



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 20, 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
 SUSAN GANTZ, Planning Technician
 KRYSTAL M. VAUGHN, Acting Commission Secretary

Website: 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.

CALL TO ORDER:

The Full Board meeting was called to order at 3:04 p.m. by Chair Gradin.

ATTENDANCE:

Members present: Gradin, Cung, Hopkins, Miller (arrived at 3:06), Moore, Tripp and Wittausch.
Members absent: None.
Staff present: Gantz and Vaughn.

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 6, 2016**, as amended.
Action: Hopkins/Wittausch, 7/0/0. Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 13, 2016**. The Consent Calendar was reviewed by **Wittausch and Miller**.
Action: Hopkins/Miller, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **June 20, 2016**. The Consent Calendar was reviewed by **Wittausch** and **Miller**.

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

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

1. Ms. Gantz made the following announcements:

- a) Board member Hopkins will step down from Item three, 711 N. Milpas Street.
- b) Board member Moore will step down from Item five, 220 W. Gutierrez Street.
- c) Item one, 208 Oceano Avenue, has been postponed indefinitely at the Architect's request.

D. Subcommittee Reports.

1. Mr. Limón made a presentation regarding Board meeting guidelines. This presentation provided information on how Board Members can run meetings more efficiently.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 208 OCEANO AVE

R-2/SD-3 Zone

(3:15)

Assessor's Parcel Number: 045-074-007
 Application Number: MST2016-00023
 Owner: Tantri, LLC
 Architect: CM Goodman

(Proposal for the demolition of an existing 1,400 square foot duplex to the rear of the site and construction of a new 1,400 square foot duplex in the same location on an 8,700 square foot parcel. The duplex will include a 558 square foot covered porch on the ground floor, a 302 square foot uncovered deck on the second floor, and an approximate 457 square foot uncovered roof deck. Four tandem covered parking spaces will be included. Other site work will include the replacement of existing fencing with new site walls, a new planter, new driveway, and new landscaping. The existing four unit apartment building at the front of the site requires approval of as-built window replacements and storage. Staff Hearing Officer approval is required for zoning modifications related to building separation and open yard requirements, and a Coastal Development Permit. Three parking waivers are required from Transportation Division prior to building permit issuance. This proposal will address violations identified in Zoning Information Report ZIR2015-00524.)

(Comments only; requires Environmental Assessment, Staff Hearing Officer approval of Zoning Modifications and a Coastal Development Permit, and three Parking Waivers from the Transportation Division.)

Postponed indefinitely at the Architect's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 6210 - 6290 HOLLISTER AVE****(4:00)**

Assessor's Parcel Number: 073-080-042
 Application Number: MST2016-00022
 Owner: City of Santa Barbara
 Applicant: Suzanne Elledge Planning & Permitting Services
 Architect: Flex Designs

(Proposal to construct two new buildings on a vacant six acre parcel. The project will include a 22,282 square foot, two-story auto dealership building for Chrysler, with 91 parking spaces and 48 inventory spaces. Also proposed is a 21,087 square foot, one-story auto dealership building for Infiniti and another franchise, with 89 parking spaces and 57 inventory spaces. There will also be a sales lot for Airstream trailer sales. Total development on site will be 43,369 square feet. Planning Commission approval is requested for a Development Plan.)

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

Actual time: 3:45 p.m.

Present: Trish Allen, Suzanne Elledge Planning & Permitting Services; Robert Plant, Flex Designs; Chuck McClure, Landscape Architect; and Andrew Bermond, Project Planner, City of Santa Barbara.

Public comment opened at 4:05 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the building unified as a whole? 3/4/0 (failed)

Straw vote: How many Board member feel the project would be stronger if each of the major car dealerships were given separate building identities? 4/3/0 (passed)

Motion: Continued two weeks to Full Board with comments:

- 1) The Board felt retaining a Spanish theme is not necessary for this project.
- 2) The Board felt the project would be more successful if individual identities were given to each of the manufacturers, enhanced by varying parapet heights, window treatments, window heights, column dimensions, material changes, and setbacks from the street.
- 3) Stucco treatments on the side elevations along David Love Place and La Patera need to be restudied and enhanced to go with the prospective buildings.
- 4) Landscape plan appears to be acceptable in its current direction.
- 5) Provide a grading plan for the retention basin. Study the possibility of varying the shape to give it more interest.
- 6) Provide more information about the property located at the northeast corner and the adjacent building, as well as available landscaping opportunities.
- 7) If the colored paving patterns are going to remain in the design, they should be more in keeping with the style of the buildings.
- 8) Provide a landscape buffer along the north property line, adjacent to the proposed parking.
- 9) The current design of the service bay canopy as a separated structure is unacceptable and needs to be restudied.
- 10) Provide images of the proposed finishing materials.
- 11) Provide full side elevations for the project.

Action: Cung/Hopkins, 6/1/0. (Wittausch opposed.) Motion carried.

PROJECT DESIGN REVIEW**3. 711 N MILPAS ST C-2 Zone**

(4:45) Assessor's Parcel Number: 031-121-014
 Application Number: MST2015-00561
 Owner: 711 N. Milpas, LLC
 Applicant: RRM Design Group
 Landscape Architect: Rachel Arriaga
 Contractor: Scott Schell

(Proposal for a new four-story, 57,721 square foot mixed-use developed to be reviewed under the Average Unit Density Incentive Program (AUD). Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished. A total of 6,656 square feet of non-residential use is proposed as well as 51,065 square feet of residential use in 73 units. The unit mix will consist of thirty-one 2-bedroom, 2-bath units, thirty-one 1-bedroom, 1-bath units, and nine 2-bedroom, 1-bath units. A total of 100 parking spaces are required, with 94 proposed. There would be 77 bicycle parking spaces. The average unit size will be 700 square feet, of which the maximum allowed is 970 square feet. This 69,610 square foot site encompasses eight parcels which will be merged, with a General Plan Land Use designation of Commercial/High Residential of 28-36 dwelling units per acre in the Priority Housing Overlay District. Planning Commission review is requested for a zoning modification to provide less than the required parking as well as concept review under AUD.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 027-16. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on February 1, 2016.)

Actual time: 4:52 p.m.

Present: Detlev Peikert, Lisa Plowman, and Wes Arola, RRM Design Group; Robert Bleecker, Owner; and Andrew Bermond, Project Planner, City of Santa Barbara.

Public comment opened at 5:14 p.m.

1. Natalia Govoni spoke in opposition on behalf of Natasha Govonavic; she expressed concerns regarding the interdependent eco culture and eco system as well as water levels and power grid sustainability.

Public comment closed at 5:17 p.m.

Straw vote: How many Board members feel that using brick rather than colored plaster as the base color would be an improvement? 5/1/0 (passed)

Straw vote: How many Board members feel that some of the fourth-story massing along the west side should be transferred closer to the center of the building? 2/4/0 (failed)

Straw vote: How many Board members feel that stylistically changing the northerly corner of the building off Milpas Street to appear different from the rest would be appropriate for this project? 2/4/0 (failed)

Straw vote: How many Board members feel that this project is ready for Project Design Approval as currently designed? 2/4/0 (failed)

Straw vote: How many Board members think that shifting the fourth-story element back 18 inches along the western side at the base or adding a sloping roof elements is an appropriate direction for this project? 1/5/0 (failed)

Motion: **Project Design Approval and continued indefinitely to Full Board with comments:**

- 1) The base of the project should be in brick.
- 2) Study the color and finish of the fourth floor element facing the park.
- 3) Study the landscaping by varying the size, species, and layout of plants and trees along the park elevation.
- 4) Subject to the conditions of approval as stated in Staff Hearing Officer Resolution No. 027-16.

Action: Cung/Fitzgerald, 2/4/0. (Gradin, Miller, Moore, and Wittausch opposed. Hopkins stepped down.) *Motion failed.*

Substitute

Motion 1: **Project Design Approval and continued indefinitely to Full Board with comments:**

- 1) The base of the project should be in brick.
- 2) Study the color and finish of the fourth floor element facing the park.
- 3) Study the landscaping by varying the size, species, and layout of plants and trees along the park elevation.
- 4) Subject to the conditions of approval as stated in Staff Hearing Officer Resolution No. 027-16.
- 5) Remove the covered balcony on the fourth floor facing the west side.

Action: Cung/Fitzgerald, 3/3/0. (Gradin, Miller, and Moore opposed. Hopkins stepped down.) *Motion failed.*

Substitute

Motion 2: **Project Design Approval and continued two weeks to Full Board with comments:**

- 1) The base of the project should be in brick.
- 2) Study the color and finish of the fourth floor element facing the park.
- 3) Study the landscaping by varying the size, species, and layout of plants and trees along the park elevation.
- 4) Subject to the conditions of approval as stated in Staff Hearing Officer Resolution No. 027-16.
- 5) Remove the covered balcony on the fourth floor facing the west side.
- 6) Study the northeast corner to reduce the length of the building by changing the architecture stylistically, not simply changing the color or material.

Action: Cung/Gradin, 2/4/0. (Cung, Miller, Moore, and Wittausch opposed. Hopkins stepped down.) *Motion failed.*

Final

Motion: **Project Design Approval and continued two weeks to Full Board with comments:**

- 1) The base of the project should be in brick.
- 2) Study the color and finish of the fourth floor element facing the park.
- 3) Study the landscaping by varying the size, species, and layout of plants and trees along the park elevation.
- 4) Subject to the Conditions of Approval as stated in Staff Hearing Officer Resolution No. 027-16.
- 5) Remove the covered balcony on the fourth floor facing the west side.
- 6) Restudy the northeast corner of the building in an effort to reduce the apparent length of the Milpas Street elevation.

Action: Cung/Wittausch, 4/2/0. (Miller and Gradin opposed. Hopkins stepped down.) Motion carried.

The ten-day appeal period was announced.

FINAL REVIEW

4. 350 HITCHCOCK WAY

E-3/PD/SD-2 Zone

(5:15) Assessor's Parcel Number: 051-240-003
Application Number: MST2015-00090
Owner: DCH California Investments LLC
Applicant: Suzanne Elledge Planning & Permitting
Architect: Robert Plant

(Proposal to demolish an approximately 15,936 square foot existing service bay structure [Including 2,363 square feet of commercial floor area] and construct a new 36,752 square foot, two-story automobile dealership building. The building will include three automobile showrooms, business and automobile parts area, enclosed service bays, and interior car storage. The project includes 99 parking spaces. The subject property is identified as Parcel 2 of an approved subdivision approved under MST2014-00166. This project received Planning Commission approval of a Development Plan and P-D Development Plan on April 7, 2016.)

(Action may be taken if sufficient information is provided. Requires compliance with Planning Commission Resolution No. 012-16. Project was last reviewed on May 23, 2016.)

Actual time: 6:08 p.m.

Present: Trish Allen, Suzanne Elledge Planning & Permitting Services, Inc.; Robert Plant, Flex Designs; and Andrew Bermond, Project Planner, City of Santa Barbara.

Public comment opened at 6:17 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the darker metal with lighter metal? 6/1/0 (Passed)

Motion: Final Approval with the condition to use the darker metal.

Action: Hopkins/Wittausch, 6/1/0. (Gradin opposed.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**5. 220 W GUTIERREZ ST****C-2 Zone**

(5:35) Assessor's Parcel Number: 037-202-006
Application Number: MST2015-00047
Owner: Betty Goldberg
Architect: Kevin Moore Architect

(This is a revised project description. This project involves two adjacent parcels: 037-202-005 at 223 Cottage Grove Avenue, and 037-202-006 at 220 W. Gutierrez Street. The proposed work on the first parcel includes the demolition of 968 square feet of open storage area, restriping the parking lot, and adding new parking lot perimeter landscape planters. The proposed work on the second parcel includes the partial demolition of 1,078 square feet [under building permit application BLD2014-02591] and the construction of 1,687 square feet of floor area, resulting in a net increase of 609 square feet of new non-residential square footage. This project will result in a total development of 4,797 square feet over two parcels totaling 9,450 square feet in size.)

(Second Review. Comments only; requires Environmental Assessment and a Public Works permit. Project was last reviewed on March 2, 2015.)

Actual time: 6:24 p.m.

Staff comments: Ms. Gantz read the following State Political Reform Act Sole Proprietor Advisory statement:

The State Fair Political Practices Act (FPPC) regulation 18702.4 (b) (5) states that an official may appear before a design or architectural review committee of which he or she is a member to present, explain, architectural or engineering drawings which the official has prepared for a client. Kevin Moore is a sole practitioner and is using this exception understanding certain limits regarding advocating on behalf of their client.

Present: Kevin Moore, Architect.

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

Motion: Continued two weeks with the following comments:

- 1) In general, the Board is pleased with the mass, bulk, and scale of the project.
- 2) Head height of the green wall looks low, and the Board felt the windows facing the street would be enhanced if they were larger.
- 3) Study other plants for screening of backflow preventer. The proposed plant size is not adequate for screening.
- 4) Study ways to demarcate the entryway.
- 5) Study either simplifying the materials or adding an architectural enhancement, such as a window, to the entrance corner.

Action: Hopkins/Gradin, 6/0/0. Motion carried. (Moore stepped down).

**** MEETING ADJOURNED AT 7:02 P.M. ****