves a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 29 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.)

**(Seventh Concept Review. Comments Only. Project was last reviewed on February 12, 2018.)**

**Item postponed indefinitely due to loss of quorum.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 127 EUCALYPTUS HILL CIR****RS-15/PUD Zone**

**(5:10)** Assessor's Parcel Number: 015-231-033  
 Application Number: MST2018-00027  
 Owner: Stephanie Rose Trust  
 Architect: Chris Cottrell

(Proposal for a new 2,668 square foot, two-story single family residence with 394 square foot attached two car garage within the Eucalyptus Hill Circle Planned Unit Development. The proposed residence would be attached to the existing residence at 125 Eucalyptus Hill Circle. It will be the fourth attached unit in the building, and the final and 28th unit in the complex.)

**(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.)**

Actual time: 5:27 p.m.

Present: Chris Cottrell, Architect; and Charles Harker, Owner

Public comment opened at 5:34 p.m.

The following people expressed support:

1. Carol Dickey
2. Dieter John Dupont

The following people expressed opposition or concerns:

1. Peter Daros (adjacent neighbor) spoke of negative private view impacts and requested the project be lowered into the hillside to reduce the height of the project.
2. Dana Marie Melideo spoke of negative private view impacts and showed the Board cell phone photographs of the site.
3. Correspondence from Richard Hilliard was acknowledged.

Public comment closed at 5:40 p.m.

Chair Gradin stated that even though the Board cannot support the preservation of individual private views, the Board could encourage applicant and adjacent neighbors' cooperation to achieve good neighbor policy standards. The applicant is encouraged to meet with neighbors and to restudy the plate height and design for a less negative visual impact.

**Motion: Project Design Approval and continue indefinitely to Full Board with the comment that the applicant is to meet with adjacent neighbors and to restudy the design for a less negative visual impact.**

Action: Gradin/Cunningham, 2/2/0. (Tripp and Moore opposed. Watkins and Wittausch absent.) Motion failed.

**Motion: Project Design Approval and continue indefinitely to Full Board with comment to provide the standard materials board and all design changes including landscaping changes.**

Action: Tripp/Moore, 2/2/0. (Gradin and Cunningham opposed. Watkins and Wittausch absent.) Motion failed.

**Motion: Continue to the April 23 Full Board meeting with the comment to let the record show that two Board members found the project should be restudied to further reduce the plate height, and two Board members found the project design was acceptable as proposed.**

Action: Gradin/Cunningham, 4/0/0. (Watkins and Wittausch absent.) Motion carried.

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