



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, January 7, 2013**

**630 Garden Street: David Gebhard Public Meeting Room**

**3:00 P.M.**

**BOARD MEMBERS:**

THIEP CUNG  
SCOTT HOPKINS  
GARY MOSEL  
KIRK GRADIN  
STEPHANIE POOLE - ABSENT  
WILLIAM H. WITTAUSCH  
PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, 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/abr](http://www.santabarbaraca.gov/abr) and then clicking on the *Meeting Videos* tab.

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:05 p.m. by Tony Boughman.

**ATTENDANCE:**

Members present: Zink, Mosel, Gradin, Cung, Hopkins, and Wittausch.

Members absent: Poole.

Staff present: Limón (present until 3:15 p.m.), Boughman, and Goo.

**GENERAL BUSINESS:**

**A.** Election of Chair and Vice-Chair for 2013:

Nominations for Chair: Zink. Elected by unanimous vote.

Nominations for Vice-Chair: Gradin. Elected by unanimous vote.

**B.** Consent Calendar and Sign Committee Review Appointments.

1) Consent Calendar Review (3-month rotation): Gradin and alternate Poole were appointed.

2) Sign Committee Review: Wittausch and alternate Mosel were appointed.

Mr. Limón explained that Council did not appoint a landscape architect to the Board, and introduced Heather Baker, Project Planner to explain how staff will participate in reviewing plans prior to meetings for compliance with Landscaping Design Guidelines. Staff will also consult with landscape professional members of the SFDB and HLC for larger projects, and pass advisory comments along to ABR members to aid in their review of landscaping. Public Works staff will also participate to ensure plans meet the City's water conservation standards.

Chair Zink requested to make Subcommittee appointments at a later meeting.

**C. Public Comment:**

No public comment.

**D. Approval of Minutes:**

Motion: Approval of the minutes of the Architectural Board of Review meeting of **December 10, 2012**, as amended.

Action: Gradin/Mosel, 3/0/3. Motion carried. (Hopkins, Wittausch, and Cung abstained, Poole absent.)

**E. Consent Calendars:**

Motion: Ratify the Consent Calendar of **December 17, 2012**. The Consent Calendar was reviewed by Zink/Gilliland.

Action: Gradin/Mosel, 3/0/3. Motion carried. (Hopkins, Wittausch, and Cung abstained, Poole absent.)

Motion: Ratify the Consent Calendar of **January 7, 2013**. The Consent Calendar was reviewed by Gradin. Mosel/Gradin, 6/0/0. Motion carried. (Poole absent).

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

a. Mr. Limon introduced Ms. Heather Baker who spoke on ABR Guidelines regarding Landscape Review.

b. Mr. Boughman introduced the new ABR members.

c. Mr. Boughman announced that Board member Poole would be absent from today's meeting.

**G. Subcommittee Reports.**

None.

**FINAL REVIEW****1. 418 N SALSIPUEDES ST****M-1 Zone****(3:15)**

Assessor's Parcel Number: 031-293-019

Application Number: MST2012-00387

Owner: Andros Family Trust

Architect: Architecture JA Inc.

(Proposal for exterior alterations for the existing Quonset hut commercial/manufacturing building consisting of a new translucent front facade with new windows and doors, two new windows on the side, and a parking canopy at the rear.)

**(Project was last reviewed on December 10, 2012.)**

Actual time: 3:20 p.m.

Present: Daniel Johnson, Architect; Brian Thompson, Applicant.

Public comment opened at 3:27 p.m., and as no one wished to speak, public comment was closed.

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

1. The windows are to be changed to a metal material; trim at the windows should also match the trim at the man door.

2. All thickness gauge and color details for the exposed metal pieces shall be clearly called out on the plans.

3. The Board understands that the fascia metal material shall be continuous metal trim and not segmented.

Action: Gradin/Wittausch, 6/0/0. Motion carried. (Poole absent).

**CONCEPT REVIEW - NEW ITEM****2. 515 RED ROSE LN****R-2 Zone**

**(3:45)** Assessor's Parcel Number: 035-341-008  
Application Number: MST2012-00477  
Owner: Belias 2007 Trust  
Architect: Brian Nelson

(Proposal for new entry gates at the existing driveway, and eight new 48 square foot cantilevered decks on the first and second floors of the existing apartment buildings.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 3:45 p.m.

Present: Brian Nelson, Architect; and John Whitehurst, Owner.

Public comment opened at 3:57 p.m., and as no one wished to speak, public comment was closed.

Straw vote: How many Board members find the concept of an artistic design for the gate acceptable?  
3/3 (Mosel, Gradin, and Cung opposed, Poole absent).

**Motion: Continued indefinitely with comments:**

1. Restudy the design of the gate for continuity between the gate and the architecture, and within the gate itself and its two panels.
2. Show continuity of the gate design with the proposed landscaping and existing landscaping; provide landscaping enhancements at the planting strips between the two gates and along either side of the driveway.
3. Provide Transportation Division approval of the gate location.
4. Provide details of any proposed lighting on the plans.
5. Provide larger scale partial elevations of the balcony area.
6. Restudy the balconies to consider exposed framing and associated details.
7. Provide door and window details and a fenestration plan.

Action: Gradin/Mosel, 6/0/0. Motion carried. (Poole absent).

**FINAL REVIEW****3. 4151 FOOTHILL RD****COUNTY Zone**

**(4:15)** Assessor's Parcel Number: 059-160-017  
 Application Number: MST2008-00496  
 Owner: Webster Properties LP  
 Applicant: Michael Towbes  
 Agent: Steve Fort  
 Architect: Lenvik & Minor Architects  
 Engineer: Penfield & Smith Engineers

(Proposal to construct 2 two-story, commercial office buildings, for a total of 60,122 square feet to be used by Sansum, on a proposed four acre site in the proposed C-1 and SD-2 Zones. Building A is proposed to be 46,600 square feet. Building B is proposed to be 13,522 square feet. The proposal includes the demolition of the existing 1,750 square foot gas station and on-site remediation. The project proposes 56,691 square feet of landscaping, bio-swales, 225 parking spaces and 24 bike spaces, and public improvements including sidewalks, and parkways. 17,327 cubic yards of grading is proposed. The project received approvals for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.)

**(Project was last reviewed on October 15, 2012. Final review of colors and finishes.)**

Actual time: 4:23 p.m.

Present: Steve Fort, Agent; Michael Towbes, Applicant; and Craig Myers, Towbes Group.

Public comment opened at 4:30 p.m., and as no one wished to speak, public comment was closed.

**Motion: Final Approval as submitted.**

Action: Zink/Gradin, 6/0/0. Motion carried. (Poole absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1911 CHINO ST****R-2 Zone**

**(4:45)** Assessor's Parcel Number: 043-121-013  
 Application Number: MST2012-00475  
 Owner: Alamar II, LLC  
 Architect: Gil Barry

(Proposal to demolish an existing detached 600 square foot two car garage and construct a new two-story single-family residence and attached two-car garage. The project is located at the rear of the 7,500 square foot lot behind the existing 990 square foot one-story single-family residence. A new driveway and two uncovered parking spaces are also proposed.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 4:33 p.m.

Present: Gil Barry, Architect/Agent.

Public comment opened at 4:40 p.m.

- 1) Ryan Romero, opposed; concerns regarding privacy and loss of private mountain views, neighborhood compatibility, residential density, parking impacts, water drainage into his adjacent yard, and noise from new tenants.
- 2) Ralph Romero, opposed; concerns regarding privacy, water drainage into his adjacent yard, and residential density, and parking impacts.
- 3) Patrick Burns (adjacent neighbor), opposed; concerns regarding private mountain views, neighborhood compatibility, long-term sustainability, noise abatement, and residential density, and parking impacts.
- 4) Jeannie Perkins, opposed; concerns regarding neighborhood compatibility, residential density, parking impacts.
- 5) Richard & Lindsey Garrett, (submitted separate letters & some photos) opposed; concerns regarding neighborhood compatibility, residential density, parking impacts, long-term sustainability, privacy, and private mountain views.
- 6) Evelyn Lee, (submitted letter) opposed; concerns regarding neighborhood compatibility, safety, residential density, privacy, parking impacts, and private views.
- 7) Lou Truckenmiller, opposed; concurred with previous comments of neighbors.

Letters letter of expressed concern from Richard & Lindsey Garrett, and Evelyn Lee were acknowledged.

Public comment closed at 5:01 p.m.

Chair Zink addressed the Boards lack of purview on issues of residential density and private views.

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

1. Some Board members find the roof pitch design is too steep and inappropriate for the style of architecture; applicant to restudy a reduction in the angle of the roof pitch, and incorporate some flat roof elements for better design continuity with the front house.
2. Restudy the elevations.
3. Restudy the number of windows to better utilize the interior area.
4. Provide drainage details, and a more detailed topography showing drainage.
5. Provide a study of privacy impacts of the proposed second floor windows and balcony areas; include neighboring fenestration locations on the site plan.
6. Some Board members felt that the balconies should remain un-usable. Study faux balconies.
7. Study reducing the size of the second floor.
8. Provide a pedestrian pathway from the street to rear unit.
9. Study the trash enclosure.
10. To study the impacts the proposed addition would have on mountain views of neighboring properties.

Action: Gradin/Hopkins, 6/0/0. Motion carried. (Poole absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1611 OLIVE ST****R-3 Zone**

**(5:15)** Assessor's Parcel Number: 027-202-013  
Application Number: MST2012-00442  
Owner: JKR Olive Trust  
Applicant: Ben Werner  
Architect: Daphne Romani

(Proposal to permit an as-built dwelling unit located at the rear of the 14,629 square foot lot utilizing experimental sustainable development techniques. The project consists of a 415 square foot yurt structure and a 55 square foot detached bathhouse; permitting a small as-built dome structure and an as-built second story deck attached to the rear of the main dwelling; demolishing an existing unpermitted carport structure and providing one uncovered parking space. The project will address violations in enforcement case ENF2011-00862. Staff Hearing Officer review is requested of zoning modifications for the dome structure to encroach into the interior setback, and to provide three rather than the required four parking spaces.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of zoning modifications.)**

Actual time: 5:35 p.m.

Present: Daphne Romani, Architect; Ben Werner, Applicant; and Jack Reed, Owner.

Public comment opened at 5:46 p.m., and as no one wished to speak, public comment was closed.

A letter of support from Paul Vit was acknowledged.

**Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:**

1. The setback encroachment of the meditation dome poses no aesthetic impact given its small size and height.
2. Some Board members are concerned with the possible impact of the proposed yurt to adjacent neighbors. Provide photos showing relationship to adjacent neighbors and from the street.
3. Include floor plan details (electrical, plumbing, etc.) for the yurt, and show the height from finished grade.
4. Provide a more finished appearance for the roof material for the bath house, more appropriate to the site.
5. Provide revisions of the second-floor deck to match existing aesthetics of the house.

Action: Gradin/Hopkins, 6/0/0. Motion carried. (Poole absent).

**CONSENT CALENDAR (1:00 p.m.)**

Representative present: Kirk Gradin.  
Staff present: Tony Boughman, Heather Widen.

**ABR - CONTINUED ITEM****A. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002  
Application Number: MST2011-00384  
Owner: Dansk Investment Group, Inc.  
Owner: Moller Investment  
Applicant: Permit Advisors  
Engineer: Mark Pascuine

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building & dedication of additional R/W. The proposal includes elimination of the automobile service bays and expansion of the mini-market within the existing building, and new accessible parking and entry. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.)

**(Request for Concept Review of revised site design. Comments only; project requires environmental assessment and Planning Commission review of a CUP amendment.)**

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

- 1) Provide complete landscape and irrigation plans showing existing and proposed landscaping.
- 2) Stone veneer on the canopy columns is preferred.
- 3) Show vertical mullions on the upper windows.
- 4) Cover the corner post with the same metal material as the windows.
- 5) Show trim color on all the exposed wood on the plans.
- 6) Provide trash enclosure details on plans.
- 7) Remove all exposed conduit and wires.
- 8) Identify the vertical roof equipment shown in the photos.

**ABR - REVIEW AFTER FINAL****B. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010  
 Application Number: MST2012-00231  
 Owner: Dewayne Daniel and Kathleen M. Copus Trust  
 Designer: The Schmandt Group  
 Architect: Dawn Sherry  
 Business Name: Peabody's Restaurant

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this concrete patio in the same location, a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, replacing the concrete for the existing 950 square foot concrete patio with new and adding a new exterior oven and bar area, and the existing 484 square foot wood patio, new outdoor heaters and patio lighting, and replacing existing 6-7 foot tall wood fence, add a new planter area, and the removal of an existing 48-inch diameter cypress tree located within the existing concrete patio and interior remodeling. Seating for the restaurant is limited to 50 seats inside and 25 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Review After Final for the demolition of a 36 square-foot as-built storage enclosure, demolition of the as-built trash enclosure, a new relocated trash enclosure and restriping the parking lot, the reconstruction of access stairways located in the front setback, and permitting the as-built 181 square-foot addition to the restaurant's service and storage areas located in the front setback and right-of-way on Middle Road. An accessible lift might be required for pedestrians. The project requires Staff Hearing Officer review of a zoning modification and a Public Works encroachment permit.)**

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

- 1) The architecture of the as-built portion of the building in the setback is not acceptable. It lacks the aesthetic quality of the rest of the building. Study cleaning up and simplifying by removing the multiple roof and fascias and concealing with a parapet.
- 2) The trash enclosure and the restriping are acceptable.
- 3) Update the landscape plan and get Public Works approval before submitting for Final Approval.
- 4) Consider replacing the existing ivy plantings.

**ABR - NEW ITEM****C. 208 W HALEY ST****R-3 Zone**

Assessor's Parcel Number: 037-161-014  
 Application Number: MST2012-00482  
 Owner: Maria Elena Solis Living Trust  
 Agent: Eduardo Esparza

(Proposal to permit the as-built enclosure of a 50 square foot front porch, and rebuild the front and rear stairs at 212 W. Haley; permit the as-built enclosure of a 39 square foot rear porch to create a bathroom with exterior access only at 210 W. Haley; and lower the pillars of the front site wall to 42 inches. The project will address violations in ENF2012-00453. There are three detached dwelling units on the 10,285 square foot lot.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with conditions:**

- 1) Provide the required front entry landing.
- 2) Paint water heater enclosure to match existing building.
- 3) Remove area lighting at front corner of the building. Provide proposed lighting fixtures that comply with Ordinance requirements, and match the existing architecture.

The ten-day appeal period was announced.

**ABR - NEW ITEM****D. 351 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-004  
Application Number: MST2012-00432  
Owner: Plaza Del Oro Ltd.  
Contractor: Gold West Construction

(Proposal to permit and enlarge an as-built trash enclosure, resulting in a reduction of existing parking lot planter landscaping area and removal of a parking lot tree. The project is located at an existing commercial complex.)

**(Action may be taken if sufficient information is provided.)**

**Continued one week to Consent:**

- 1) Analyze if there is a way to configure the trash enclosure so there is no need for Olive tree removal.
- 2) Provide scaled plans showing the bins shown correctly to scale.
- 3) Consider adding a vine for the walls.
- 4) Consider landscape enhancements to better screen the trash enclosure walls.
- 5) The repainting of the existing trash enclosure is to be noted on the plans.

**\*\* MEETING ADJOURNED AT 6:17 P.M. \*\***