



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, February 2, 2015**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**      KIRK GRADIN – CHAIR (Consent Agenda Representative)  
                                 SCOTT HOPKINS – VICE-CHAIR  
                                 THIEP CUNG  
                                 COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
                                 STEPHANIE POOLE (Consent Agenda Representative)  
                                 AMY FITZGERALD TRIPP  
                                 WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                         SUSAN GANTZ, Planning Technician  
                         KATHLEEN GOO, 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 3:02 p.m. by Chair Gradin.

#### **ATTENDANCE:**

Members present:      Gradin, Cung, Hopkins, Miller, Poole, Tripp and Wittausch.  
Members absent:      None.  
Staff present:      Gantz, and Goo.

#### **GENERAL BUSINESS:**

##### **A.      Public Comment:**

Brian Miller provided the Board members copies of the book titled Pearl Chase, First Lady of Santa Barbara.

##### **B.      Approval of Minutes:**

Motion:      Approval of the minutes of the Architectural Board of Review meeting of **Tuesday, January 20, 2015**, as amended.  
Action:      Poole/Hopkins, 6/0/1. Motion carried. (Cung abstained).

##### **C.      Consent Calendars:**

Motion:      Ratify the Consent Calendar of **January 26, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.  
Action:      Poole/Miller, 7/0/0. Motion carried.  
  
Motion:      Ratify the Consent Calendar of **February 2, 2015**. The Consent Calendar was reviewed by **Stephanie Poole** and **Courtney Jane Miller**.  
Action:      Poole/Miller, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz reminded ABR members to drive by 2334 De La Vina Street to view the story poles. The project is scheduled to be reviewed by the Staff Hearing Officer on Wednesday, February 4<sup>th</sup>.
- E. Subcommittee Reports.
- There were no reports.

### **CONCEPT REVIEW - NEW ITEM**

#### **1. CITYWIDE NEWS RACKS**

**ROW Zone**

**(3:15)** Assessor's Parcel Number: 000-000-0RW  
Application Number: MST2014-00599  
Owner: City of Santa Barbara

(Proposal to update the City's news rack ordinance in order to provide more effective news rack management and maintenance.)

#### **(Comments Only.)**

Actual time: 3:10 p.m.

Present: John Ewasiuk, Principal Civil Engineer.

Public comment opened at 3:21 p.m.

- 1) Elizabeth Wright spoke in support of the News Rack Ordinance update, mentioned she took pictures of various news racks around the City, expressed concern regarding improving the appearance of the downtown areas for visitors and tourists, and submitted additional suggestions in writing to Mr. Ewasiuk.

Public comment closed at 3:25 p.m.

#### Board comments:

- 1) A majority of the Board was in support of updating the News Rack Ordinance.
- 2) The Ordinance should address style, materials, colors, and should be more discerning.
- 3) Study possibly limiting or reducing the number of "useful" new racks and locations around the City to a set amount, as the number appears to fluctuate with the number of publications.
- 4) Study opportunities to partner with local art groups for art to be displayed in the racks, as opposed to press releases.
- 5) Requested a reduction (or condensing) of the number of boxes on each pedestal installed along the sidewalk and in the right-of-way. There should be a standard design, similar to what is used on Cabrillo Boulevard, provided they are American's with Disability Act accessible. The colors should be uniform, and a regular schedule should be created for regular replacement of a specific number of news racks each year. Only legitimate news should be allowed for these news racks.
- 6) Just as a uniform standard exists for El Pueblo Viejo, there should also be a simple uniform standard, (which would be less costly and easier to implement) for other areas and neighborhoods in the City.

**CONCEPT REVIEW - NEW ITEM****2. CITYWIDE CROSSWALKS****P-R Zone**

**(3:45)** Assessor's Parcel Number: 015-060-017  
Application Number: MST2014-00485  
Owner: City of Santa Barbara  
Engineer: Ashleigh Shue, Project Engineer II

(Proposal to modify five existing pedestrian crosswalk locations with new enhanced pedestrian crossing safety features as part of the Highway Safety Improvement Program Crosswalk Enhancements Project. Enhancements vary by site but include curb extensions, new and replaced sidewalk and paving, median refuge islands, new and replaced street lighting poles, pedestrian crossing push-buttons, and dual-sided rectangular rapid flashing beacons. The intersection locations include (1) Cabrillo Boulevard at Anacapa Street, (2) Cabrillo Boulevard at Corona Del Mar, (3) State at Islay Streets, (4) State at Pedregosa Streets, and (5) State at Calle Palo Colorado Streets. The first four intersections are within the Historic Landmarks Commission's jurisdiction, with the fifth location within the Architectural Board of Review's jurisdiction.)

**(Action may be taken if sufficient information is provided. Project was last reviewed by the Historic Landmarks Commission on December 17, 2014, where it received Project Design Approval of four locations within their jurisdiction.)**

Actual time: 3:43 p.m.

Present: Derrick Bailey, Supervising Engineer; Andrew Grubb, Project Engineer II; and Ashleigh Shue, Project Engineer II.

Public comment opened at 3:51 p.m.

- 1) Mr. Robert Adams spoke in support and suggested some drought tolerant vegetation be introduced to the project.

Public comment closed at 3:52 p.m.

**Motion: Project Design Approval and continued two weeks to Consent Review with comments:**

- 1) The Board appreciates the safety concerns and consideration at the new crosswalks and supports the proposed new enhanced pedestrian crosswalks.
- 2) The Board encourages the Applicant to provide landscaping at the T-section located at the end of Calle Palo Colorado Street on the south side for aesthetics, safety, and potential water treatment. Applicant to consider a possible rain garden feature.
- 3) Provide the location of the controller box.
- 4) Provide alternative materials to the brick for the permeable paving and the planted areas; the Board prefers crushed sandstone. Use sandstone or buff colors for the permeable areas.

Action: Hopkins/Cung, 7/0/0. Motion carried.

**PROJECT DESIGN REVIEW****3. 500 FOWLER RD****A-F/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2012-00158  
Owner: City of Santa Barbara - Airport Department  
Applicant: Pierre Claeysens Veteran's Museum/Library Foundation  
Landscape Architect: Robert Adams

(Proposal for a Marine Corps Air Station Tribute at the Santa Barbara Airport consisting of large sculpted glass wings located in front of the terminal building. The sculpture is proposed to be 20 feet tall and illuminated from below.)

**(Action may be taken if sufficient information is provided. Requires Coastal review. Project was last reviewed on April 30, 2012.)**

Actual time: 4:12 p.m.

Present: John Blankenship, Applicant; and Robert Adams, Landscape Architect.

Public comment opened at 4:27 p.m., and the following members of the public were present in general support of the proposed project:

- 1) Rita Ferri.
- 2) Ginny Brush, (SB County Arts Commission).
- 3) Fred Lopez (Pierre Claeysens Veteran Foundation).
- 4) Pete Shank (Pierre Claeysens Veteran Foundation).
- 5) Jose Ramirez (Marine Corps League).
- 6) Judy Nilsen (present in support, but didn't speak).

An email of concern from Kellam de Forest was acknowledged which requested a review of the proposed statue's height, bulk, and location, and whether the statue would blend into the overall landscape vision. He expressed appreciation that the proposed north location would not block public view of the historic Terminal.

Public comment closed at 4:39 p.m.

Straw vote: How many Board members could support the current location of the statue? 6/1 (passed/Poole opposed).

Straw vote: How many Board members find the proposed scale and height of the statue appropriate? 3/4 (failed/Miller, Poole, Gradin, and Cung opposed).

Straw vote: How many Board members find the proposed overall height excessive in the proposed location? 2/5 (failed/Gradin & Poole)

The Chair summarized the preceding straw votes to determine that the majority of the Board was in favor of the proposed location and the general height of the statue.

Straw vote: How many Board members find the proposed three-step concrete statue base appropriate as designed for the project? 5/2 (passed/Gradin & Poole opposed).

- Motion: Project Design Approval and continued indefinitely to Full Board with comments:**
- 1) The Board finds the size, bulk, and scale appropriate.
  - 2) A majority of the Board finds the location acceptable.
  - 3) The Board requested further study of the plaque boulders and their locations.
  - 4) The Board finds the slight rise toward the center of the paved area is acceptable.
  - 5) The Board understands that the plantings surrounding the sculptures are to be maintained at a very low profile, as currently proposed and indicated on the plans.
  - 6) The Board supports the existing mounding (or berming) to remain in the surrounding lawn areas beyond the circular project area.
  - 7) One Board member felt that additional pathway lighting area may be necessary.
- Action:** Wittausch/Tripp, 6/1/0. Motion carried. (Gradin opposed).

The ten-day appeal period was announced.

### CONCEPT REVIEW - CONTINUED ITEM

#### **4. 150 S LA CUMBRE RD**

**C-2/SD-2 Zone**

**(4:35)** Assessor's Parcel Number: 051-032-002  
 Application Number: MST2014-00629  
 Owner: Dansk Retail, Inc - Travis Lane  
 Applicant: FirstElement Fuel, Inc.

(Proposal for a new hydrogen fuel cell dispensing facility to be located at the southern portion of the site of an existing service station. The above-ground hydrogen tank and associated mechanical equipment will reach approximately 12 feet in height. Also proposed is an 8'-0" tall CMU block wall enclosure, security cameras, and light fixtures. No new floor area is proposed. )

**(Action may be taken if sufficient information is received. A Substantial Conformance Determination was made on January 12, 2015.)**

Actual time: 5:20 p.m.

**Present:** Sean Scully, MPPA, Senior Planning & Zoning Manager Telecommunications; and Robert Fowler, Landscape Architect for Black & Veatch Corporation, and Agents for FirstElement Fuel, Inc.

Public comment opened at 5:36 p.m. As no one wished to speak, public comment was closed.

- Motion: Project Design Approval and continued indefinitely to Full Board with comments:**
- 1) The plans lack clarity both in plan view and elevation; specifically, the elevations are difficult to read and should include details such as: top of slab heights, top of wall heights, and all architectural features relevant to each specific elevation. The grading plan should identify all wall heights, where the walls step, and the changes in wall heights, especially in relation to the surrounding surfaces such as sidewalks and paving.
  - 2) Provide a lighting plan with all lighting locations, and reduce to the minimum amount of wall lights for landscape lighting, if pathway illumination is needed.
  - 3) Reduce the amount of steps in the wall.
  - 4) Eliminate the masonry over the double doors on the west elevation or provide a thicker plaster masonry header.

- 5) The Board finds the door color acceptable, although several Board members find the plaster should be a darker color than proposed.
- 6) Provide a rationale for the wall material selection currently shown on the plans as a cobbled retaining wall.
- 7) Provide an east-west site section that cuts through the new enclosure, the lower 30-inch high wall, and the street, so that the Board can determine how the grade and the building are stepping down from the street.
- 8) The Board finds the doorways should be recessed within the wall, rather than the standard door frames that protrude from the face of the wall.

Action: Wittausch/Hopkins, 7/0/0. Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED AT 6:01 P.M., AND RECOVERED AT 6:28 P.M. \***

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

#### **5. 601 ALAMEDA PADRE SERRA**

**R-2 Zone**

**(5:00)** Assessor's Parcel Number: 031-261-004  
 Application Number: MST2014-00422  
 Owner: Teri Tuason  
 Architect: Frank Rogue

(Proposal for a new 1,478 square foot, 3-story affordable dwelling unit and a 504 square foot, 2-car attached garage on a 7,591 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,141 square feet. Staff Hearing Officer review is requested for a lot area modification and a zoning modification to encroach into the interior setback.)

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

Actual time: 6:28 p.m.

Present: Frank Rogue, Designer; and JoAnne LaConte, Assistant Planner.

Public comment opened at 6:37 p.m.

- 1) Greg Baker (neighbor), opposition; expressed concern with the narrow driveway access which does not seem to allow for emergency vehicle access. The building appears out of scale with the lot size and appears out of character with the neighborhood. Also expressed concern about the project's proximity to adjacent structure, and lack of landscaping.
- 2) Rick Coe (neighbor), opposition; with expressed concern regarding setting a bad precedent; visual obstruction issues, noise abatement issues for the proposed deck and third story; and safety and traffic density issues.
- 3) B. J. Danetra, (neighbor; submitted letter and represented six other residents) opposition; with expressed concern regarding safety and traffic density, does not fit Alameda Padre Serra street frontage, neighborhood compatibility concerns regarding the design elements (such as the tower element and front wall), and the large scale of the proposed structure. She also requested a screening element for the proposed patio and parapet.
- 4) Edward LaPlane (neighbor), opposition; with expressed concern regarding the proposed tower element, the proposed parapet, patio visibility from the street, neighborhood traffic and parking density, and landscape concerns.
- 5) Alex Charnow (neighbor), opposition; with expressed concern regarding the proposed large scale of the structure and tower element.

Letters and emails of concern received from Trudi Ramsey, Kim Stevens, Debra Gorackowski, and B.J. Danetra were acknowledged.

Public comment closed at 6:49 p.m.

Straw vote: How many Board members could support lot area modification and the zoning modification to encroach into the interior setback as proposed? 0/7 (failed).

**Motion: Continued two weeks to Full Board with comments:**

- 1) Restudy the garage driveway for more adequate landscaping.
- 2) Restudy the floor plan off Alameda Padre Serra to be less problematic; suggestions were made to either create a pathway from Cota Street or study moving the front door of the second unit to another location.
- 3) The Board finds the three-story height on the west elevation (ocean side) to be too large and monolithic in appearance; suggestions were made to possibly introduce stepping-down elements.
- 4) The Board finds the new addition to be “blocky” in appearance and felt it needs more refinement; study opportunities for stepping up planes to add more charm.
- 5) Revise the plan view and elevations with regard to eastside grading issues at the new garage.
- 6) The Board does not find the requested lot area modification nor the zoning modification encroaching into the interior setback supportable as proposed.

Action: Hopkins/Wittausch, 7/0/0. Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM**

**6. RIGHT OF WAY ADJACENT TO 3139 CLIFF DRIVE**

**(5:45)** Assessor’s Parcel Number: ROW-002-941  
 Application Number: MST2013-00117  
 Applicant: Cable Engineering Services  
 Owner: City of Santa Barbara  
 Agent: Peter Hilger

(The project consists of the replacement of an existing microcell site with a full site for AT&T. The existing 12-inch panel antennas located on the existing wood utility pole in the public right-of-way will be replaced with four larger 4-foot by 15-inch panel antennas on new eight-foot cross arms. The project includes new equipment in an existing underground vault.)

**(Third Concept Review. Project requires a finding of No Visual Impacts in order for action to be taken. If finding is not made, project will be continued to the Planning Commission for review of a Conditional Use Permit and a Coastal Development Permit. Project was last reviewed on August 5, 2013.)**

Actual time: 7:29 p.m.

Present: Peter Hilger, Agent; and Tony Boughman, Assistant Planner.

Public comment opened at 7:41 p.m.

- 1) Gil Barry, neighbor; expressed opposition with concerns regarding significant negative visual impact issues along the heavily traveled road.

Public comment closed at 7:43 p.m.

**Motion: Continued indefinitely to the Planning Commission with comments:**

- 1) Because this is a scenic part of the City close to Arroyo Burro Beach and other public areas the Board found this is not an appropriate location for an installation of this kind. The Board was unable to make the finding of No Visual Impacts due to the proposed bulk and scale of the project on a scenic drive.
- 2) The applicant has stated that the proposal is already minimized in size. If the project is approved for the site, the conduit and other equipment attached to the pole should be painted the proposed brown color to match the existing pole. The ground-mounted cabinets should be painted Malaga green.

Action: Wittausch/Hopkins, 6/1/0. Motion carried. (Cung opposed, but could make the finding of No Visual Impacts).

**CONCEPT REVIEW - NEW ITEM**

**7. 28 ANACAPA ST**

**OC/SD-3 Zone**

**(6:20)**

Assessor's Parcel Number: 033-113-009  
 Application Number: MST2014-00635  
 Owner: Hughes Land Holding Trust  
 Architect: Sherry & Associates

(Proposal for alterations to an existing 3,695 square foot commercial building comprising the following: new partial stucco wall finish, new roof and parapet, new driveway arbor, new rooftop lantern, and door and window alterations. Also proposed on this approximately 10,000 square foot parcel is to replace an existing trellis with new, restripe the existing parking stalls, extend an existing deck, and add a new ramp. No new floor area is proposed.)

**(Comments only; project requires compliance with Tier 2 Storm Water Management Program.)**

Actual time: 7:57 p.m.

Present: Henry Lenny, Architect; and Mr. Kim Hughes, Owner.

Public comment opened at 8:03 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The Board appreciates the changes made so far to proposed project.
- 2) The Board finds the proposed arbor acceptable and a charming addition.
- 3) A majority of the Board finds the roof-mounted light folly is appropriate to the project and should be relocated closer to the rear façade.
- 4) Reconsider unifying the rail design throughout the project as much as possible.
- 5) Provide Tier 2 Storm Water Management Program requirements.
- 6) Provide Coastal Exemption requirements.
- 7) Provide window details.

Action: Hopkins/Poole, 6/1/0. Motion carried. (Tripp opposed).

**PROJECT DESIGN REVIEW****8. 400 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

**(6:40)** Assessor's Parcel Number: 051-240-002  
 Application Number: MST2014-00515  
 Business Name: Tesla Retail Development  
 Owner: Donald Hughes  
 Agent: Suzanne Elledge Planning & Permitting  
 Architect: MBH Architects

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service to be completed in two phases. Phase I consists of tenant improvements including façade remodel of the existing 7,435 square foot showroom and related site improvements including parking lot restriping and additional landscaping. Phase II includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces with 70 spaces provided. Phase I requires 36 parking spaces and Phase II will require additional required parking. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

**(For Phase 1 portion only. Phase 2 of the project requires Planning Commission review. Project was last reviewed on December 8, 2014.)**

Actual time: 8:21 p.m.

Present: Trish Allen Agent of SEPPS; and Christy Ortins, Tesla Retail Development.

Public comment opened at 8:30 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued one week to Consent Review with comments:**

- 1) The proposed project is ready for Project Design Approval and Final Approval, (if the Environmental Review is complete), at Consent Review.
- 2) Applicant to show the location of the backflow device on the plans and provide screening of the backflow device from the public view.
- 3) Provide the location of the expansion joints on the larger plaster areas.
- 4) Reduce the sheet metal cap size to make it as small as possible, yet still functional.
- 5) Study plastering the front parapet of the main building, as opposed to simply painting it.
- 6) The proposed colors are acceptable as presented.

Action: Cung/Wittausch, 7/0/0. Motion carried.

**\*\* MEETING ADJOURNED AT 8:45 P.M. \*\***

**CONSENT CALENDAR (1:00 P.M.)**

Items on Consent Calendar were reviewed by **Stephanie Poole** and **Courtney Jane Miller**.

**ABR - PROJECT DESIGN AND FINAL REVIEW****A. 1023-A CACIQUE ST****R-3 Zone**

Assessor's Parcel Number: 017-213-014  
Application Number: MST2014-00503  
Owner: John Luca  
Architect: Peikert RRM Design Group

(Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.)

**(Project was last reviewed on January 26, 2015.)**

**Project Design Approval and Final Approval as noted on plan Sheet A1.1.**

**ABR - NEW ITEM****B. 649 PILGRIM TERRACE DR****E-3/PUD/S-H Zone**

Assessor's Parcel Number: 043-024-007  
Application Number: MST2015-00040  
Owner: Pilgrim Terrace Homes  
Architect: Ground Floor Design

(Proposal to replace all existing aluminum windows with vinyl in the residential units, replace entry doors, repaint each unit to match the existing color, and re-roof each unit with cool-roof shingles. Minor pathway alterations and parking lot restriping will bring those areas into compliance with ADA requirements, and the parking lot will be re-sealed. There will be no change in the number of parking spaces being provided. In the Activity Center, some windows will be removed and the remaining doors and windows replaced. Two existing trash enclosures will be repaired and repainted to match existing.)

**(Action may be taken if Tier 2 SWMP BMP is shown on the plan.)**

**Project Design Approval and continued one week with comments:**

- 1) Provide landscaping and irrigation details.
- 2) Provide mailbox cut sheets.
- 3) Provide building color selections and alternate window color to match existing.

**\*\* CONSENT REVIEW ADJOURNED AT 1:35 P.M. \*\***