



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
MAY 7, 2018

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
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 (at 3:09 p.m.), Cunningham (from 3:23 p.m. to 4:27 p.m.), Moore, Watkins (at 3:51 p.m.), and Wittausch
Members absent: None
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 **April 23, 2018**, as submitted.

Action: Cunningham/Wittausch, 3/0/1. (Wittausch abstained from Items 3-8; Gradin abstained from Item 3; Moore abstained from Item 8. Tripp and Watkins absent.)
Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 30, 2018**, as reviewed by Board Member Cunningham.

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

The May 7, 2018 Consent Agenda was cancelled.

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

1. Mr. Cameron announced the following:

- a. Board member Watkins will be in attendance after Item 2, 400 W. Pueblo Street.
- b. Board member Cunningham will be stepping down from Item 2, 400 W. Pueblo Street.
- c. Action may be taken if sufficient information is provided on Item 5, 431 Old Coast Highway.
- d. Item 6, 15 S. Alisos Street, is postponed at the applicant's request.

E. Subcommittee Reports:

Chair Gradin reported a solar panel height code enforcement violation at 510 E. Haley Street, which staff clarified received an administrative approval. Staff also clarified agendized items.

PROJECT DESIGN REVIEW

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 was approved for a Coastal Development Permit by the Planning Commission on May 3, 2018.)

(Action may be taken if sufficient information is provided. Project is required to comply with Planning Commission Resolution No. 010-18. Project was last reviewed on March 12, 2018.)

Actual time: 3:11 p.m.

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

Public comment opened at 3:19 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval as submitted.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 3:23 TO 3:31 P.M. ***

CONCEPT REVIEW - NEW ITEM

2. 400 W PUEBLO ST

SP-8 Zone

(3:45)

Assessor's Parcel Number:	025-071-0RW
Application Number:	MST2018-00120
Owner:	Cottage Health
Architect:	PMSM Architects
Architect:	Cearnal Collective, LLP

(Proposal for a seismic retrofit and new garden on the existing Cottage Hospital site. Project consists of seismic upgrades for the existing 1964 south wing including new concrete shear walls, footing and piles systems, bucking retrained braces, and various interior carbon fiber overlays for seismic support. Included in the scope of work is the demolition of the eastern parking lot and porte-cochere, and the construction of two new staff gardens, areas for art installations, and 415 feet of perimeter fencing to match the existing on site.)

(Comments Only. Project requires further environmental assessment. Project requires a level two Substantial Conformance Determination.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item.

Actual time: 3:31 p.m.

Present: Rosa Alvarado, Architect, PMSM Architects; Martha Degasis, Landscape Architect; and Brian Cearnal, Architect, Cearnal Collective, LLC

Mr. Cearnal reported to the Board that Julio Veyna, landscape architect and Historic Landmarks Commission member had previously reviewed the project landscape plan.

Public comment opened at 4:00 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members agree the project is ready for Project Design Approval and could be continued to Consent for Project Design Approval? 5/0 Passed

Motion: Continue indefinitely to Consent with comments:

1. The ex-bracing or cross bracing should be black in color.
2. Provide an updated axonometric drawing of the Phase 6 portion of the south and west elevations by clarifying the parapets and banding line on both elevations and show how they resolve at the corners.
3. Study seating options for employee gardens.
4. Clarify the height of the pole lights.
5. Clarify the locations of the down lights on the balconies and their visibility from street; if the lights are visible from the street, recess them further or study other options.
6. Provide a photograph of the ashlar pattern at the cloister.
7. Provide an updated landscape plan and have it reviewed by a landscape architect prior to the next review.

Action: Tripp/Moore, 5/0/0. (Cunningham stepped down.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 3986 VIA LUCERO****R-M/USS Zone****(4:30)**

Assessor's Parcel Number: 057-231-003
Application Number: MST2018-00092
Owner: Jaime Garcia

(Proposal to permit unpermitted conditions on a property developed with two residential units. Project consists of permitting a change in color for a retaining wall ranging in height from 3'-9" to 5'-7", and the relocation of an existing unpermitted 7'-4" fence. Project will address violations identified in enforcement case ENF2016-00006. Project requires a Minor Zoning Exception for an over-height fence within ten feet of the front property line.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC §30.245, Minor Zoning Exceptions and SBMC §30.140.110.E.2.a.i, for the proposed overheight fence in the front setback.)

Actual time: 4:27 p.m.

Present: Roberto Galan, Applicant; and Maria Garcia, Owner

Staff comments: Mr. Cameron stated that the applicant is requesting a Minor Zoning Exception for an over-height fence within 10-feet of the front property line, and asked if the Board would prefer to review such Minor Zoning Exceptions at Consent Review meetings instead of at Full Board meetings.

Straw vote: How many Board Members can support the stone wall color to remain as proposed? 3/3 Split vote.

Straw vote: How many Board Members can support a darker grey stone colored wall? 3/3 Split vote.

Straw vote: How many Board Members can support implementing plantings along the wall to drape over the wall to soften, reduce, and improve the overall appearance of the stone wall without changing the wall color? 5/1 Passed

Motion: Project Design Approval and Minor Zoning Exception Approval with comments:

1. Provide a landscape plan and including plantings along the wall.
2. The Board finds the proposed white fence and blue stone walls acceptable as proposed; with the unpainted wall portions to be painted blue and match what is existing.
3. The Board finds that the following Minor Zoning Exception criteria have been met for the proposed over-height fence in the front setback:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;

- d. The improvement will be compatible with the existing development and character of the neighborhood; and
- e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

Action: Cunningham/Watkins, 5/1/0. (Wittausch opposed.) Motion carried.

Individual comments: Board Member Wittausch stated due to the public visibility of the site, he is in opposition of the proposed blue wall color.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

4. 6210 - 6290 HOLLISTER AVE

A-A-C/SP6-AIA/A-I-2/S-D-3 Zone

(4:50)

Assessor's Parcel Number:	073-080-042
Application Number:	MST2016-00022
Owner:	City of Santa Barbara
Applicant:	Suzanne Elledge Planning & Permitting (SEPPS)
Architect:	Flex Designs

(Proposal for the approval of the first phase of development for the construction of a new 40,477 net square foot of automobile dealership on 6 acres of Santa Barbara Airport property. This phase would include the construction of one 23,562 square foot building to be oriented with show rooms on the south side of the building (facing Hollister Avenue) with parts and service components located on the north side. The proposed building is a 26-foot tall two-story building with architectural features extending to 31 feet tall. This phase of the project includes 95 parking spaces and 32 inventory spaces. The project would also rely upon an existing lease of 200 parking spaces from the Airport at 200 Frederick Lopez Road for storage of inventory off-site. Project received approval of a Development Plan by the Planning Commission on February 8, 2018.)

(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution 004-18. Project was last reviewed on March 26, 2018.)

Actual time: 4:55 p.m.

Present: Robert Platt, Architect, Flex Designs; Chuck McClure, Landscape Architect; and Andrew Bermond, Project Planner, City of Santa Barbara.

Public comment opened at 5:07 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the proposed column locations and design? 5/0 Passed

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. Add additional exterior stucco columns, one at each corner, to match the other stucco columns at the front of the building. Eliminate the reveals on the stucco columns.
2. Provide detailed landscape screening for the break area.

3. Site trees are not to be artificially controlled if they exceed 10-feet in height or spread. Applicant to select a species of palm tree that would not exceed the Santa Barbara Airport height requirements.

Action: Tripp/Cunningham, 5/0/1. (Wittausch abstained.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 431 OLD COAST HWY

R-2/SD-3 Zone

(5:25)

Assessor's Parcel Number: 015-292-012
 Application Number: MST2018-00065
 Owner: Linda L. Padgett Living Trust
 Architect: Thomas Ochsner

(Proposal for additions and alterations to a parcel developed with four residential units. Project consists of first-floor additions, ranging in size from 237 to 281 square feet, to each of the four units. Also proposed are alterations to the façade of the units, and reconfiguration of the site plan. Four existing carports will be demolished, and four new two-car garages are proposed. Project proposes to abate violations identified in Enforcement Case ENF2017-01265.)

(Comments Only. Project requires further Environmental Assessment.)

Actual time: 5:35 p.m.

Present: Thomas Ochsner, Architect; and Chuck McClure, Landscape Architect

Public comment opened at 5:49 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members support giving the project a Project Design Approval?
 6/0 Passed

Motion: Project Design Approval and continue indefinitely to Full Board with comments:

1. The proposed architecture is acceptable as designed.
2. Restudy and relocate the front fencing to allow for future sidewalk development and landscaping along one or both sides of the driveway.
3. Study providing pedestrian access.
4. Study consolidating the provided trash locations so as to improve the approaches to units and outdoor gathering spaces.

Action: Gradin/Watkins, 6/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**6. 15 S ALISOS ST****R-2 Zone**

(6:00) Assessor's Parcel Number: 017-172-018
Application Number: MST2017-00493
Owner: Jeff Persson
Owner: William McCarty
Architect: CSA Architects

(Proposal for an additional duplex on a parcel currently developed with two residential units. Project involves the demolition of a detached 770 square foot two-car garage and accessory structure, and the construction of a two-story, 3,478 square foot duplex. Unit mix on this 14,625 square foot lot will be four 2-bedroom units ranging in size from 669 to 1,439 square feet. Also proposed are alterations to the existing landscaping, reconfiguration of the parking arrangement to include eight parking spaces, and 692 cubic yards of grading.)

(Fourth Concept Review. Comments Only. Project requires further Environmental Assessment.)

Item postponed indefinitely at the applicant's request.

*** MEETING ADJOURNED AT 6:05 P.M. ***