



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 6, 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 3:00 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present:      Gradin, Cung, Hopkins, Tripp and Wittausch (present at 3:06 p.m.).  
 Members absent:      Miller and Poole.  
 Staff present:      Gantz, Limón (present until 3:31 p.m.), 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 **June 22, 2015**, as amended.

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

C.      Consent Calendars:

Motion:      Ratify the Consent Calendar of **June 29, 2015**. The Consent Calendar was reviewed by **Gradin** and **Miller**.

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

**The July 6, 2015 Consent Review was cancelled.**

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Gantz announced that Board Members Miller and Poole will be absent from today's meeting. Board Member Wittausch will be slightly late to the meeting.
  - 2) Board member Trip announced that she will be stepping down from Item #4, 200 Helena Avenue.
- E. Subcommittee Reports.
- There were no reports.

## **DISCUSSION ITEM**

### **1. ABR PROTOCOL**

**(3:15)** Staff: Jaime Limón, Senior Planner; and Irma Unzueta, Project Planner.

Actual time: 3:08 p.m.

At Chair Gradin's request, Mr. Limón clarified the ABR referral process of proposed projects to City Council, Planning Commission and acceptable types of comments and motions. As Mr. Limón explained, first there must be a valid basis for referrals; and second, and of equal importance is the Board member's input on referred projects. Boardmembers should not add comments on issues relating to zoning compliance. The ABR may ask staff to look into these matters and Design Review staff will provide the various review boards and commissions with direction, advice on zoning requirements. Items requiring research by staff can always be postponed or continued for clarification at a later time.

Chair Gradin mentioned a tendency for Board motions to be unclear, such as statements like, "Two Board members find that..." and that some applicants tend to pick and choose which motion or directions to comply with for their respective project. Mr. Limón clarified that there should be a uniform motion with specific direction which is voted on as a consensus opinion. Providing conflicting direction in comments or using words such as "consider" or "study" may give the applicants more flexibility that may not be useful for certain projects requiring redesign. Specific and clear direction in motions made by a majority vote should be the main goal of the Board.

Ms. Unzueta clarified some AUD program details:

- 1) The AUD program is not applicable to the R-2 and the Single Family Residential zones, but mainly in the R-3, R-4, and the Commercial zones.
- 2) The AUD program is not necessarily for affordable projects or units, but for workforce housing. The specific units and types of AUD housing that are encouraged are rental, employer-sponsored housing and limited equity co-ops.
- 3) While the Variable Density Program is suspended, Affordable Housing projects are still allowed under the AUD Program density parameters.
- 4) The AUD program allows for ownership, as well as rental.

**CONCEPT REVIEW - NEW ITEM****2. 1300 BLK E YANONALI ST 1095 SEG ID****(3:25)**

Assessor's Parcel Number: ROW-001-095  
Application Number: MST2015-00317  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara – Public Works  
Engineer: Matt Burgard

(Proposal for the E. Montecito Street-E. Yanonali Street Bridge and Pedestrian Improvements Project which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street-E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas streets to increase safety on pedestrian routes to the adjacent schools.)

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

Actual time: 3:31 p.m.

Present: Jessica Grant, Applicant; Andrew Grubb, Project Engineer; and Craig Drake of Drake Haglan and Associates.

Public comment opened at 3:49 p.m. As no one wished to speak, public comment was closed.

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

- 1) Study and provide options for variation in the finish down the length of the wall along Salinas Street.
- 2) Return with additional details on the plans, including depth, height, materials, and locations of abutments.
- 3) Provide photographs of the bridge abutments from a slightly higher elevation.
- 4) Keep the bridge design elements simple.
- 5) Study darker color wrought iron railings.
- 6) Consider the guide rails across from the Four Seasons Biltmore at Butterfly Beach for comparison ideas.
- 7) Study alternatives for the curved metal redirection barrier.

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

**PROJECT DESIGN REVIEW****3. 1635 SAN PASCUAL ST****R-3 Zone**

**(3:55)** Assessor's Parcel Number: 043-221-008  
 Application Number: MST2015-00049  
 Owner: Thomas Woodard

(Proposal for a new two-story 669 square foot detached three-car garage with a new 501 square foot dwelling unit above. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing officer review is requested for a zoning modification to provide less than the required parking.)

**(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 Staff Hearing Officer Resolution No. 027-15. Project was last reviewed on March 2, 2015.)**

Actual time: 4:11 p.m.

Present: Thomas and Tracy Woodard, Applicants/Owners.

Public comment opened at 4:17 p.m. As no one wished to speak, public comment was closed.

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

- 1) Study additional landscaping to the alley side of the project to enhance the pathway to the second unit entrance.
- 2) Provide the window trim and corner upper trim details.
- 3) Study the railing design of the second floor stairway to be more in keeping with the attractive front house railing.
- 4) The Board finds the proposed mass, bulk, and scale acceptable.
- 5) The Board finds the color board acceptable.
- 6) Study matching the individual window panes with the divided glass panes of the rest of the main house.
- 7) Provide an exterior lighting plan with a cut sheet of light fixtures.
- 8) Study colored concrete for the driveway to enhance the public alley side of the project and main entry.
- 9) The Vice Chair read the following finding 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: Hopkins/Tripp, 5/0/0. Motion carried. (Miller/Poole absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 200 HELENA AVE****OC/SD-3 Zone**

**(4:25)** Assessor's Parcel Number: 033-052-018  
Application Number: MST2015-00289  
Owner: Mark Recordon  
Architect: AB Design Studio, Inc.

(Proposal to demolish an existing 1,663 square foot, 1-story commercial building (860 square feet permitted and 803 square feet unpermitted) and to construct a new 2,215 square foot, 2-story commercial building with a third story rooftop patio. An existing permitted 147 square foot detached wood storage shed will remain unaltered. The proposal will include a new parking lot with nine parking spaces, bicycle parking, and landscape improvements. New sidewalk, curb, and utility improvements are also proposed. Requires Planning Commission review of a Development Plan and a Coastal Development Permit.)

**(One time Concept Review for comments only. No approvals will be granted.)**

Actual time: 4:30 p.m.

Present: Clay Aurell, Architect; and Mark Recordon, Owner.

Public comment opened at 4:49 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board understands that container projects pose specific concerns and the proposed containers must be acceptable and appropriate for the neighborhood, especially in the design, detailing, and materials.
- 2) Provide a canopy tree in the corner and additional landscaping pockets to soften the exterior appearance of the structure.
- 3) Restudy an alternative to the trellis which is too aggressive and overwhelming, and adds to the impact of the building.
- 4) Provide a color board and material board, and propose alternative materials other than concrete and steel. The proposed colors are not supportable. Plaster would help to soften and anchor the building.

Action: Hopkins/Wittausch, 4/0/0. Motion carried. (Tripp stepped down, Miller/Poole absent).

Board Comments: At least half the Board is concerned about the appropriateness of the proposed design of the container and this location's proximity to State Street and the historic train station. Study a more nautical and/or industrial design to be more in keeping with the Funk Zone area.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1187 COAST VILLAGE RD****C-1/SD-3 Zone****(4:50)**

Assessor's Parcel Number: 009-291-008  
Application Number: MST2015-00118  
Owner: H & R Investments  
Agent: Suzanne Elledge Planning & Permitting Services, Inc.  
Designer: Marie Evan Schumacher  
Business Name: Coast Village Plaza

(This is a revised project description: Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will include a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope, requiring 80 cubic yards of imported fill and a retaining wall replacement. There will be an overall reduction of landscaping by 1,013 square feet. Requires Staff Hearing Officer Review of a zoning modification to encroach into the front setback, and Coastal Review.)

**(Noticed Public Hearing for comments on the proposed Zoning Modification requested from the Staff Hearing Officer. Project was last reviewed by the Full Board on May 11, 2015 and Consent on May 18, 2015.)**

Actual time: 5:09 p.m.

Present: Marie Evan Schumacher, Designer; and Heidi Jones, SEPPS; and Michelle Bedard, Assistant Planner.

Public comment opened at 5:17 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Staff Hearing Officer and then continued one week to Consent Review with comments:**

- 1) The Board supports the proposed front setback modification to replace existing landscape area with a new deck area, and finds the proposed modification does not pose consistency issues with the Architectural Board of Review Guidelines; however the Board has some concerns with the proposed details and materials, and the distance between the edge of the deck and the existing sidewalk.
- 2) Provide more details showing an increase in the distance between edge of the deck and the existing sidewalk (either entirely or partially), and study filling that space with a proposed selection of water-wise drought tolerant landscaping.
- 3) Provide details of the proposed concrete deck edge, including surfacing and supports.
- 4) Provide a stronger alternative than the proposed stainless steel railing that would better match the existing design of the building; grey painted tube steel is acceptable.

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

Board comment: One Board member requested the Applicant return with larger scale drawings; particularly the sidewalk and dining deck level elevation drawings.

**CONCEPT REVIEW - CONTINUED ITEM****6. 215 PESETAS LN****C-2/SD-2 Zone****(5:20)**

Assessor's Parcel Number: 057-203-003  
 Application Number: MST2014-00543  
 Owner: Sansum Clinic  
 Applicant: Sansum Clinic  
 Architect: Boulder Associates  
 Business Name: Sansum Clinic  
 Contractor: Dan & Russ Michealsen

(This is a revised project description: Proposal for a minor ground floor addition of 164 square feet and exterior alterations to an existing 61,445 square foot, 3-story medical clinic. The project includes relocating the main entrance from the south side of the building to the north with a new drop-off configuration, adding a new open canopy, and adding a new entry on the south side of the building for the lab. Also proposed is to relocate an existing MRI trailer to the west side of the property and relocate and reconfigure the ADA parking spaces. A new landscape plan proposes to remove 68 trees and protect 50 in place. There will be 347 square feet of replaced or new impermeable surfaces and no grading. The development is located on APNs 057-203-003 and 057-203-005 totaling 6.52 acres.)

**(Second Concept Review. Comments only; requires Environmental Assessment. Project was last reviewed on November 24, 2014.)**

Actual time: 5:36 p.m.

Present: Lance Ray, Architect; Brad Hess, Agent for Sansum Clinic; Dan Michealsen, Michealsen Construction Co., Inc.; and Bob Cunningham, Landscape Architect.

Public comment opened at 5:56 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) The Board finds the proposed design acceptable.
- 2) Clarify the plans by calling out the new work and add dimensions in the plan view.
- 3) As reviewed by the ABR Landscape Representative on June 22, 2015, Applicant to:
  - a) Replace existing non-drought tolerant turf areas with waterwise alternative to the maximum extent feasible.
  - b) Study replacing existing ornamental turf areas with waterwise ground cover and drip irrigation.
  - c) Medium water-use trees should not be used unless they are proposed within storm water infiltration or swale areas that experience periodic inundation.
  - d) Provide box (and container) sizes of all proposed trees.

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

Applicant Comment: In response to landscape direction item a) Mr. Cunningham stated the Applicant would like to keep the proposed break areas, if possible.

**\* THE BOARD RECESSED AT 6:16 P.M. AND RECONVENED AT 6:27 P.M. \***

**CONCEPT REVIEW - NEW ITEM****7. 111 N MILPAS ST****C-2 Zone**

**(6:20)** Assessor's Parcel Number: 017-083-013  
Application Number: MST2014-00357  
Owner: Abraham Safina Trust  
Architect: Nils Hammerbeck  
Business Name: IHSP Youth Hostel

(Proposal to convert 480 square feet of legally recognized residential space to commercial square footage for a new five bedroom youth hostel. The existing 1,150 square feet of commercial floor area will remain, and approval of an as-built 150 square foot enclosed porch is requested. The total commercial floor area will be 1,780 square feet. New exterior changes will include a new 153 square foot roof deck and pergola, 35 square foot trash enclosure, five-space parking lot, minor door and window changes, ADA lift, bicycle parking, and wood fence. This proposal will address violations identified in Enforcement Case ENF2014-00153.)

**(Comments only; requires compliance with Stormwater Management Program Tier 3.)**

Actual time: 6:27 p.m.

Present: Nils Hammerbeck, Architect.

Public comment opened at 6:39 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the proposed project generally acceptable.
- 2) Resolve the trellis and privacy wall connection to integrate more with roof, and to be more in keeping with the architecture of the building.
- 3) Resolve areas around the building and on the plans for landscaping.
- 4) Restudy the height of existing and proposed fences.

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

**\* THE BOARD RECESSED BRIEFLY AT 6:53 P.M. AND RECONVENED AT 6:58 P.M. \***

**\*\* THE FOLLOWING AGENDA ITEM WAS POSTPONED INDEFINITELY. \*\***

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

**8. 133 S SALINAS ST**

**C-P Zone**

**(6:40)** 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 due to the Applicant's absence.**

**CONCEPT REVIEW - NEW ITEM**

**9. 3771 STATE ST**

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

**(7:10)** Assessor's Parcel Number: 051-040-049  
Application Number: MST2015-00301  
Owner: Yun-Pei Yeh  
Architect: Armet Davi Newlove & Associates, AIA  
Applicant: The Tasty Group  
Business Name: Dunkin' Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast food outlet. The project includes changes to the façade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16' tall willow tree. Also proposed is to restripe the existing parking lot with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

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

Actual time: 6:58 p.m.

Present: Kimberly Dillon, Architect; and Yun-Pei Yeh, Owner.

Public comment opened at 7:07 p.m. As no one wished to speak, public comment was closed.

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

- 1) A majority of the Board finds the parapet cap detail should be restudied.
- 2) The Board finds the existing stepped down parapet wall is preferable.
- 3) Modify the front area for more character.
- 4) If a stone veneer is used, it should be a true stone veneer rather than imitation stone.
- 5) The trellis elements should be bigger to be compatible with the massing of the building.
- 6) The trellis at the rear should look like a true trellis or be more in keeping with the rest of the building.
- 7) Smooth out the texture of the plaster finishing.
- 8) Return with a lighting specifications of the proposed light fixtures.

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

Board Comment: Restudy the building style and parapet cap to be more in the typical Santa Barbara Spanish/Andalusian style.

**\*\* MEETING ADJOURNED AT 7:31 P.M. \*\***

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