



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Note: Special meeting start time at 2:00 p.m.

Monday, December 19, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **2:00 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
 MATTHEW CAMERON, Planning Technician
 GABRIELE COOK, 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 2:13 p.m. by Chair Gradin.

ATTENDANCE:

Members present: Gradin, Hopkins (arrived 3:21 p.m.) Miller, Moore, Tripp.
Members absent: Cung and Wittausch.
Staff present: Limón (left at 2:25 p.m., returned at 3:30 p.m., left 7:30 p.m.), Cameron, and Cook.

GENERAL BUSINESS:

A. Public Comment:

Richard Frickmann, representing the Santa Barbara Urban Creek Council, expressed concern regarding the Creek update and the need for it to be expedited.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **December 5, 2016**, as submitted.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **December 12, 2016**. The Consent Calendar was reviewed by Wittausch (Items A – C) and Miller (Item C).

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

Motion: Ratify the Consent Calendar of **December 19, 2016**. The Consent Calendar was reviewed by Wittausch.

Postponed at the Boards request for approval at the next Full Board meeting of January 3, 2017.

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

1. Mr. Cameron made the following announcements:

- a. Board Member Cung, and Board Member Wittausch will be absent from today's meeting.
- b. Board Member Moore will step down from Item 3, 15 S Hope Ave.
- c. Board Member Hopkins will step down from Item 4, 251 S Hope Ave.

C. Subcommittee Reports.

Board Member Gradin appreciated the two special meetings to review the Draft Infill Design Guidelines.

Mr. Limon reported that further comments for Draft Infill Design Guidelines should be submitted to Tony Boughman, Assistant Planner, City of Santa Barbara by December 2, 2016.

CONCEPT REVIEW - CONTINUED ITEM

1. 1200 BLK LAS POSITAS RD 2943 SEG ID

(2:15) Assessor's Parcel Number: ROW-002-943
 Application Number: MST2014-00055
 Owner: City of Santa Barbara
 Applicant: Derrick Bailey, Supervising Traffic Eng
 Applicant: Jessica Grant, Project Planner

(Proposal for the Las Positas Road Multiuse Path Project. The proposal involves the design of a 2.6 mile-long separated multiuse pathway for bicyclists and pedestrians in City right-of-way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive. The project will provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve. A portion of the project is located within the Coastal Zone and will require Planning Commission review and approval of a Coastal Development Permit.)

(Second Concept Review. Comments only; ABR is requested to provide comments on the Draft Mitigated Declaration for the project. Project was last reviewed on March 14, 2016.)

Actual time: 2:23 p.m.

Present: Ashley Shue, Supervising Engineer, Public Works, City of Santa Barbara; Brian Hannigan, Designer.

Public comment opened at 2:53 p.m., and as no one wished to speak, it was closed.

Board Member comments:

1. Board Member Tripp expressed that the bike and multi-use path would be an improvement in the corridor. She preferred that the landscape plan match the proposed rendering and whenever possible to use landscaping as a buffer over a barricade. In terms of wall types, Board Member Tripp preferred the first rock wall presented but would like details provided to better understand the locations of the five foot walls. She suggested additional studies of different barrier options that include more of a cohesive design between the railing and bottom barrier. Board Member Tripp preferred the type 80 barrier but would like additional options/studies.
2. Board Member Moore appreciated the updated design to incorporate the majority of the Board's comments. He preferred the type 80 barrier with the more decorative piece on top. He expressed that if there are budget constraints, he preferred dollars going into landscaping as opposed to more ornate railing designs. He strongly suggested that future landscaping designs take that into account. In terms of wall types, he preferred the more traditional Santa Barbara sandstone style rock wall as it is more appropriate for the location.
3. Board Member Miller agreed with comments made by Board Members Tripp and Moore. In regards to landscaping, she is aware of drought conditions but advised a landscape plan be provided, including infiltration trench details. Board Member Miller preferred the type 80 barrier but suggested more natural boulders and less ornate railing on the barrier design, as this is a natural corridor.
4. Board Member Gradin appreciated the plant like motif and agreed with the Board comments regarding the Veneer type. If landscaping is not feasible along the entire path, Board Member Gradin suggested intermittent native plantings and/or ground cover along some currently dirt sections of Las Positas. He preferred plantings along Las Positas as it is a scenic corridor leading to beach access.

CONCEPT REVIEW - CONTINUED ITEM**2. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone****(3:00)**

Assessor's Parcel Number: 017-113-020
 Application Number: MST2016-00295
 Owner: American Tradition
 Agent: Suzanne Elledge
 Architect: Mike Niemann
 Architect: R & A Architecture and Design

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application MST2004-00791 and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. The amount of grading is unknown at this time.)

(Second Concept Review. Requires Substantial Conformance Determination from the Planning Commission. Project was last reviewed on July 18, 2016.)

Actual time: 3:21 p.m.

Present: Suzanne Elledge, Agent; Mike Niemann Architect; Ben Anderson, Architect; Puck Erickson, Landscape Architect.

Public comment opened at 3:38 p.m., and as no one wished to speak, it was closed.

Motion: Continued six weeks with comments:

1. Provide a photographic essay of the buildings along Calle Cesar Chavez.

2. Study reducing the amount of cortenn steel to create a greater sense of compatibility with the neighborhood.
3. The Board found the mass, bulk and scale generally acceptable as presented.

Action: Gradin/Tripp, 5/0/0. (Cung and Wittausch absent.) Motion carried.

FINAL REVIEW

3. 15 S HOPE AVE

C-2/SD-2 Zone

(3:30) Assessor's Parcel Number: 051-040-058
 Application Number: MST2015-00010
 Owner: Johnman Holding LLC
 Architect: R & A Architecture and Design, Inc.
 Agent: Dudek

(This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The proposed density will be 60 du/ac with an average unit size of 794 square feet.)

(Action may be taken if sufficient information is received. Requires AUD condition of approval for an Annual Resident Survey. Project was last reviewed on June 16, 2016.)

Actual time: 4:01 p.m.

Present: John Cuykendall, Agent; Ben Anderson, Architect; Michael Contento, Architect; and Lane Goodkind, Landscape Architect.

Public comment opened at 4:35 p.m., and as no one wished to speak, it was closed.

- Motion:** **Final Approval and continued three weeks to Consent with the following comments:**
1. Provide landscape plans with details.
 2. Provide a submittable color board along with a representative elevation showing all color elements on the elevation.
 3. Provide all gages for sheet metal and metal products shown on details.
 4. Provide a 3-D rendered detail of the miter cut to show how the corners adjoin.
 5. Study refinement of plaster and tile cap details to reduce apparent overhang of cap.
 6. Re-study the use and location of the black zinc.
 7. Re-study the material proposed for the painted sheet metal balcony edges shown on detail A92.04 to be a material that will weather well over time.
 8. Provide a plaster return at the windows and recess the windows further back into the interior as shown on detail 2A96.11.
 9. The Board made the AUD condition of approval for an Annual Resident Survey:
Annual Resident Survey. For informational purposes only, all Average Unit-size Density Incentive Program projects in the Medium High and High Density and Priority Housing Overlay zones shall conduct an annual resident survey and report the following information for each unit to the Planning Division by December 31st of each year for the first eight years of the project, commencing the year the project receives occupancy clearance. The annual report for each unit shall include: net floor area; number of bedrooms; monthly rent; periods of vacancy; household size; employment location of each resident by zip code; number of automobiles owned by each household.
- Action:** Tripp/Miller, 4/0/0. (Moore stepped down. Cung and Wittausch absent.) Motion carried.

FINAL REVIEW**4. 251 S HOPE AVE****E-3/PD/SP-4/SD-2 Zone****(4:00)**

Assessor's Parcel Number: 051-240-008
 Application Number: MST2014-00142
 Owner: Housing Authority of the City of Santa Barbara
 Architect: Peikert and RRM Design Group
 Applicant: Housing Authority of the City of Santa Barbara

(Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and 5 bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones, and a further reduction in the number of parking spaces.)

(Project requires compliance with Planning Commission Resolution No. 005-16.)

Actual time: 5:01 p.m.

Present: Elijah Pearce, Detty Peikert, Architects; Bob Cunningham, Landscape Architect; Rob Fredericks, Housing Authority of Santa Barbara.

Public comment opened at 5:30 p.m., and as no one wished to speak, it was closed.

Motion: Final Approval with return to Consent with the following conditions:

1. Provide a landscape plan with more robust screenings for the fire backflow at the street.
2. Provide water usage on plant pallet.
3. Study the proportions of the arch at main entrance.

Action: Gradin/Moore, 4/0/0. (Hopkins stepped down. Cung and Wittausch absent.) Motion carried.

*** THE BOARD RECESSED FROM 5:44 P.M. TO 5:54 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1935 BATH ST****R-4 Zone**

(4:30) Assessor's Parcel Number: 025-352-006
 Application Number: MST2016-00336
 Applicant: Gregory Jenkins
 Owner: James Elizabeth Bastian

(Proposal to permit the as-built conversion of an existing 655 square foot detached garage to an additional dwelling unit on an 8,400 square foot parcel. Current development on site is a 1,228 square foot single-family dwelling and the detached garage. The project will result in a total of two dwelling units and will include the construction of a new 415 square foot two-car carport and a 262 square foot one-car carport, for a total of three covered parking spaces. Also proposed is to permit an as-built arbor at the front lot line. A total of 2,560 square feet of development is proposed. This project will address violations identified in Enforcement case ENF2016-00156 and Zoning Information Report 2016-00040. This project requires Staff Hearing Officer approval for a Zoning Modification to encroach into two required interior setbacks, and to allow three parking spaces instead of the required four.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 5:54 p.m.

Present: Gregory Jenkins, Applicant.

Public comment opened at 6:01 p.m., and as no one wished to speak, it was closed.

Motion: Continued six weeks to the Full Board with comments:

1. Study alternative locations and configurations of the garage, including possible attachment to the existing driveway or as a carport.
2. Study providing quality useable outdoor living space for unit B (space for table and chairs).

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

ABR-PRE-APPLICATION CONSULTATION REVIEW**6. 1005 N MILPAS ST****R-3 Zone**

(5:15) Assessor's Parcel Number: 029-251-012
 Application Number: MST2016-00506
 Owner: Steven Dahl
 Architect: Banyan Architects

(Proposal for a pre-application consultation review for a new residential project using the Average Unit Density Incentive Program. The project will comprise the demolition of an existing 1,055 single-family dwelling and 270 square foot detached garage and construction of a 3,579 square foot, two- and three-story building housing four residential units. The unit mix will be two, 2-bedroom units and two, 3-bedroom units ranging in size from 881 to 902 square feet, with an average unit size of 894 square feet. The proposed density on this 7,579 square foot parcel will be 23 units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, 15-27 dwelling units per acre. Also proposed are four, 1-car garages, covered bicycle parking, a trash enclosure, and 1,017 square feet of second and third story patio areas. There will be 60 cubic yards of grading excavation and 630 cubic yards of fill dirt.)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 6:18 p.m.

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. Kirk Gradin is a sole practitioner and is using this exception understanding certain limits regarding advocating on behalf of their client.”

Present: Kirk Gradin, Architect.

Public comment opened at 6:31 p.m.

Maggie Munroe spoke in opposition and expressed concerns regarding AUD projects in the lower-east side neighborhood and the lack of parking and driveway visibility.

Public comment closed at 6:33 p.m.

Board Member comments:

1. Board Member Miller appreciated the architectural style and found the massing appropriate given the neighboring buildings, however, she would like photos submitted of taller buildings in the vicinity. She struggled with the common open space and how it would be used and suggested providing a more developed site plan. Board Member Miller advised studying narrowing the driveway. As the trash enclosure and the common open space are at the rear of the property, the pedestrian way may require detectable warning. The Board usually does not like to see detectable warnings for that length of walkway and is looking forward to a creative solution.
2. Board Member Moore echoed Board Member Miller’s suggestion of studying narrowing the driveway, particularly at locations where there is no backup considerations from the garage. He advised shifting the pedestrian walkway to the property line as a solution to the detectable warning issues. Board Member Moore recommended a garden scape along the side of the property and suggested larger landscaping adjacent to the bump out at the center to screen the height of the project. He had no issue with the location of the common open space as there is sufficient private open space. Style wise, he found the project appropriate with neighborhood.
3. Board Member Tripp found the project architecturally compatible with the neighborhood and appreciated the street façade, deep recesses for the windows, and the private outdoor space. She suggested studying the common open space to make it more available for other units. She also advised studying the trash enclosure configuration. Board Member Tripp echoed Board Member Moore’s comments regarding increasing plantings along the property lines.
4. Board Member Hopkins appreciated the Milpas elevation as well as how the trash enclosure disappeared. He echoed the Boards comments regarding increasing landscaping along the property line. He suggested studying the truncated jones (?) as they must be yellow or create a raised curb with a landscape buffer. Board Member Hopkins was concerned about the amount of stepping roof deck. He also advised providing more photos from neighboring buildings to ensure no privacy issues. Overall, he had positive comments regarding the project.

CONCEPT REVIEW - CONTINUED ITEM**7. 715 BOND AVE****C-2 Zone**

(6:00) Assessor's Parcel Number: 031-231-015
Application Number: MST2015-00198
Owner: Monica Elias Calles-Gonzalez
Architect: Kevin Moore

(This is a revised project description. Proposal for a new multifamily development using the Average Unit Density Incentive Program (AUD). The project includes a 1,577 square foot, one-story addition to an existing 1,136 square foot, one-story single-family dwelling, resulting in a 3-unit apartment building. An existing carport and shed foundation will be removed, the existing driveway will be replaced with permeable pavers, and three uncovered parking spaces will be provided at the rear. Also proposed are new decks and six covered bicycle parking spaces. The unit mix will comprise two, one bedroom units and one, three bedroom unit, with an average of 518 square feet. The proposed density on this 5,000 square foot parcel will be nine dwelling units on a parcel with a General Plan land use designation of Commercial/High Residential, 28 - 36 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One tree is proposed to be removed from the rear yard.)

(Second Concept Review. Comments only; requires Environmental Assessment and compliance with Haley-Milpas Street Design Guidelines. Project was last reviewed on August 31, 2015.)

Actual time: 6:54 p.m.

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 7:07 p.m., and as no one wished to speak, it was closed.

Motion: Continued indefinitely with comments:

1. The Board found the mass, bulk, and scale of the project acceptable.
2. The Board appreciated the architectural direction of the elevation facing the street.
3. Study shrinking the street facing deck to allow more landscaping in the front yard setback adjacent to the driveway.
4. Study providing a landscape buffer between the rear deck and the paved parking area.
5. Study raising the roof deck guard rail to 42 inches and raising the wood portion commensurably.
6. The Board is concerned about the viability of the private outdoor spaces of the front two units as designed in terms of privacy and remoteness.

Action: Hopkins/Gradin, 4/0/0. (Cung and Wittausch absent). Motion carried.

FINAL REVIEW**8. 510 E ORTEGA ST****C-M Zone****(6:30)**

Assessor's Parcel Number: 031-171-002
 Application Number: MST2015-00530
 Owner: Tom and Monica Curry
 Applicant: Bildsten Architecture and Planning

(Proposal to demolish an existing 816 square foot single-family residence and detached garage and construct a three story five-unit apartment building under the Average Unit Density (AUD) Incentive Program. The project will consist of two studio units, two two-bedroom units, and one three-bedroom unit, all totaling 4,807 square feet, with an average unit size of 961 square feet. A total of five covered parking spaces will be provided in a ground level garage. All existing trees will be removed including a 30' tall Jacaranda in the front yard and six 8' to 12' fruit trees in the rear yard. No grading is proposed. The 5,000 square foot parcel is designated medium-high density, and is within the priority housing overlay area with a maximum average unit size of 970 square feet. This project addresses violations identified in Zoning Information Report ZIR2014-00421 and Enforcement Case ENF2014-00954.)

(Action may be taken if sufficient information is received. Project was last reviewed on November 21, 2016.)

Actual time: 7:26 p.m.

Present: Ellen Bildsten and Erica Obertelli, Applicants.

Public comment opened at 7:34 p.m., and as no one wished to speak, it was closed.

Motion: Final Approval of project with return to Consent for review of details with the following comments:

1. Provide details for the roof connection at the front bay window.
2. Provide detailing for the front bay window.

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

*** MEETING ADJOURNED AT 7:43 P.M. ***