



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
MARCH 27, 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*
Courtney Jane Miller
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Jaime Limón, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

An archived video of this meeting is available at SantaBarbaraCA.gov/ABRVideos.

CALL TO ORDER

The Full Board meeting was called to order at 3:03 p.m. by Vice Chair Tripp.

ATTENDANCE

Members present: Miller, Tripp, Watkins, and Wittausch
Members absent: Gradin and Moore
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 **March 13, 2017**, as amended.

Action: Watkins/Wittausch, 4/0/0. (Gradin and Moore absent.) Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **March 20, 2017**, as reviewed by Chair Gradin, Board Member Miller, and Board Member Moore.

Action: Watkins/Miller, 4/0/0. (Gradin and Moore absent.) Motion carried.

Motion: Ratify the Consent Calendar of **March 27, 2017**, as reviewed by Board Member Miller and Board Member Tripp.

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

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

1. Mr. Cameron announced the following:

- a. Chair Gradin and Board Member Moore will be absent from today's meeting.
- b. Due to potential quorum issues, Board Members will be asked to remain seated on the board, and also refrain from commenting on, asking questions about, or voting for those items with which they may have a conflict of interest.

C. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW

1. 100 ADAMS RD

A-F/SD-3 Zone

(3:15)

Assessor's Parcel Number:	073-450-003
Application Number:	MST2013-00379
Owner:	City of Santa Barbara
Applicant:	BHFS

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing Pump Station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new Operations Building is 1,909. An existing 188 square foot locker room area in the existing Administration Building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles including the Vactor Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission Review for a Coastal Development Permit.)

(Action may be taken if sufficient information is provided. Project was last reviewed on June 6, 2016.)

Actual time: 3:12 p.m.

Present: Patsy Price, Agent; Marck Nation, General Manager, Goleta West Sanitary District; and Eduardo Galindo, Architect

Public comment opened at 3:26 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The materials proposed are acceptable.
2. Provide accurate color renderings and color elevations.
3. Provide a landscape plan.
4. Provide final detailing of the guardrail, handrail, and awning and show how the column connects to the porch slab.

Action: Wittausch/Watkins, 4/0/0. (Moore and Gradin absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 100 ADAMS RD****A-F/SD-3 Zone****(3:35)**

Assessor's Parcel Number: 073-450-003
 Application Number: MST2017-00094
 Owner: City of Santa Barbara
 Applicant: BHFS

(Proposal for a new administration building for the Goleta West Sanitary District. Project is comprised of the demolition of 1,353 square feet existing garage and shop space and the construction of a 3,298 square foot administration building. Also proposed are site improvements including a veranda, courtyard, landscaping, reconfigured parking to include 22 parking spaces, and four new bike parking spaces. Project requires Coastal Review.)

(Comments only. Project requires Environmental Assessment.)

Actual time: 3:43 p.m.

Present: Patsy Price, Agent; Marck Nation, General Manager, Goleta West Sanitary District; and Eduardo Galindo, Architect

Public comment opened at 3:51 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely with comments:

1. The Board appreciated the design and how it ties into the existing building.
2. The Board appreciated the hardscape design and introduction of the fountain using reclaimed water.
3. Provide landscape plan and hardscape plan.
4. Provide material sample for the proposed paving and fountain.
5. Provide additional details such as the fence and gate details, the shade structure, how the poly carbonate pieces are attached, and the doors and windows.

Action: Wittausch/Watkins, 4/0/0. (Gradin and Moore absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2700 BLK DE LA VINA ST 558 SEG ID**

(4:05) Assessor's Parcel Number: ROW-000-558
Application Number: MST2017-00041
Owner: City of Santa Barbara

(Proposal for the replacement of the De La Vina Bridge Street Bridge over Mission Creek. Project is comprised of the demolition of the existing bridge including the bridge foundation, construction of a new bridge spanning Mission Creek, reconstruction/re-profiling portions of De La Vina Street and sidewalks, reconstruction of storm drains, reconstruction of City water and sewer utilities, restoration of a portion of the Mission Creek, and roadway and/or Pedestrian lighting and crossing improvements.)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 4:10 p.m.

Present: Tom Conti, Project Engineer, Bengal Engineering; James Colton, Project Manager, City of Santa Barbara; and Kathleen Kennedy, Associate Planner, City of Santa Barbara

Public comment opened at 4:18 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely with comments:

1. The Board supported the project.
2. The Board looks forward to seeing additional details as the project progresses.
3. The Board requested to see how the project addresses neighbors' concerns and encourages the implementation of more neighborhood outreach.
4. Study how to address pedestrian paths.
5. Provide landscaping detail and implement the preservation of trees.
6. Preserve the historic guardrail.

Action: Watkins/Wittausch, 4/0/0. (Gradin and Moore absent.) Motion carried.

REVIEW AFTER FINAL**4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone****(4:30)**

Assessor's Parcel Number: 009-230-043
 Application Number: MST2004-00493
 Architect: Jeff Gorrell
 Applicant: John Price
 Owner: Olive Oil & Gas L P

(This is a revised project description. Project has been revised as follows: Proposed height of project has increased from 35'-6" to 36'-7", units have been reconfigured and reduced in number from six to five, outdoor space has been reconfigured, and the exterior façade has been altered. The entire proposal consists of the demolition of the existing gas station and service bays and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084. Project requires Planning Commission review for a Substantial Conformance Determination.)

(Comments Only. Project requires Planning Commission review. Project was last reviewed on June 8, 2016.)

Actual time: 4:34 p.m.

Present: Jeff Gorrell, Architect, Lenvik & Minor Architects; and Kathleen Kennedy, Associate Planner, City of Santa Barbara

Public comment opened at 4:48 p.m.

1. Kathleen McCawley Laurain spoke in opposition due to the project's height.
2. Dana Newquist, neighbor, spoke in support of the project.
3. Correspondence from Leona Murphy in support was acknowledged.

Public comment closed at 4:53 p.m.

Straw vote: How many Board Members can support a height increase? 0/4 Failed

Motion: Continued indefinitely with comments:

1. The Board appreciated the changes made to color and floor plan.
2. The Board did not concur that the building should be increased in height and invited the architect to look for ways of creating higher ceilings within the envelope of the building as it was previously approved.

Action: Wittausch/Tripp, 3/1/0. (Watkins opposed. Gradin and Moore absent.) Motion carried.

ABR-PRE-APPLICATION CONSULTATION**5. 219 E HALEY ST****C-M Zone**

(5:00) Assessor's Parcel Number: 031-202-014
 Application Number: MST2016-00078
 Owner: Price Living Trust
 Architect: Greg Christman

(This is a one-time pre-application consultation. Proposal for a new mixed-use development using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a four-story (previously three-story) mixed-use development. The new residential unit mix will include 13, 2-bedroom, units and 19, 1-bedroom units and four studios, totaling 26,095 square feet, with an average unit size of 737 square feet. Also proposed are two commercial spaces totaling 2,077 square feet. Total development on site will be 31,151 square feet. The proposed density on this 25,113 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 36 covered parking spaces for the residential units and eight covered parking spaces for the commercial area, with 44 spaces required. Grading is yet to be determined. Planning Commission review is required.)

(Comments Only.)

Actual time: 5:23 p.m.

Present: Ryan Mills, Principal Designer, DMHA; and Greg Christman, Architect, DMHA

Public comment opened at 5:48 p.m.

Anna Gott spoke with concerns about the size of the project and the potential of lost views once new developments appear next to the proposed project site.

Public comment closed at 5:51 p.m.

Board comments:

1. The Board expressed that the project is moving in a positive direction.
2. Study the entrance and try to make it more inviting.
3. The two courtyards are successful.
4. The varying heights and setbacks are appreciated.
5. Study the materials; proposed fiberglass siding is inappropriate to the style.
6. Study the street elevations and landscaping to make it more inviting along the pedestrian path.
7. Alter the concrete to break up the massing and add some additional detail.

CONCEPT REVIEW - CONTINUED ITEM**6. 422 W PADRE ST****R-3 Zone**

(5:30) Assessor's Parcel Number: 025-221-018
 Application Number: MST2017-00023
 Owner: Steve Mountain Family Trust
 Architect: Jose Luis Esparza Architect

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise the demolition of an existing one-story single-family dwelling, detached garage, and a shed totaling 1,453 square feet and the construction of a 2,858 square foot multi-family apartment building housing three residential units. The unit mix will be three, two-bedroom units ranging from 883 to 1,020 square feet with an average unit size of 953 square feet. The proposed unit density on this 5,750 square foot parcel will be 23 units per acre on a parcel with a General Plan land use designation of Medium High Density 15-27 dwelling units per acre. Also proposed are three one-car garages totaling 648 square feet. There will be approximately 15 cubic yards of grading excavation.)

(Comments only. Project requires Environmental Assessment. Project was last reviewed on February 27, 2017.)

Actual time: 6:15 p.m.

Present: Jose Luis Esparza, Architect

Public comment opened at 6:28 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely with comments:

1. The Board expressed that the project is moving in the right direction and appreciated the changes made.
2. Study the stair tower and the possibility of pulling it back or adjusting the roofline.
3. Study new materials at the gable ends or simplify the detail.
4. Study the window added at the stair tower and its proportions.
5. Study the windows above the garage doors and their proportions.
6. Study the possibility of shifting the building footprint in order to incorporate trees for screening along the west side of the garages to conceal the massing.
7. Study the west elevation of the front unit and the possible overhang at the second level.

Action: Wittausch/Watkins, 4/0/0. (Gradin and Moore absent.) Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**7. 126 E HALEY ST****C-M Zone**

(5:55) Assessor's Parcel Number: 031-271-026
Application Number: MST2017-00016
Owner: 417 Santa Barbara Street Investment
Architect: Ab Design Studio INC

(Proposal for a remodel of two commercial buildings sharing a single parcel. Project proposes for the demo-remodel of a 18,683 square foot two-story building and a 11,026 square foot one-story building including a new addition to the outdoor patio, new shade canopy, and to rebuild the existing exterior stairs to comply with ADA. There will be a 513 square foot reduction in overall building area, with an extensive remodel of the facades of both buildings.)

(Action may be taken if sufficient information is provided. Item was last reviewed on February 27, 2017.)

Actual time: 6:43 p.m.

Present: Clay Aurell, AB Design Studio; Matt Beausoleil, AB Design Studio; and Christopher Gilliland, Landscape Architect, Common Ground

Public comment opened at 7:02 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support Project Design Approval? 2/2 Failed

Motion: Project Design Approval with comments:

1. The applicant is to provide adequate landscaping within the parking areas to address appropriate shading and screening of buildings.
2. Look for additional ways to introduce permeable paving.
3. The applicant is to return with details showing how all of the materials come together.
4. Provide door and window details.
5. Provide details through the light coves at the front façade.
6. Provide the sliding gate and man door details.
7. Provide eave details.
8. The majority of the Board is in favor of the raw wood finish.

Action: Wittausch/Miller, 3/1/0. (Watkins opposed. Moore and Gradin absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 707 KIMBALL AVE

M-1/SD-3 Zone

(6:15) 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 017-161-006 017-161-005), 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 Staff Hearing Officer review.)

(Action may be taken if sufficient information is provided. Item was last reviewed on February 27, 2017.)

Actual time: 7:33 p.m.

Present: Richard Redmond, Architect, Edwards Pitman Architects

Public comment opened at 7:39 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Consent with comments:

1. The Board found the proposed design acceptable.
2. Provide photos of existing trees.
3. Provide vine pockets along the property line walls.
4. Provide the lighting details.

Action: Tripp/Watkins, 4/0/0. (Moore and Gradin absent.) Motion carried.

*** MEETING ADJOURNED AT 7:48 P.M. ***