



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, January 03, 2017 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: KIRK GRADIN
 COURTNEY JANE MILLER
 KEVIN MOORE
 AMY FITZGERALD TRIPP
 DAVID R. WATKINS
 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
 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.

DISCUSSION ITEM

1. NEW ZONING ORDINANCE (NZO)

(3:15) Staff: Danny Kato, Senior Planner
 Marisela Salinas, Project Planner

(Staff discussion of new and changed design review approvals proposed in New Zoning Ordinance (NZO). Release of the Draft New Zoning Ordinance for public review is anticipated for early February 2017.)

A. Map: Central Business District – Proposed Expansion
Actual time: 3:10 p.m.

Present: Danny Kato, Senior Planner II, City of Santa Barbara; and Marisela Salinas, Project Planner, City of Santa Barbara

Discussion was held and the Board will submit any suggestions it may have to staff before February 2017.

CONCEPT REVIEW - CONTINUED ITEM**2. 505 W LOS OLIVOS ST****R-3 Zone**

(4:00) Assessor's Parcel Number: 025-210-012
Application Number: MST2007-00470
Owner: Westmont College
Architect: RRM Design Group

(THIS IS A REVISED PROJECT: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance. Requires Planning Commission approval of a revised Tentative Subdivision Map.)

(First Concept Review of a revised project. Comments only; requires Environmental Assessment and Planning Commission approval of a revised Tentative Subdivision Map.)

Actual time: 3:54 p.m.

Present: Detlev Peikert and Bonnie Sangster, Architects, RRM Design Group; and Lisa Plowmen, Landscape Architect, RRM Design Group

Public comment opened at 4:14 p.m.

Ralph Philbrick discussed his suggestions for the project, including the reduction of the projects mass, bulk, and scale.

Public comment closed at 4:17 p.m.

Board member comments:

Chair Gradin is opposed to the motion as he feels the building at the street corner is appropriate as proposed.

Motion: Continued indefinitely to the Planning Commission for return to Full Board with comments:

1. The Board appreciated the site plan layout of the proposed structure and allowing for the open space in between the two new buildings.
2. Study the implementation of easier access to the private yard for building 4.
3. Study the massing of building four and the possibility of reducing the height wherever possible so as to mitigate the impact at the street corner.
4. The Board would like to include the following comments made at the last Architectural Board of Review (ABR) meeting that took place on 2/4/2013:
 - a. Return with an alternatives to the proposed fiber glass or vinyl windows.
 - b. The Board prefers the window style and colors previously approved at the Preliminary Approval on August 10, 2009.

Action: Tripp/Wittausch, 5/1/0. (Gradin opposed.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 835 E CANON PERDIDO ST****C-2 Zone**

(4:45) Assessor's Parcel Number: 029-312-008
 Application Number: MST2016-00531
 Owner: Philinda Properties
 Architect: RRM Design Group
 Applicant: Old Dairy Partners LLC

(Proposal for a three-story, 50-unit multi-family residential development using the Average Unit Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 19,000 square feet of one- and two-story commercial and industrial buildings. The unit mix will include 26, 2-bedroom units and 24 studio units with an average unit size of 642 square feet. The proposed density will be 63 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 50 covered parking spaces and 50 covered bicycle spaces. Also proposed is a 1,842 square foot rooftop deck, photovoltaic panels, and a trash enclosure. Grading is yet to be determined. This project requires Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet.)

(Comments only; requires Planning Commission review.)

Actual time: 4:37 p.m.

Present: Michael Palmer, Owner; Detlev Peikert, Architect, RRM Design Group; and Lisa Plowmen, Landscape Architect, RRM Design Group

Public comment opened at 5:02 p.m.

The following people spoke in opposition or with concerns:

1. Robert Williams expressed concerns regarding the height of the building, loss of mountain views, and inadequate parking.
2. Scott Ferguson advised the project is currently not designed with adequate parking.
3. Jason Dominguez, City Council District 1, spoke with concerns regarding parking and traffic congestion.
4. Melissa McDermott, Santa Barbara Clinics, asked if the Board knew what the cost of rent would be at the proposed units.
5. Letters of expressed concerns from Carla Berkowitz regarding AUD projects and their negative impact

on the community were read into the record.

Public comment closed at 5:13 p.m.

Motion: Continued to the January 30 Full Board Agenda with comments:

1. The Board expressed the style proposed in combination with the massing becomes overwhelming, institutional, and inappropriate for a neighborhood that is predominantly residential.
2. The mass, bulk, and scale are not appropriate for the location.
3. Provide a greater variety of setbacks, step backs, and rooflines to help mitigate the massing.
4. Provide more functional outdoor space at the ground level so as to soften the appearance of the building and create a more residential ambiance.
5. Show the parkway and street trees proposed.
6. Create a greater residential feel to the building and study the impacts to adjacent residential development.
7. Provide additional three dimensional renderings along with photo simulations that include adjacent residential development.

Action: Wittausch/Miller, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1005 N MILPAS ST

R-3 Zone

(5:45) 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; requires Environmental Assessment. Project was last reviewed under a pre-application consultation on December 19, 2016.)

Actual time: 5:55 p.m.

Board Member Wittausch read the following 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. 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, Banyan Architects

Public comment opened at 6:25 p.m.

The following people spoke in opposition or with concerns:

1. Dan Lang, neighbor, expressed that three story buildings do not exist in this neighborhood and gave examples from photos provided by the applicant.
2. Brett Harrison, neighbor, expressed that three story buildings do not exist in the neighborhood and most two story buildings are built on a slope, which may make them appear as three stories at the street level. He also expressed a strong concern with parking and suggested two car garages be provided for all units proposed.
3. Mike Lewis, neighbor, expressed concern regarding parking in the neighborhood.

Public comment closed at 6:32 p.m.

Public comment re-opened at 6:35p.m.

A letter of expressed concern from Kelly Mahan regarding insufficient parking was acknowledged and read into the record.

Public comment re-closed at 6:36 p.m.

Straw vote: How many Board members could support project design approval? 3/1/0 (passed).

Board Comments:

1. The Board deems the project is ready for PDA
2. The Board suggest this project be placed on the January 30, 2017 agenda if the Environmental Assessment is complete.

*** THE BOARD RECESSED FROM 6:46 P.M. TO 7:11 P.M. ***

FINAL REVIEW**5. 1300 BLK E YANONALI ST 1095 SEG ID**

(6:35) Assessor's Parcel Number: ROW-001-095
 Application Number: MST2015-00317
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Public Works
 Engineer: Matt Burgard
 Agent: Craig Drake, Principle Engineer

(Proposal for the E. Montecito Street - E. Yanonali Street Bridge and Pedestrian Improvements Project which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street - E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

(Action may be taken if sufficient information is received. Project was last reviewed on March 14, 2016.)

Actual time: 7:11 p.m.

Present: Andrew Grubb, Project Engineer II, City of Santa Barbara; David Black, Landscape Architect; and Matt Burgard, Architect

Public comment opened at 7:36 p.m., and as no one wished to speak, it was closed.

Motion: Continued two weeks to Consent with comments:

1. The Board suggested that when the proposed railings sit on top of walls in front of residences, the railings be black.
2. Reduce and minimize the number of steps in the top of the wall.
3. On the elevation sheet that shows the walls, include a portion that includes the proposed railing to clarify the height; the height of the wall should start at the finish grade.
4. The railings at the bridge should match the rust color of the other elements of the bridge.
5. Where a cast concrete cap is shown at the retaining walls, as shown on sheet 37, the overhang of the cap, on the street-facing side of the wall, should be no more than one inch past the finish face of the veneer or plaster.
6. Where new concrete masonry unit (CMU) walls are adjacent to existing CMU walls, the cap of the new CMU wall should match the existing CMU wall.
7. The landscape plans will be reviewed by the landscape architect at Consent.

Action: Gradin/Watkins, 5/0/0. (Miller absent) Motion carried.

FINAL REVIEW**6. ROW FROM E CABRILLO TO INDIO MUERTO****C-2/SD-3 Zone**

(7:05) Assessor's Parcel Number: 017-010-065
 Application Number: MST2015-00550
 Owner: James & Joan Dixon
 Owner: City of Santa Barbara Public Works
 Landscape Architect: Aaron Liggett

(Proposal for right-of-way improvements under the Lower Milpas Pedestrian Improvement Project. The proposal includes the installation of 700 linear feet of sidewalk along the east side of S. Milpas Street beginning at E. Cabrillo Blvd. and continuing to the US 101 on/off-ramp north of the Union Pacific Railroad. The project also includes ten new light poles, a center median island, and curb and gutter improvements. An additional sidewalk infill of 565 linear feet is also proposed along Calle Puerto Vallarta, connecting S. Milpas Street to Dwight Murphy Park and the Santa Barbara Zoo. The project will require the relocation of a private driveway into Tri-County Produce as well as a reconfiguration of their parking lot. Improvements will be made on the following streets: S. Milpas Street, Calle Puerto Vallarta, Por La Mar, and Corona Del Mar. Project requires Coastal Review.)

(Action may be taken if sufficient information is received. Project was last reviewed on March 28, 2016.)

Actual time: 7:48 p.m.

Present: Eric Goodall, Project Engineer I, City of Santa Barbara; and Aaron Liggett, Landscape Architect

Public comment opened at 7:55 p.m., and as no one wished to speak, it was closed.

Motion: Final Approval and continued one week to Consent with the comment that the proposed street trees be reviewed and added to the site plans.

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

PROJECT DESIGN REVIEW**7. 1030 CACIQUE ST****R-3 Zone**

(7:35) Assessor's Parcel Number: 017-252-006
 Application Number: MST2016-00225
 Owner: Jose Gutierrez
 Designer: Flaviano Ramirez

(Proposal for a 231 square foot addition to an existing 574 square foot single-family dwelling and to convert an existing 697 square foot attached garage to a new one-story dwelling unit, resulting in a duplex. A new 434 square foot two-car carport will be constructed, providing two covered parking spaces, and two uncovered spaces will also be provided. One orange tree is proposed to be removed, and no grading is proposed on this 5,000 square foot parcel.)

(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 September 12, 2016.)

Actual time: 7:58 p.m.

Present: Jose Gutierrez, Owner

Public comment opened at 8:00 p.m., and as no one wished to speak, it was closed.

Motion: Final Approval with the following comments

1. Add the detail showing enhanced paving around the two uncovered parking spaces on Sheet A2.
2. The Board found 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/Tripp, 4/0/1. (Watkins abstained; Miller absent.) Motion carried.

*** MEETING ADJOURNED AT 8:07 P.M. ***