



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
DECEMBER 18, 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
Kathleen Goo, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Members present: Gradin, Tripp, Moore, Watkins, and Wittausch (at 3:04 p.m.)
Members absent: None
Staff present: Unzueta (from 3:17-3:38 p.m.), Cameron, and Kathleen Goo, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **December 4, 2017**, as submitted.

Action: Tripp/Watkins, 4/0/1. (Wittausch abstained.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **December 11, 2017**, as reviewed by Board Member Gradin.

Action: Watkins/Moore, 4/0/1. (Wittausch abstained.) Motion carried.

Motion: Ratify the Consent Calendar of **December 18, 2017**, as reviewed by Board Member Wittausch.

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

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

Mr. Cameron announced that the meeting will end earlier than expected, after Item 3, due to loss of quorum for Item 4, 1220 & 1222 San Andres Street, and Item 5, 101 S. Canada Street.

E. Subcommittee Reports:

No subcommittee reports.

*** THE BOARD RECESSED FROM 3:15 TO 3:17 P.M. ***

REVIEW AFTER FINAL

1. 604 E COTA ST

M-C Zone

(3:15)

Assessor's Parcel Number: 031-222-001
 Application Number: MST2014-00220
 Owner: Hammer Properties, LLC
 Applicant: Peter Lewis
 Architect: The Cearnal Collective, LLP

(Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.)

(Review After Final of changes to exterior finish details. Project was last reviewed on December 4, 2017.)

Actual time: 3:17 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects, The Cearnal Collective, LLP

Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final and continue indefinitely to Consent with comments:

1. The control joints are acceptable as submitted.
2. The middle section of the building color shall be the preferred fresh clay color #2093-20.
3. Return at Consent with an acceptable durable terra cotta-colored parapet cap; the proposed parapet cement cap is not acceptable.
4. An acid stain for the concrete pavers is considered a possible option for coloring.

Action: Wittausch/Moore, 4/1/0. (Watkins opposed.) Motion carried.
The ten-day appeal period was announced.

FINAL REVIEW

2. 414 W LOS OLIVOS ST

R-M Zone

(3:50)

Assessor's Parcel Number: 025-171-043
Application Number: MST2017-00163
Owner: Jammyauto, LLC and Seth Hatfield
Applicant: Dennis Thompson

(Proposal for a new residential unit using the City's Average Unit-Size Density Incentive Program (AUD). The project consists of the demolition of an existing two-car garage as well as 58 square feet at the rear of the existing duplex, and construction of a 1,290 square foot addition to the rear of the existing duplex, containing a 630 square foot three-car garage and a 660 square foot second-story residential unit. Unit mix will include 3 one-bedroom units ranging in size from 648 to 836 square feet with an average unit size of 715 square feet. The proposed density for this 5,234 square foot lot is 27 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, which allows for 15-27 dwelling units per acre. Also proposed are a new trash enclosure, new private outdoor living spaces to be enclosed with fences and gates, and replacement and reconfiguration of the existing driveway.)

(Action may be taken if sufficient information is provided. Project requires conditions for the Average Unit-Size Density Program annual resident survey. Project was last reviewed on November 6, 2017.)

Actual time: 3:39 p.m.

Present: Dennis Thompson, Architect; and Chris Gilliland, Landscape Architect

Public comment opened at 3:49 p.m., and as no one wished to speak, it closed.

Public comment re-opened at 3:55 p.m.

David Huerta, adjacent neighbor, requested that the landscaped open area beyond the existing fence and open side gate remain open to accommodate access to parked vehicles in his driveway.

Public comment re-closed at 3:59 p.m.

Motion: Final Approval with conditions:

1. Exterior light fixtures and locations are acceptable as noted on plan Sheet A2.1.
2. Exterior light fixtures shall allow for adequate space between the garage doors and fixtures due to the location of the downspouts on plan Sheet A3.1.
3. The project requires conditions for the Average Unit-Size Density Program annual resident survey.

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

The ten-day appeal period was announced.

FINAL REVIEW**3. 325 W ANAPAMU ST****R-MH Zone**

(4:10) 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.)

(Action may be taken if sufficient information is provided. Project requires conditions that the owner record a written covenant to maintain the rental housing use for as long as the property is developed and maintained per the requirements of the AUD Program. Project was last reviewed on November 20, 2017.)

Actual time: 4:05 p.m.

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

Public comment opened at 4:23 p.m., and as no one wished to speak, it closed.

Public comment re-opened at 4:31 p.m.

Brett Gewirtzman commented that he concurred with the Board's previous decision to break up the massing with different colors for the two structures, which appears to have now changed, and he would prefer that the Board return to its previous decision.

Public comment closed at 4:32 p.m.

Motion: Final Approval and continue indefinitely to Consent with comments:

1. Provide an alternate color scheme that further differentiates the two main masses of the project from one another to help break up the massing.
2. Provide a light fixture cut sheet of the carport.
3. Provide further details for the proposed concrete built-in bench.
4. Provide a stain color for the fence; a natural brown color would be acceptable.
5. The owner shall record a written covenant to maintain the rental housing use for as long as the property is developed and maintained per the requirements of the AUD Program.

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

FINAL REVIEW**4. 1220 & 1222 SAN ANDRES ST****R-M Zone**

(4:45) Assessor's Parcel Number: 039-151-010
Application Number: MST2016-00211
Owner: Edward St. George
Applicant: Interdisciplinary Architects
Architect: Interdisciplinary Architects

(Proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNS 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include five 3-bedroom units, six 2-bedroom units, and one 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 996 square feet. The proposed density on this 29,291 square foot merged parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be fourteen uncovered and three covered parking spaces, for a total of 17 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196 cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.)

(Action may be taken if sufficient information is provided. Project requires conditions for the Average Unit-Size Density Program annual resident survey. Project was last reviewed on July 31, 2017.)

Item postponed indefinitely due to loss of quorum.

PROJECT DESIGN REVIEW**5. 101 S CANADA ST****R-2 Zone**

(5:20) Assessor's Parcel Number: 017-231-016
Application Number: MST2016-00536
Owner: Edward St. George
Applicant: On Design, LLC

(Proposal for a Tentative Parcel Map for a three-unit condominium development including construction of a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. The existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage and one-car carport. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill. Also proposed is the demolition of two unpermitted sheds and a two-car garage to address violations identified in Enforcement Case ENF2016-01675. The development on site will be 7,064 square feet with a residential density of 10 dwelling units per acre on an R-2 (Two-Family Residence) zoned lot with a General Plan Land Use Designation of Medium Density Residential (max 12 du/acre. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is the demolition of two unpermitted sheds and a two-car garage. This proposal will address violations identified in Enforcement Case ENF2016-01675.)

(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 January 17, 2017.)

Item postponed indefinitely due to loss of quorum.

*** MEETING ADJOURNED AT 5:00 P.M. ***