



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, February 29, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      FRANK HOTCHKISS  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 NICOLE HERNANDEZ, URBAN HISTORIAN  
                 SUSAN GANTZ, Planning Technician (absent)  
                 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, Moore, Tripp and Wittausch.  
Members absent:      None.  
Staff present:      Hernandez (present until 3:26 p.m.), Limón, and Goo.

**GENERAL BUSINESS:**

**A.**      Public Comment:      No public comment.

**B.**      Approval of Minutes:

Motion:      Approval of the minutes of the Architectural Board of Review meeting of **Tuesday, February 16, 2016**, as amended.  
Action:      Hopkins/Wittausch, 7/0/0. Motion carried. (Wittausch abstained from the Sign-ABR, Referred to Full Board item).

**C. Consent Calendars:**

Motion: Ratify the Consent Calendar of **February 22, 2016**. The Consent Calendar was reviewed by **Kirk Gradin**.

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

Motion: Ratify the Consent Calendar of **February 29, 2016**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.

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

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

## a. Ms. Gantz made the following announcements:

- a) The Applicant will be showing a PowerPoint presentation for Item #1, 6100 Hollister Avenue.
- b) Board member Miller will be stepping down from Item 2, 915 E. Anapamu Street, and Board member Hopkins will be stepping down from Item 4, 801 Cliff Drive.
- c) Board member Wittausch requested clarification regarding discussion of other proposed projects outside of Board review meetings, specifically Item 3, 926 Indio Muerto Street. Staff clarified that ex parte discussions are allowed regarding proposed projects outside of any specific subcommittee or *ad hoc* subcommittee; however, Board member *opinions for approval or denial as a Board member are not allowed and any discussions should always be disclosed to the Board at the next Full Board meeting.*

## D. Subcommittee Reports. There were no reports at this time.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 6100 HOLLISTER AVE****A-I-1/SP-6 Zone**

**(3:15)** Assessor's Parcel Number: 073-080-065  
 Application Number: MST2016-00044  
 Owner: City of Santa Barbara  
 Applicant: Hazel Johns  
 Agent: Leif Reynolds  
 Architect: Kupiec Architects  
 Engineer: Michael Viettone  
 Engineer: Van Sande Structural Engineers  
 Landscape Architect: Arcadia Studio

(Proposal to construct a light industrial park totaling 50,046 square feet on an approximately 14.43 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.)

**(Comments only; requires Environmental Assessment and Planning Commission review.)**

Actual time: 3:12 p.m.

Present: Hazel Johns, Airport Director; Bob Kupiec and Jaime Palencia, Architects; Derrick Eichelberger, Arcadia Studio; Michael Viettone, Engineer; and Leif Reynolds, Project Planner.

Public comment opened at 3:28 p.m. As no one wished to speak, public comment was closed.

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

- 1) Some Board members would like the design slightly refined by either adding color or different architectural enhancements to break-up the repetitive character of the project at the corner buildings and/or the three middle group buildings.
- 2) Provide additional trees between the buildings at Hollister Avenue.
- 3) Restudy the public pedestrian access to the corner building as an enhancement.
- 4) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
  - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
  - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
  - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
  - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
  - f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

**Action:** Wittausch/Tripp, 7/0/0. Motion carried.

**PROJECT DESIGN REVIEW – PUBLIC HEARING****2. 915 E ANAPAMU ST****R-3 Zone**

**(4:00)** Assessor's Parcel Number: 029-201-003  
 Application Number: MST2007-00331  
 Owner: Riviera Partners  
 Architect: Cearnal Collective, LLP

(This is a revised project description of an Average Unit Density Incentive Program [AUD] project. The proposal still includes 24 residential apartments comprising 20,275 sq. ft. of living area, 9,170 sq. ft. of subterranean garage area, and 1,504 sq. ft. of private garage space, for a total of 30,949 sq. ft. The unit mix includes 19, one-bedroom and five, two-bedroom apartments ranging from 649 to 1,411 sq. ft., with an average unit size of 833 square feet. The revisions to the project include changes to the floor plan, exterior fenestration of Building 1, building footprint, and building height. The parking garage size was increased to provide additional parking, including accessible parking spaces and added storage for residents. The building footprints of Buildings 2 & 3 have not changed. Building 2 has a reduced unit count, from three to two. There will be 2,970 cubic yards of grading excavation and 19 trees will be removed, with five trees to be relocated on site, 16 trees to remain, 35 new oak trees [seventeen on-site and 28 off-site], and 50 new ornamental trees. Under AUD, the proposed residential density is 27 dwelling units per acre, with an average unit size of 833 sq. ft. A maximum density of 27 dwelling units per acre is allowed on this 40,055 sq. ft. parcel with a Medium-High Density Residential General Plan Land Use Designation.)

**(Project Design Approval is requested for a revised project. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on April 13, 2015.)**

Actual time: 3:50 p.m.

Present: Brad Berman, Applicant/Owner; Brian Cearnal, Architect; Tom Jess and Katie Klein, Architects; and Kelly Brodison, Assistant Planner.

Public comment opened at 4:22 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to Full Board with comments:**  
 1) Study ways to provide screening of the building closest to Anapamu Street.  
 2) Study adding more charm-giving elements to the buildings.  
 Action: Wittausch/Cung, 6/0/0. Motion carried. (Miller stepped down).

**CONCEPT REVIEW - CONTINUED ITEM****3. 926 INDIO MUERTO ST****C-2/SD-3 Zone**

**(4:45)** Assessor's Parcel Number: 017-284-003  
 Application Number: MST2014-00415  
 Owner: IWF Sb Gateway, LP  
 Architect: Hochhauser Blatter Architecture & Planning

(Proposal to demolish an existing 12,000 square foot commercial building and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 111 rooms and a 115 space, semi-subterranean parking lot with supportive amenities. Planning Commission review is required for a Development Plan, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

**(Fifth Concept Review. Comments only; requires Environmental Assessment and Planning Commission Review. Project was last reviewed on February 1, 2016.)**

**EX PARTE COMMUNICATION:**

Board member Wittausch disclosed a prior ex parte advisory communication with the Jan Hochhauser, Applicant.

Actual time: 4:40 p.m.

Present: Jan Hochhauser, Architect; Danny Hyde, Agent; and David Black, Landscape Architect.

Public comment opened at 4:46 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the changes to the proposed project for a simpler design and efforts to unify the elements together for a more cohesive style.
- 2) The Board appreciates the art deco style of architecture.
- 3) Restudy the proposed railings as they are too expressive. Study lightening the design or varying the scale of the pattern to be more open or to break up the massing to add more variety.
- 4) Study the elevations to be more consistent with the drawings.
- 5) The majority of the Board would like additional detailing studied and added to enhance the art deco style.
- 6) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
  - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
  - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
  - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
  - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
  - f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

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

**CONCEPT REVIEW - CONTINUED ITEM****4. 801 CLIFF DRIVE****R-2/SD-3 Zone**

**(5:30)** Assessor's Parcel Number: 045-250-008  
 Application Number: MST2014-00586  
 Owner: Unknown Dream, LLC  
 Architect: On Design, LLC  
 Applicant: SEPPS, Inc.  
 Applicant: James Cole  
 Landscape Architect: CMLA Landscape Architects

(Proposal for as-built building remodeling, site work, tree removals, and landscaping alterations at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The unpermitted work includes the removal of mature Eucalyptus trees which provided Monarch butterfly habitat, other landscaping alterations involving removing and planting trees, replacement of irrigation system, exterior paint changes, metal building siding, metal window awnings, grading and construction of concrete pads for picnic and ping-pong tables, bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration and painting, speed bumps, traffic control gate, exterior lighting, EV charging stations, bike racks, and mailboxes. Other unpermitted work is proposed to be removed. Proposed new improvements include restoration of habitat and tree mitigation planting, a habitat maintenance and monitoring program, new handrails at existing stairs, stair abandonment at carports, trash and recycling enclosures, and concealment of as-built data/phone cabling. This project requires Planning Commission review of a Coastal Development Permit and two fence height modifications.)

**(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit and two fence height modifications. Project was last reviewed on January 20, 2015.)**

Actual time: 5:14 p.m.

Present: Keith Nolan, Architect; Maruja Clensay, Steve Fort, James Cole, Applicants; Chuck McClure, Landscape Architect; Scott Hamilton, Engineer; and Tony Boughman, Assistant Planner.

Public comment opened at 5:29 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the two proposed fence height modifications have no negative visual impacts.
- 2) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
  - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
  - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.

- d. **Sensitive to Adjacent Landmarks and Historic Resources.** *(This criteria is not applicable to the proposed project, as the project is not in close proximity to any adjacent City Landmark/designated historic resources, historic sites or natural features.)*
- e. **Public View of the Ocean and Mountains.** *(This criteria is not applicable to the proposed project, as the project is not in close proximity to any established scenic public vistas.)*
- f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

Action: Cung/Miller, 5/1/0. Motion carried. (Wittausch opposed, Hopkins stepped down).

**\* THE BOARD RECESSED AT 6:25 P.M. AND RECOVERED AT 6:48 P.M. \***

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

#### **5. 1217 PUNTA GORDA ST**

**R-3 Zone**

**(6:35)**

Assessor's Parcel Number: 017-293-014  
 Application Number: MST2015-00031  
 Owner: Gutierrez Family Trust  
 Applicant: Windy Design Consultant

(Proposal to construct a new, 798 square foot 3-story dwelling unit at the rear of an existing 916 square foot 1-story dwelling unit, and to demolish an existing 370 square foot carport. A 655 square foot 4-car carport will comprise the ground floor of the new unit and will be attached to the existing unit. Also proposed on this approximately 5,000 square foot parcel is to legalize an as-built 4'-6" tall CMU wall topped with wrought iron railings, and to construct a new 5'-0" tall fence. There will be 1,468 square feet of permeable paving for the new driveway. An Administrative Exception is requested to allow an as-built over-height wall at the front property line. Staff Hearing Officer review is required for a zoning modification to change the basic exterior characteristics of the existing one-story structure in the required interior setback.)

**(Second Concept Review. Comments only; requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on April 13, 2015.)**

Actual time: 6:48 p.m.

Present: Patricio Nava, Applicant.

Public comment opened at 6:56 p.m. As no one wished to speak, public comment was closed.

An email of concerns from Suzette Poulter was acknowledged and a concise summarization was read into the record.

Straw vote: How many Board members could support a third story addition for the proposed project? 5/1 (passed)

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

- 1) Reduce the roof pitch of the addition to match the roof pitch slope of the existing home.
- 2) Simplify the addition design with fewer material changes and for a less stratified appearance of the second and third floors.
- 3) Study grouping the vertical elements to expand the addition of the second and third floors.
- 4) Simplify the number of different window types.

- 5) Restudy the dormers over the existing front porch.
- 6) Provide a color board.

Action: Hopkins/Wittausch, 5/1/1. Motion carried. (Cung opposed, Gradin abstained).

## **PROJECT DESIGN REVIEW**

### **6. 130 S ALISOS ST**

**R-3 Zone**

**(7:15)** Assessor's Parcel Number: 017-212-015  
 Application Number: MST2015-00402  
 Owner: Edward St George  
 Architect: On Design, LLC  
 Applicant: On Design, LLC

(Proposal for new dwelling units, addition, and alterations for a new Average Unit-Size Density Incentive Program [AUD] project which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D [Unit 6] will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E [Units 7 & 8] will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.)

**(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 compliance with Tier 3 SWMP and a Parking Design Waiver. Project was last reviewed on February 16, 2016.)**

Actual time: 7:21 p.m.

Present: Keith Nolan and Shelby Messner, On Design Architects.

Public comment opened at 7:27 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued indefinitely to Full Board with the following finding was read into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."**

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

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 7:40 P.M. \*\***