



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 15, 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, 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 3:00 p.m. by Chair Gradin.

ATTENDANCE:

Members present: Gradin, Cung, Hopkins, Miller (left at 5:12 p.m.), Tripp, and Wittausch.
Members absent: Moore.
Staff present: Limón (left at 3:05, returned at 3:30, left at 5:10 p.m.), 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 August 1, 2016, as amended.**

Action: Wittausch/Hopkins, 6/0/0. (Moore absent.) Motion carried.

C. Consent Calendar:

Motion: **Ratify the Consent Calendar of August 8, 2016. The Consent Calendar was reviewed by Miller and Hopkins.**

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

Motion: Ratify the Consent Calendar of August 15, 2016. The Consent Calendar was reviewed by Gradin and Miller.

Action: Hopkins/Wittausch, 6/0/0. (Moore absent.) Motion carried.

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

Ms. Gantz announced that Board Member Miller will step down from Item 3, 6100 Becknell Road, and that Board Member Moore will be absent.

E. Subcommittee Reports.

None.

CONCEPT REVIEW - NEW ITEM

1. 400 BLK OLD COAST HWY 2798 SEG ID

(3:15) Assessor's Parcel Number: ROW-002-798

Application Number: MST2016-00325

Owner: City of Santa Barbara - Public Works Engineering

Applicant: City of Santa Barbara - Public Works Engineering

(Proposal to extend the southeast corner curb alignment of Old Coast Highway and Park Place and to install rectangular rapid flashing beacons and 350 linear feet of sidewalk in order to provide a high visibility crossing. The project will also include the reconstruction of five driveway approaches to make them ADA-compliant, construction of new sidewalk access ramps, relocation of five existing water meters, and the installation of bio-retention basins for storm water management.)

(Action may be taken if sufficient information is received. Requires Coastal review.)

Actual time: 3:05 p.m.

Present: Alex Ubaldo, Project Engineer II, City of Santa Barbara.

Public comment opened at 3:13 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.

Action: Cung/Hopkins, 3/3/0. (Miller, Gradin, and Wittausch opposed; Moore absent.) Motion failed.

Motion: Project Design Approval and continued indefinitely to Consent with the condition that the applicant return with a proposal to either salvage the existing tree by moving the sidewalk around it, or provide a sizable replacement.

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

The ten-day appeal period was announced.

**** THE BOARD RECESSED AT 3:30 P.M. AND RECONVENED AT 3:45 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 208 OCEANO AVE****R-2/SD-3 Zone**

(4:00) Assessor's Parcel Number: 045-074-007
 Application Number: MST2016-00023
 Owner: Tantri LLC
 Architect: Craig Goodman

(Proposal for major remodel, partial demolition, and reconfiguration of an existing two-story duplex which will result in a 1,400 square foot duplex at the rear of 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, new access stairways, and an approximately 520 square foot uncovered roof deck with fireplace. A portion of the structure will be demolished, including as-built work, as part of the major remodel to alter the structure to a Spanish architectural style. The garage size will be increased and building footprint widened to provide a reduced three foot side yard setback at the ground floor. Four tandem covered parking spaces are proposed in the new parking configuration. Other site work will include the replacement of existing fencing with new site walls, a new planter, new driveway, relocation of trash enclosure, and new landscaping. The existing four unit apartment building at the front of the site also requires approval of as-built window replacements and proposed storage areas. Staff Hearing Officer approval is required for zoning modifications related to building separation and open yard requirements, and coastal review. Three parking design waivers are being requested from the Transportation Division. 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.)

Actual time: 3:45 p.m.

Present: Craig Goodman, Architect.

Public comment opened at 4:04 p.m. As no one wished to speak, public comment was closed.

Mr. Limón provided the Board with background information, explaining the dynamics of the building and some of its non-conforming elements.

Straw vote: How many Board members could support the modifications as proposed? 2/4/0 (failed)

Straw vote: How many Board members could support the third floor deck, including its access, as proposed? 0/6/0 (failed)

Straw vote: How many Board members could support sending direction to the Staff Hearing Officer, requesting a reduced open yard requirement at the ground level in lieu of the rooftop deck? 5/1/0 (passed)

Straw vote: How many Board members find it acceptable to have two dissimilar building styles on the property as proposed? 3/3/0 (failed)

Motion: Continued indefinitely with comments:

1. The Board cannot support the current design of the third-floor roof deck as viable common open space and recommends the open space be provided at the ground floor between the buildings. The Board could support a less than 20 x 20 square foot open yard area on the ground.
2. The mass, bulk, and scale are not acceptable as designed.
3. The two buildings need to be more compatible in style.

4. Study the site circulation as well as the delineation between public and private areas within the site.
5. Provide a more direct route to the public laundry room.
6. Verify that there is adequate screening between the neighbors to the south and the rear building.
7. Provide photographic documentation of the neighboring buildings and the existing oak tree.
8. Study adding more planters to the proposed paved driving and pedestrian area.

Action: Gradin/Cung, 6/0/0. (Moore absent.) Motion carried.

IN-PROGRESS REVIEW

3. 6100 BECKNELL ROAD

A-I-1/SP-6 Zone

(5:00) Assessor's Parcel Number: 073-080-065
 Application Number: MST2014-00619
 Owner: City of Santa Barbara - Airport Admin.
 Agent: Suzanne Elledge Planning & Permitting
 Applicant: Direct Relief
 Architect: DMHA

(Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area three of the Airport Specific Plan [SP-6]. The project received a designation as a Community Benefit Project and an allocation of 80,000 square feet [and reservation of 30,000 square feet] of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.)

(Requires compliance with Planning Commission resolution No. 011-16. Project was last reviewed on July 18, 2016.)

Actual time: 5:10 p.m.

Present: Michelle Swanitz, Applicant; and Michael Holliday, Architect.

Public comment opened at 5:24 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks with comments:

1. The Board feels the changes made to the plans and color board are acceptable.
2. Study the spacing of the railings as well as the trellis proportions.

Action: Wittausch/Tripp, 5/0/0. (Miller and Moore absent.) Motion carried.

FINAL REVIEW**4. 3880 STATE ST****C-2/SD-2 Zone**

(5:30) Assessor's Parcel Number: 057-240-046
 Application Number: MST2012-00422
 Owner: Sumida Family LTD Partnership
 Architect: LMA Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures from an existing nursery. The existing two-story commercial building fronting State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

(Review After Final of change in approved roofing material from two-piece Mission tile to "S" tile.)

Actual time: 5:34 p.m.

Present: Richard Six, Architect; and Eric Lundquist, Contractor.

Public comment opened at 5:43 p.m. As no one wished to speak, public comment was closed.

Motion: Approval of Review After Final with the condition for a double or triple starter course.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 36 HITCHCOCK WAY****R-2/SD-2 Zone**

(5:45) Assessor's Parcel Number: 051-040-059
 Application Number: MST2016-00322
 Owner: Channel Islands YMCA
 Applicant: Arcadia Studio
 Business Name: Channel Islands YMCA

(Proposal to replace 50 mature Eucalyptus trees with 24 native trees in three phases. The trees to be removed comprise 48 Blue Gum [Eucalyptus Globulus], one Weeping Red Gum [Eucalyptus Camaldulensis], and one Manna Gum [Eucalyptus Viminalis], ranging in height from 25 feet to 100 feet. The new trees will be planted in three phases.)

(Comments only; requires Environmental Assessment.)

Actual time: 5:53 p.m.

Present: Bob Cunningham, Architect; Bill Spiewak, Consulting Arborist; and Shawn Dahlen, Facilities Director, YMCA.

Public comment opened at 6:08 p.m.

A letter of concern from Edward Steinfeldt regarding two trees adjacent to his property was acknowledged.

Public comment closed at 6:09 p.m.

Straw vote: How many Board members would agree to have the applicant flag the trees to be removed for the Board to drive by and view them? 5/0/0 (passed)

Motion: **Continued indefinitely with comments:**

1. Flag the trees that are proposed for removal.
2. Increase the size of the replacement trees where possible.

Action: Gradin/Wittausch, 5/0/0. (Miller and Moore absent.) Motion carried.

**** MEETING ADJOURNED AT 6:27 P.M. ****