



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, June 8, 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 3:01 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present: Gradin, Miller, Poole, Tripp, and Wittausch.

Members absent: Hopkins, and Cung.

Staff present: Gantz, Limón, and Goo.

**GENERAL BUSINESS:Public Comment:**

No public comment.

**B. Approval of Minutes:**

Motion: Approval of the minutes of the Architectural Board of Review meeting of **Tuesday, May 26, 2015**, as amended.

Action: Tripp/Miller, 4/1/0. Motion carried. (Wittausch opposed, Hopkins/Cung absent).

**C. Consent Calendars:**

Motion: Ratify the Consent Calendar of **June 1, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

Action: Poole/Miller, 5/0/0. Motion carried. (Hopkins/Cung absent).

**Consent Review for June 8, 2015 was cancelled.**

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

Ms. Gantz made the following announcements:

- a. Board members Hopkins and Cung will be absent from the meeting.
- b. At the Applicant's request, agenda Item 5, 133 S. Salinas Street has been postponed indefinitely.

E. Subcommittee Reports: None.

## **FINAL REVIEW**

### **1. VARIOUS LOCATIONS IN THE OC ZONE**

**OC/SD-3 Zone**

**(3:15)**

Assessor's Parcel Number: 017-022-003  
 Application Number: MST2014-00017  
 Owner: Various Property Owners  
 Owner: Steplemann Community Property Trust  
 Applicant: Nils Hammerbeck

(Proposal for a neighborhood-wide art and mural program in the Funk Zone. The approximate project area is bounded by Highway 101, Helena Street, Santa Barbara Street, and E. Cabrillo Boulevard.)

**(Final Review of Guidelines and details is requested. Note: three new mural locations and revised guidelines are proposed. Project was last reviewed on April 28, 2014.)**

Actual time: 3:23 p.m.

Present: Nils Hammerbeck, Applicant; and Marcello Ricci and Brad Nack, Executive Director of the Arts Fund of Santa Barbara (Arts Fund).

Public comment opened at 3:42 p.m.

- 1) Ginny Brush, Executive Director of the Arts Commission and Visual Art in Public Places (VAPP) Advisory Group Representative expressed support for the proposed project, said she is delighted that the Arts Fund has taken on oversight of these mural art projects, and she is pleased that these areas of the City have been identified. There is much public attention to keep that element alive in the Funk Zone. She also clarified for the record that *"it is not accurate to portray (or state) that the VAPP Advisory Group requires grids on buildings and completed artwork for approval, as this is not an accurate representation of their process or what is expected of this process."*

Public comment closed at 3:43 p.m.

**Motion: Final Approval with conditions:**

- 1) The Board supports the project as a whole.
- 2) Revise the language of Item 5 under the Guidelines to include the protection of landscape, existing trees, and to require the use of drop cloth protection measures.
- 3) Under Item 5, the Board supports the use of the entire side of the grain tower as the mural art area.
- 4) Under Item 6, the Board supports the use of the entire side of the quonset hut as the mural art area at location 6.
- 5) The Board supports incorporating the new Arts Fund locations 9 and 10 into the mural art project.

Action: Miller/Poole, 5/0/0. Motion carried. (Hopkins/Cung absent).

Staff Comments: Staff clarified and the Board understood that this review was specifically for the Funk Zone mural art, and that the current process for mural art outside the Funk Zone can still be referred to the VAPP Advisory Group for additional review and comment. The Board also understood that upon

staff determination, minor changes to approved projects and any new locations could be referred to Consent Review depending upon the size of the proposed artwork and proposed location.

## **CONCEPT REVIEW - CONTINUED ITEM**

### **2. 1200 BLK QUINIENTOS ST 1373 SEG ID**

**(3:45)** Assessor's Parcel Number: ROW-001-373  
 Application Number: MST2014-00387  
 Owner: City of Santa Barbara  
 Landscape Architect: David Black & Associates

(Proposal to replace the Quinientos Street Bridge over Sycamore Creek. The existing single span bridge is approximately 36 feet long and 38 feet wide and was constructed in 1930. A new single span concrete bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

**(Second Concept Review. Comments only: project requires Environmental Assessment. Project was last reviewed on September 2, 2014.)**

Actual time: 3:54 p.m.

Present: Tom Conti, Project Engineer for Bengal Engineering; David Black, Landscape Architect; and Kathleen Kennedy, Associate Planner.

Public comment opened at 4:21 p.m.

- 1) Donald R. Harris, (adjacent neighbor) expressed preference for a wrought iron fence.
- 2) Claire DePanise, (adjacent neighbor) expressed concern regarding potential impacts from removal of willow tree plantings on the north bank of the property site and requested larger or thicker replacement vegetation for screening; preferred saving the existing agave plantings; requested a dedicated bike lane with no parking allowed on the bridge near the site due to current existing traffic density, believed the proposed curve-straightening at the bridge would not be an effective traffic calming measure, and requested a traffic calming study and measures for the Clifton side of the bridge toward Salinas Street, as well as those planned for the Quinientos side of the bridge.
- 3) Eric Schwartz, (Eastside Neighborhood Association-Clifton/Quinientos) opposition; expressed concern regarding traffic calming measures that should have been taken in the past for traffic safety, specifically addressing the steep 8% grade approaching the bridge.

Public comment closed at 4:32 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board appreciates the Applicant's thought and effort put into the design.
- 2) For the concrete bridge and guardrail, the Board prefers some version of Alternate Options 1 or 2, as noted on plan Sheet A-9.
- 3) The Board prefers a slightly simpler design of the wrought iron fencing and the use of this fencing wherever possible, rather than a wood or solid fence.
- 4) Add plantings to the northeast bank and the northeast side of the access road.
- 5) Apply striping to both crosswalks as a traffic calming measure.

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

**IN-PROGRESS REVIEW****3. 540 W PUEBLO ST****C-O Zone**

**(4:15)** Assessor's Parcel Number: 025-090-046  
 Application Number: MST2007-00092  
 Applicant: Kenneth Marshall  
 Owner: Cancer Center of Santa Barbara  
 Architect: Cearnal Andrulaitis, LLP  
 Landscape Architect: Martha Degasis

(Previously approved project: the proposal comprised a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site includes ten lots located between W. Junipero and W. Pueblo Streets that will be merged into one, 3.38-acre lot. The Breast Cancer Resource Center was operating in a 2,392 square foot residential building at 525 W. Junipero Street which was converted to a non-residential use as part of the approved project. The adjacent vacant parcel at 529 W. Junipero Street was approved for a new residential duplex. The project has now been revised to convert the Breast Cancer Resource Center building back to residential use as a duplex and construct a new non-residential 2,268 square foot, 110-seat auditorium on the vacant lot. A Planning Commission Substantial Conformance Determination is required.)

**(Comments only. In-Progress review of Cancer Center Facility only. Requires a Substantial Conformance Determination and compliance with Planning Commission Resolution No. 006-10. Project was last reviewed on August 18, 2014.)**

Actual time: 4:55 p.m.

Present: Kenneth Marshall, Applicant.

Public comment opened at 5:04 p.m.

- 1) Hans Van der Weijden, opposition; expressed concern regarding noise impacts from the nearby park to local residents and the many medical facilities in the area.
- 2) Sunny Crandell, opposition; (Director of the adjacent The Oaks Parent-Child Workshop); expressed concern regarding the existing and the potential for increased traffic flow and usage in the neighborhood and requested a study for traffic calming measures.

A letter in opposition from John and Kathy Denver was acknowledged.

Public comment closed at 5:09 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board found the project in substantial conformance and in compliance with Planning Commission Resolution No 006-10.
- 2) The project's architecture is appropriate to the neighborhood.
- 3) The scale of the building is appropriate for the neighborhood.
- 4) The stone wall should be raised to seat level height to increase the neighborhood feel of the building.
- 5) The clerestory windows are to be eliminated from the front street elevation.

Action: Poole/Wittausch, 5/0/0. Motion carried. (Hopkins/Cung absent).

**FINAL REVIEW****4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

**(4:45)** Assessor's Parcel Number: 009-230-043  
 Application Number: MST2004-00493  
 Architect: Jeff Gorrell  
 Applicant: John Price  
 Owner: Olive Oil & Gas L P

(This is a revised project. Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 17,802 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,002 square feet of residential space on the second and third floors. The residential component includes 6 three-bedroom units. A total of 38 parking spaces are proposed to include 22 commercial spaces and 16 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. The project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval, on appeal with conditions, on 7/15/08 for a Local Coastal Plan Amendment, Zone Change, Tentative Subdivision Map, Coastal Development Permit, Development Plan Approval, and Zoning Modifications. The project requires compliance with City Council Resolution No. 08-084. Note - A SCD was granted on 10/2/14 with support by the Planning Commission that provides the option of a reduced number of units - six units instead of eight and in a two story townhouse configuration for each unit.)

**(Action may be taken if sufficient information is provided. Requires compliance with City Council Resolution No. 08-084. Project was last reviewed on August 18, 2014.)**

Actual time: 5:22 p.m.

Present: Jeff Gorrell, Architect; and Sam Maphis, Landscape Architect.

Public comment opened at 5:47 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval and continued indefinitely to Consent Review with conditions:**

- 1) Provide a larger radius on the second floor balcony at the street corner.
- 2) Provide larger color board with actual paint color samples of how the colors will appear as proposed, including the stucco color. Some Board members found the two-tone color choice questionable.

Action: Wittausch/Poole, 5/0/0. Motion carried. (Hopkins/Cung absent).

**\* THE FOLLOWING AGENDA ITEM WAS POSTPONED AT THE APPLICANT'S REQUEST. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 133 S SALINAS ST****C-P Zone**

**(5:15)** Assessor's Parcel Number: 015-243-009  
Application Number: MST2014-00639  
Owner: Julio Lopez  
Designer: Edward Deras

(Proposal to convert an existing 1,055 square foot, one-story, single-family residence with detached two-car garage to a mixed-use building on an 8,000 square foot parcel. The project will include the conversion of 389 square feet of existing residential floor area to office use and a 1,445 square foot two-story residential addition with a 204 square foot second story deck. Also proposed is to replace all existing doors and windows. An existing two-car garage will remain unaltered and two uncovered parking spaces will be provided for the office use. The project will result in 389 square feet of commercial space and a 2,111 square foot residence.)

**(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.)**

**Postponed indefinitely at the Applicant's request.**

**PROJECT DESIGN REVIEW****6. 927 E HALEY ST****R-2 Zone**

**(5:45)** Assessor's Parcel Number: 031-241-015  
Application Number: MST2014-00410  
Owner: Warder Bayly  
Designer: Diana Costea

(This is a revised project description: Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,186 square foot accessory dwelling unit and 524 square foot 2-car attached garage at the rear of the parcel. An existing 1-story, 579 square foot dwelling unit at the front of the parcel will remain unchanged. Also proposed is to demolish a 128 square foot storage shed. Total new square footage on site will be 1,804 square feet. There is no grading proposed. This project will address violations identified in Zoning Information Report ZIR2014-00333.)

**(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. Requires a Public Works Transportation waiver of parking design standards. Project was last reviewed on March 16, 2015.)**

Actual time: 6:02 p.m.

Present: Diana Costea, Designer; and Warder Bayly, Owner.

Public comment opened at 6:13 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board carried forward the previous March 16, 2015, comment #1, as follows: *“Provide grading and drainage plan based on an actual survey of the site”*; include existing and proposed topography, and grading quantities on the submitted grading and drainage plan.
- 2) The Board carried forward the March 16, 2015, comment #5, as follows: *“Provide a complete and detailed landscape plan with a signed Landscape Compliance Statement.”*
- 3) The Board carried forward the March 16, 2015, comment #11, as follows: *“The Board prefers metal windows over vinyl windows or superior quality vinyl windows with appropriate detailing”* to be recessed into the wall, rather than nailed on, with deeper plaster returns for a more traditional Spanish style detail.
- 4) Applicant to clean up and clarify the first and second floor plans which do not coordinate with each other or with the elevations.
- 5) No pampas grass shall be allowed on the project, which is not allowed within the City of Santa Barbara.
- 6) The door details should match the window details so that plaster returns and doors are recessed.
- 7) The parapet detail 3/A-9.01 shall be a tile cap with no exposed sheet metal.
- 8) It is suggested that the Applicant study providing a fully dimensioned preliminary structural design showing all framing plans and details (i.e., coordinated floor plans, etc.) for submittal.
- 9) All roof slopes are to be the same.

Action: Wittausch/Poole, 5/0/0. Motion carried. (Hopkins/Cung absent).

**\* THE BOARD WILL RECESS AT 6:33 P.M., AND RECOVERED AT 7:05 P.M. \***

**FINAL REVIEW****7. 433 ALAMEDA PADRE SERRA****R-2 Zone****(6:35)**

Assessor's Parcel Number: 031-391-008  
 Application Number: MST2014-00547  
 Owner: Oliviera Trust, Barton Clemens, Trustee  
 Applicant: Joseph Flynn  
 Architect: Tom Ochsner, Architect  
 Landscape Architect: Jeffrey Yardy, President

(Proposal to demolish a vacant 1-story, 800 square foot single-family dwelling and construct a new 2-story residential duplex on an approximately 6,100 square foot parcel located in the Hillside Design District. Unit A is proposed at 1,845 square feet including an attached 400 square foot 2-car garage, and Unit B is proposed at 2,024 square feet including an attached 400 square foot 2-car garage, for a total of 3,869 square feet of development. Three upper level decks totaling 213 square feet are also proposed. Grading will be balanced on site. One 5" Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.)

**(Project was last reviewed on April 27, 2015.)**

Actual time: 7:07 p.m.

Present: Tom Ochsner, Architect; and Jeffrey Yardy, Landscape Architect.

Public comment opened at 7:11 p.m. As no one wished to speak, public comment was closed.

- Motion: Final Approval and continued indefinitely to Consent Review with conditions:**
- 1) Restudy the door threshold details without any spatial gaps, particularly details on plan Sheet A-9.3.
  - 2) The door and window plaster returns at the head and jam shall be a direct return back to the window as noted on plan Sheets A-9.4, window #2.
- Action: Poole/Wittausch, 5/0/0. Motion carried. (Hopkins/Cung absent).

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

#### **8. 3925 STATE ST**

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

**(7:05)** Assessor's Parcel Number: 051-010-021  
Application Number: MST2015-00252  
Owner: GRI- Regency, LLC  
Applicant: Cearnal Andrulaitis

(Initial Concept Review of a proposal for alterations to an existing commercial building in the Five Points Shopping Center (former Carl's Jr. and Green Burrito.) The work will include dividing an existing 141,574 square foot commercial building into two tenant spaces and alterations to the building facade. The alterations include new awnings, entries, window replacements, and roof change from mansard to parapet wall and cap. Twenty parking spaces will be converted to compact parking spaces but the total number of spaces will remain unchanged. A new landscape plan is also proposed, including new pedestrian access from State Street, new 464 square foot dining patio, and new bicycle parking. No new square footage is proposed.)

**(Comments only; requires Environmental Assessment.)**

Actual time: 7:18 p.m.

Present: Joe Andrulaitis, Architect; Rogelio Solis, Applicant; Martha Degasis, Landscape Architect.

Public comment opened at 7:25 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to Full Board with comment that it was the consensus of the Board that the project is acceptable as presented.**
- Action: Wittausch/Poole, 5/0/0. Motion carried. (Hopkins/Cung absent).

**\*\* MEETING ADJOURNED AT 7:30 P.M. \*\***

**\*\* THE 1:00 P.M. CONSENT REVIEW WAS CANCELLED FOR THIS DATE. \*\***