



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
NOVEMBER 20, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:01 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin, Tripp, Moore, Watkins, and Wittausch
Members absent: None
Staff present: Cameron and Vaughn

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **November 6, 2017**, as submitted.

Action: Tripp/Watkins, 3/0/2. (Gradin abstained from Item 2. Moore abstained from Items 4-6.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **November 13, 2017**, as reviewed by Board Member Wittausch.

Action: Gradin/Moore, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **November 20, 2017**, as reviewed by Board Member Wittausch, with the exception of Item D, 604 E Cota Street, which will be reviewed by the Full Board.

Action: Wittausch/Tripp, 5/0/0. Motion carried.

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

Mr. Cameron announced that 601 Alameda Padre Serra appeared before the Staff Hearing Officer (SHO) and one of the requested modifications was denied. The SHO's decision to deny the front setback modification was appealed to the Planning Commission, which partially upheld the SHO denial.

E. Subcommittee Reports:

No subcommittee reports.

IN-PROGRESS REVIEW

1. 706 E HALEY ST

C-G Zone

(3:15)

Assessor's Parcel Number: 031-301-023
 Application Number: MST2017-00441
 Owner: 706 E Haley, LLC
 Designer: Shaun Lynch

(Proposal for new commercial office space. Project consists of a new one-story, 563 square foot commercial building on a 10,429 square foot lot currently developed with a mixed-use building containing 2,097 square feet of residential and 1,409 square feet of commercial space. Also proposed are two new parking spaces, reconfiguration of the existing parking lot, and relocation of the required open yard. No changes are proposed for the existing structures on site.)

(Comments Only. Project requires compliance with the City's Storm Water Management Program (SWMP) Tier 3. Project was last reviewed on August 28, 2017.)

Actual time: 3:20 p.m.

Present: Shaun Lynch, Designer

Public comment opened at 3:25 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the existing green screen metal work as proposed? 1/4 Failed

Motion: Continue indefinitely with comments:

1. Provide an enclosure for the trash.
2. Provide a landscape plan that shows the existing and proposed landscaping.
3. Show all existing flatwork, pathways, ramps, doorway entrances, and landings on the plans.
4. Provide more information on the materials and finishes being proposed as well as the proposed height of all site fencing and walls.

5. The concrete board-form should be real boards; a mold is not acceptable.
6. Study relocating the bike parking.
7. The wood trim details shown on sheet A.601 and on detail 09 should be corrected.
8. Explore revising the details of the green screen to more consistently match the existing trellis structure in scale and patterning. Consider using smaller members to simplify the details.
9. Eliminate any exposed metal parapet caps.
10. Study relocating the downspout.

Action: Gradin/Wittausch, 5/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM

2. 707 KIMBALL AVE

M-1/SD-3 Zone

(3:45)

Assessor's Parcel Number: 017-161-006
 Application Number: MST2017-00052
 Owner: Nopal Investment Company, LLC
 Architect: Edwards Pitman Architects

(Proposal for a new commercial addition. Project is comprised a voluntary lot merger of two parcels (APNs 017-161-006 and 017-161-005), the demolition of two single-family residences, and the construction of a 3,000 square foot two-story addition to an existing 3,325 square foot industrial building. Also proposed are four new parking spaces. The two existing single-family dwellings will be demolished under separate permit. This project requires Staff Hearing Officer review for a Coastal Development Permit.)

(Comments Only. Project requires Project Compatibility Analysis findings for review by the Staff Hearing Officer. Project was last reviewed on March 27, 2017.)

Actual time: 3:57 p.m.

Present: Richard Redmond, Architect, Edwards Pitman Architects

Staff comments: Mr. Cameron announced that the Project Compatibility Analysis Criteria Findings need to be made in order for the project to go to the Staff Hearing Officer.

Public comment opened at 4:04 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support continuing the project to the Staff Hearing Officer with comments? 5/0 Passed

Motion: Continue to the Staff Hearing Officer for return to Full Board with comments:

1. The Board found the proposed design acceptable.
2. Provide photos of the existing trees.
3. Provide vine pockets along the property line walls.
4. Provide the lighting details.
5. Study adding fenestration and architectural dealing/features to the south elevation.
6. Provide additional photos showing the project from and of adjacent properties.

7. The Board found that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. Since the project is located in an industrial area, the design is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood as it is only two stories and comparable to surrounding structures.
 - d. The project is not adjacent to Landmarks or designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

Action: Wittausch/Gradin, 5/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM

3. 2034 CLIFF DR

C-R Zone

(4:15)

Assessor's Parcel Number: 035-141-007
 Application Number: MST2017-00688
 Owner: Levon Investments
 Architect: Paul Poirier & Associates Architects

(Proposal for the remodel of an existing commercial building. Project consists of an exterior improvements to include the demolition of non-structural exterior walls and the construction of a new entrance and storefront, a new accessible path, four new windows, exterior paint and tiling, and a complete reroofing. The project also includes the division of the singular tenant space into two spaces as well as further interior improvements.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 23, 2017.)

Actual time: 4:25 p.m.

Present: Peter Goudal, Representative for the Owner; and Paul Poirier & Luis De La Torre, Architects, Paul Poirier & Associates

Public comment opened at 4:28 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support Project Design Approval with comments?
 5/0 Passed

Motion: Project Design Approval with return to the Full Board and comments:

1. The S-tile in the field with two-piece mission tile at the rakes and eaves is acceptable; however, the Board requested to see the detailing.
2. The gutter type should be a traditional ½ round gutter to match the style of architecture proposed.

3. Study raising the parapet on the north elevation and adding some character-giving detail, such as plaster or wrought iron grill work.
4. Simplify the sculpted center parapet.
5. Study engaging the parapet returns with the roof on the north and south ends of the building.
6. Restudy and simplify the upper window treatments at the east and west side.
7. Restudy the east and west window adjacent to the entrances and study how it relates to the opening.
8. The roof tile will be Redland Clay Tile to match the other tile used on the shopping center.
9. The exposed wood lentils should appear as solid beams with a minimum size of 8'x10'.

Action: Gradin/Wittausch, 3/2/0. (Tripp and Watkins opposed.) Motion carried.

Individual comments: Board Member Tripp explained that, based on the location and the fact that the rest of the shopping center has two-piece tile, she believes the roof should match and not be S-tile. Board Member Watkins agreed and added that based on the exploration of the tower elements, the relationship of the ground level can be enhanced by shifting or thickening the adjacent wall.

The ten-day appeal period was announced.

IN-PROGRESS REVIEW

4. 325 W ANAPAMU ST

R-MH Zone

(4:50)

Assessor's Parcel Number:	039-212-004
Application Number:	MST2016-00101
Owner:	Cynthia Howard
Architect:	The Cearnal Collective, LLP

(This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single-family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 4,812 square foot, two-story residential apartment building housing eight rental units. Unit mix will include 8 one-bedroom units ranging in size from 557 to 693 square feet with an average unit size of 600 square feet. The proposed residential density is 37 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay. Also proposed are a 2,687 square foot carport with 8 parking spaces, 8 covered bicycle parking spaces, and a 144 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees.)

(Comments Only. Project was last reviewed on May 8, 2017.)

Actual time: 5:07 p.m.

Present: Jeff Hornbuckle, Architect, The Cearnal Collective, LLP; and Derrik Eichelberger, Landscape Architect, Arcadia Studio

Staff comments: Mr. Cameron stated that this project was submitted as an in-progress review, which is why it is listed as comments only.

Public comment opened at 5:19 p.m.

Geoffrey Ravenhill, neighbor, stated that his property is next to the new proposed path, and his privacy will be affected. He also questioned the garage gate opening detail; the upper porch being enlarged and in the setback; and the trash and bike parking, which were reversed on the previous plan, keeping the trash away from his barbeque and kids' play area.

Public comment closed at 5:21 p.m.

Motion: Continue four weeks with comments:

1. Restudy the north elevation porch roof treatment and window sizing and placement to be more in keeping with the originally approved design.
2. Identify on the elevations which windows on the east and west elevation are to have obscure glass.
3. Lower the screen at the carport to 6 feet 8 inches if possible.
4. Provide detailing for the mid-section, at the deck, to be more in keeping with the originally approved design.
5. Show more detailing and how the outdoor open space will function so as to show that it is usable space.
6. Define where materials are meeting(e.g.,horizontal as opposed to vertical siding, vertical siding to concrete) and provide a more defined transition.
7. Provide the post sizes.
8. Provide detailing of the post and beam connections.

Action: Gradin/Moore, 4/1/0. (Watkins opposed.) Motion carried.

Individual comments: Board Member Watkins explained that he disagrees with the overall sizes of the windows, the changes made to the rear parking garage door, and the new location of the rear trash enclosure.

PROJECT DESIGN REVIEW

5. 1108 OLIVE ST

R-M Zone

(5:40)

Assessor's Parcel Number:	029-180-012
Application Number:	MST2017-00108
Owner:	Andre R. Schneider
Architect:	Bryan Pollard

(This is a revised project description: Proposal for various additions to a one-story, single-family residence to convert into a two-story duplex. Project is comprised of the construction of a two-story, 1,529 square foot dwelling unit at the rear of the parcel as well as an 874 square foot second-story addition to an existing 1,292 square foot, single-family residence. Unit mix will include 1 four-bedroom unit and 1 three-bedroom unit. Also proposed are 2 two-car attached garages ranging from 401 to 520 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. Project was last reviewed on April 10, 2017.)

Actual time: 6:07 p.m.

Present: Bryan Pollard, Architect; and Andre R. Schneider, Owner

Public comment opened at 6:31 p.m.

Sue Chen Jackson spoke with concerns regarding the property's drainage and would like to know how it will be managed. She also expressed that the proposal is out of scale with the neighborhood.

Public comment closed at 6:38 p.m.

Motion: Project Design Approval and continued indefinitely with comments:

1. Restudy the trash enclosure or fenestration locations on the southwest elevation.
2. Provide a preliminary civil plan that shows how drainage is going to be handled and if site retaining walls are needed.
3. Provide clarity on privacy fencing along the back and sides of the property to provide the maximum amount of privacy to the neighbors.
4. The landscape plan appears to be acceptable.
5. Eliminate one of the chimneys shown on the southeast elevation at the second floor.
6. Square up the columns at the entry porch.
7. Identify any discrepancies between plan and elevation view.
8. Eliminate the balcony at the back side of the project.
9. High-quality materials and detailing will be anticipated.
10. The adequacy of screening with trees, hedges, and other plantings will be reserved for the next review.
11. The Board made the finding 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: Gradin/Moore, 4/1/0. (Wittausch opposed.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 7:17 P.M. ***