



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JUNE 5, 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

CALL TO ORDER

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

ATTENDANCE

Members present: Gradin, Miller, Moore, and Wittausch
Members absent: Watkins and Tripp
Staff present: Limón (from 3:46 p.m.-4:30 p.m.), Cameron, and Vaughn

GENERAL BUSINESS

A. Public Comment:

Correspondence from Susan Mellor, explaining that on May 15, 2017, she did not speak in opposition of the project at 801 Cliff Drive but rather had a conversation regarding the building color, was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 22, 2017**, as submitted.
Action: Wittausch/Moore, 2/0/2. (Miller abstained. Gradin abstained from Items 2 and 4. Watkins and Tripp absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **May 30, 2017**, as reviewed by Board Member Miller and Board Member Wittausch.
Action: Miller/Moore, 4/0/0. (Watkins and Tripp absent.) Motion carried.

Motion: Ratify the Consent Calendar of **June 5, 2017**, as reviewed by Board Member Wittausch.

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

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

- 1. Mr. Cameron announced the following:
 - a. Board Member Watkins and Vice Chair Tripp will be absent from today’s meeting.
 - b. Item 3, Right of Way adjacent to 3139 Cliff Drive, is postponed at the applicant’s request.
 - c. Item 6, 1412 Castillo Street, requires additional environmental assessment and is not actionable today and can receive comments only.

E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW

1. 422 W PADRE ST R-3 Zone

(3:15) 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 2,871 square foot multi-family apartment building housing three residential units. The unit mix will be three, two-bedroom units ranging from 622 to 955 square feet with an average unit size of 800 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.)

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

Actual time: 3:07 p.m.

Present: Jose Luis Esparza, Architect; and Charles McClure, Landscape Architect

Public comment opened at 3:17 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The Board appreciated the changes made since the last review.
2. Study the windows that are more utilitarian in nature, so as to match the nicer proportions of the other windows in the project.
3. Study extending the hardscape porch at the front unit to the west side as a suggestion to help screen barbecues and other outdoor items.
4. Restudy the last portion of the walkway to Unit B.
5. Provide an additional interior view of the south elevation that includes the entrances to Unit B and C.
6. Provide screening for the backflow preventer.

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

The ten-day appeal period was announced.

REVIEW AFTER FINAL**2. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone****(3:35)**

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

(This is a revised project description. Project has been revised as follows: proposed height of the project has increased from 35-feet 6-inches to 36-feet 7-inches, 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.)

(Review After Final of increased heights. Action may be taken if sufficient information is provided. Item was last heard on March 27 2017.)

Actual time: 3:37 p.m.

Present: Jeff Gorrell, Architect, LMA Architects

Staff comments: Mr. Cameron reminded the Board members that a staff memo from the Planning Division has been provided to them in their packets.

Board comments: Board Member Wittausch announced that he provided the applicant with a consultation prior today's meeting. He advised, after thorough study, that bringing the height of the building down 13 inches would be problematic, and he supports the 13 inch height increase. He also announced that he will not be present at the next hearing and would like the following comments considered at the next review. Considering a change in the floor to floor height from

8'-11" to 9'-10", on each floor, would make the living spaces more generous. However, to help eliminate some massing concerns, the applicant could consider dropping the floor to floor height from 9'-10 to 9'-4". This would help maintain the desirable high ceilings and at the same time reduce the massing.

Public comment opened at 3:53 p.m., and as no one wished to speak, it closed.

Motion: Continued two weeks with comments:

1. Verify that the exterior elevations accurately represent what was represented in the sections.
2. Elevations should include the details that are represented in the sections.
3. Provide notations on the elevations that show where the section cuts occur.
4. Provide sections through each of the balcony areas on Coast Village Road and Olive Mill Road.
5. Verify whether or not the chimney shown on Coast Village Road, closest to the road, could be brought down in height.
6. Show the overall height of the building from grade to the highest ridge point on the south elevation.

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

*** THE BOARD RECESSED FROM 4:20 TO 4:30 P.M. ***

PROJECT DESIGN REVIEW

3. RIGHT OF WAY ADJACENT TO 3139 CLIFF

(4:10)

Assessor's Parcel Number:	ROW-002-941
Application Number:	MST2013-00117
Owner:	City of Santa Barbara
Agent:	Peter Hilger
Applicant:	Cable Engineering Services

(The project consists of the replacement of an existing microcell site with a full site for AT&T. The existing 12-inch panel antennas located on the existing wood utility pole in the public right-of-way will be replaced with four larger 4-foot by 15-inch panel antennas on new 8-foot cross arms. The project includes new equipment in an existing underground vault.)

(Action may be taken if sufficient information is provided. Item was last reviewed on February 2, 2015.)

Item postponed at the applicant's request.

CONCEPT REVIEW - CONTINUED ITEM**4. 401 & 409 E HALEY STREET****C-M Zone**

(4:35) Assessor's Parcel Number: 031-212-018
 Application Number: MST2016-00508
 Owner: Laguna Haley Studios II, LLC
 Architect: DesignARC, INC.

(Proposal for a new mixed-use development using the Average Unit-Size Density Incentive Program (AUD), in the C-M, Commercial zone. The project will include a voluntary lot merger of Assessor parcels 031-212-017 and 031-212-018 which will result in one parcel of 22,500 square feet. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include construction of a three-story, mixed-use building with 28 residential units totaling 22,006 square feet and three commercial spaces totaling 2,506 square feet. A ground level parking garage will provide 53 parking spaces. Roof decks are also proposed. The residential unit mix will include five studios, nine 1-bedroom units and 14 2-bedroom units, with an average unit size of 786 square feet. The proposed density on this parcel will be 55 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial, Industrial, Priority Housing, 37-63 dwelling units per acre. No grading is proposed. This project requires Planning Commission comments.)

(Third Concept Review. Comments Only. Project requires Planning Commission review. Item was last reviewed on January 17, 2017.)

Actual time: 4:30 p.m.

Present: Mark Kirkhart, Architect, DesignARC; Jaeson Greer, Architect, DesignARC; Mellissa Turner, Project Manager, DesignARC; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 4:46 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board members could support implementing a playfulness, curved linear walls, to the building? 2/2 Failed

Straw vote: How many Board members could support reducing the visible trellis areas on the west side view? 3/1 Passed

Straw vote: How many Board members could support the planters that have been added at the setback? 2/2 Failed

Motion: Continued indefinitely to Planning Commission with comments:

1. Study reducing the visual impacts of the building by reducing or eliminating the three trellises on the third floor deck level, on the west elevation, so they are not visible at the pedestrian level.
2. Study adding vertical plant material to the planting areas, which have been added to the setbacks adjacent to the building.
3. The Board appreciated the changes that have been made thus far, especially:
 - a. The improvements to the pedestrian experience on Haley Street.
 - b. The massing being broken up to avoid one long façade.
 - c. Adjustments to the railing and wall to reduce the apparent mass.
 - d. The reduction in height along the Haley Street elevation.
 - e. The stepping down of the podium.

- f. The opening up of the massing along the East elevation.
- g. The opening up of the formerly solid parapet walls to railings to help reduce the visual impact.
- h. The increased setbacks along Haley and Laguna Street.
- 4. The Board agreed that the project was in keeping with the Haley/Milpas design manual for the following reasons:
 - a. The design is a contemporary interpretation of pueblo style architecture.
 - b. The design character is slightly different from the Downtown Santa Barbra Spanish style and has the potential to be less expensive.
 - c. The project relates to the architectural character of its industrial surroundings.
 - d. The project implements the use of wall niche treatments by integrating planters in the pedestrian parkway, incorporating recessed windows and patios, use of steel trowel plaster, and inclusion of accent landscaping.

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

CONCEPT REVIEW - NEW ITEM

5. 11 ANACAPA ST

OC/SD-3 Zone

(5:10)

Assessor's Parcel Number: 033-112-010
 Application Number: MST2017-00009
 Owner: Richlor Living Trust
 Architect: Henry Lenny

(Proposal for a new restaurant in the Coastal Zone. Project includes the conversion of existing fabrication shop for a new 2,521 square-foot restaurant and bar use. A remodel will be done to the front façade of this 11,847 square-foot multi-tenant building, a new 1,834 square-foot dining patio will be built, and the existing parking lot will be reconfigured.)

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

Actual time: 5:25 p.m.

Present: Henry Lenny, Henry Lenny Design Studio; and Marie Biaggi, Junior Designer, DMHA

Public comment opened at 5:45 p.m., and as no one wished to speak, it closed.

Motion: Continued to the July 3 agenda with comments:

1. Study reproducing the proportions of the openings and other features on the conceptual elevation that was presented at the previous meeting.
2. Study more closely replicating the steel connections and adjacencies at the corner windows, headers and detailing; as presented at the previous meeting.
3. Study alternate locations for the trash enclosure.
4. The Concrete Masonry Unit wall should be plaster to match the patina of the building.
5. Study relocating the transformer location and or adding screening so it is less visible from the street.

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

*** THE BOARD RECESSED FROM 6:15 TO 6:20 P.M. ***

CONCEPT REVIEW – CONTINUED ITEM

6. 1412 CASTILLO ST

R-4 Zone

(5:40)

Assessor's Parcel Number:	039-052-024
Application Number:	MST2016-00529
Owner:	Charles & Sylvia Butler Rev Trust
Architect:	Craig Goodman

(This is a revised project description: Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The project will comprise the remodel of an existing single family residence and the addition of 1,442 square feet of new floor space. Unit mix will include two, 2-bedroom and two, 3-bedroom units ranging in size from 589 to 1,205 square feet with an average unit size of 854 square feet. The proposed density on this 8,173 square foot parcel will be 22 dwelling 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 covered and one uncovered parking spaces; as well as a new deck, landscaping, and trellis. Project will address violations identified in enforcement case ENF2016-01132.)

(Second Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on March 13, 2017.)

Actual time: 6:20 p.m.

Present: Craig Goodman, Architect; and Charles Butler, Owner

Staff comments: Mr. Cameron stated that this project can only receive comments as it requires additional environmental review.

Public comment opened at 6:37 p.m., and as no one wished to speak, it closed.

Motion: Continued to the July 3 agenda with comments:

1. Restudy the location of the accessibility path and provide a landscape buffer on the westerly side.
2. The overall site and building planning appears overcrowded and pinched, particularly at entrances, and should be restudied.
3. Study the possibility of eliminating the covered roof areas for cars one and two.
4. Study implementing improvements to Building A so that it is more in keeping with the better qualities of neighboring buildings, and add a front porch.
5. Simplify and clarify the drawings.
6. Change the scale of the elevations to 1/8" so as to provide composite elevations of the east and west side on one sheet.
7. Restudy the roofs so that they are more consistent.

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

*** MEETING ADJOURNED AT 7:28 P.M. ***