



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JUNE 19, 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 3:05 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin, Miller, Moore, and Watkins
Members absent: Tripp and Wittausch
Staff present: Limón (3:00-3:25 p.m.; 4:45-5:15 p.m.), 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 **June 5, 2017**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 12, 2017**, as reviewed by Board Member Watkins and Board Member Miller.

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

Motion: Ratify the Consent Calendar of **June 19, 2017**, as reviewed by Board Member Miller.

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

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

1. Mr. Cameron announced the following:

- a. Vice Chair Tripp and Board Member Wittausch will be absent from today's meeting.
- b. Item 3, 302 West Montecito Street, has been postponed to the July 3, 2017 meeting due to a lack of quorum.
- c. Item 6, 2840 De La Vina Street, has been postponed to the July 17, 2017 meeting at the applicant's request.
- d. The last four items from today's Consent agenda were postponed to the June 26, 2017 Consent agenda due to the lack of an architect reviewer being present.

2. Mr. Limón announced the following:

- a. A printed handout with the new ABR Infill Design Guidelines has been provided to the Board today, and it is also available on the City's website.
- b. After 34 years of service, Mr. Limón will officially be retired from the City as of July 2017.

E. Subcommittee Reports:

No subcommittee reports.

FINAL REVIEW

1. 316 W MICHELTORENA & 1516 CASTILLO STS

R-4 Zone

(3:15)

Assessor's Parcel Number: 027-212-026 & 027-212-022

Application Number: MST2016-00125

Owner: Drake Forest Investments, LLC

Architect: Douglas Keep

(Proposal for a 21-unit multi-family residential project using the Average Unit-Size Density Incentive Program (AUD) on two perpendicular lots (APNs 027-212-026 and 027-212-022). Project consists of a voluntary lot merger, the rehabilitation of the two buildings on site which are eligible for designation as a historic resources, demolition of three existing structures, and construction of 4 new two-story residential buildings. Unit mix will include 8 two-bedroom units and 13 one-bedroom units ranging in size from 532 to 1,266 square feet with an average unit size of 730 square feet. The proposed density on 35,263 square foot combined lot will be 26 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are 21 parking spaces, approximately 426 square feet of detached accessory structures, reconfigured driveways, and new landscaping.)

(Action may be taken if sufficient information is provided. Item was last reviewed on October 10, 2016.)

Actual time: 3:25 p.m.

Present: Douglas Keep, Architect; Martha Degasis, Landscape Architect; Ken Dickson, Windward Engineering; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 3:58 p.m., and as no one wished to speak, it closed.

Motion: Continued one week to Consent with comments:

1. Provide hidden connections at the fence post bases.
2. Provide a less utilitarian design of the handrail on the Micheltorena side.
3. Provide a 36-inch box tree on the Micheltorena side.
4. Provide an alternative to the vinyl windows proposed or provide a photographic representation of the vinyl window final product along with photograph of the existing historic windows on the site for comparison.
5. Provide a photometric for the pole lighting and a plan that shows both the pole lighting and exterior mounted lights on all the buildings.
6. Study additional or larger fenestration to building D's north elevation.
7. Provide a material board on one sheet.
8. Explore the possibility of swapping the large windows on the west with the small windows on the south to avoid excessive heat gain.

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

PROJECT DESIGN REVIEW

2. 835 E CANON PERDIDO ST

C-2 Zone

(3:45)

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

(Proposal for a three-story, 50-unit multi-family residential development using the Average Unit-Size 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 17,200 square feet of one- and two-story commercial and industrial buildings. The unit mix will include 26 two-bedroom units, 4 one-bedroom units, and 20 studio units with an average unit size of 633 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 51 covered parking spaces and 50 covered bicycle spaces. Also proposed is a 1,181 square foot rooftop deck, photovoltaic panels, and a trash enclosure. Grading is yet to be determined. Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet, per SBMC 28.20.080, was held on March 16, 2017.)

(Action may be taken if sufficient information is provided. Item was last reviewed on January 30, 2017.)

Actual time: 4:24 p.m.

Present: Detty Peikert, Architect, RRM Design Group; Lisa Plowmen, Planning Manager, RRM Design Group; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 4:57 p.m.

The following people expressed opposition or concerns:

1. Christine Neuhauser expressed that the size, bulk, and scale are incompatible with the neighborhood.
2. Heather Bryden expressed that she is concerned because the project is 3 stories tall and incompatible with the historic nature of the neighborhood.
3. Correspondence from Kellam de Forest was read into the record.

Public comment closed at 5:05 p.m.

Straw vote: How many Board Members can support Project Design Approval as the project is presented today? 1/3 Failed

Straw vote: How many Board Members can support asking the applicant to provide a two-dimensional street scape with buildings on both sides? 4/0 Passed

Motion: Continued four weeks with comments:

1. The third-floor parapet element needs to have more variation on the Canon Perdido Street side as well as on the Philinda Avenue side.
2. The Board preferred the variation in window sizes and proportion along with the canopies that were shown on the previous plan.
3. Restudy the long roof canopy element at the northeast corner adjacent to the outdoor deck and elevator.
4. Provide more consistency in the architectural character. If Art Deco is the style selected for the building, then there should be a more consistent application of that style of detailing, including the fencing and plaster elements. The choice of style used on the building should also apply to the planter, hardscape, and landscape design.
5. Consider alternative ways of detailing the stairway parapet on the west elevation.
6. Provide more trees as well as larger trees, particularly around the perimeter of the building.
7. The window variations that were shown on the previous plans were preferred; consider adding more variation and play to the fenestration.
8. Provide a more specific detailing for the planter boxes that are shown on balconies and upper floor areas.
9. The elevations should be consistent with the planter areas shown in plan.
10. The trees shown in exterior elevations should be more transparent so that the building is more visible.
11. Provide additional graphics to help the Board understand how this project will fit within its area, specifically a two-dimensional streetscape.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 302 W MONTECITO ST****C-2 Zone**

(4:15) Assessor's Parcel Number: 037-232-011
 Application Number: MST2016-00426
 Owner: Edward St. George
 Agent: SEPPS
 Applicant: On Design, LLC
 Architect: Interdisciplinary Architecture

(Proposal for a three-story mixed-use development consisting of a boutique hotel, commercial space, and public art gallery. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 517 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 56,302 square foot, three-story building containing a 16,447 square foot, 32-room hotel; 1,869 square foot commercial component; an 847 square foot public art space; and a 24,266 square foot subterranean parking garage with 52 parking spaces (42 spaces for on-site use and 10 spaces for a new development project to be constructed at 311 W. Montecito Street). Eighteen covered bicycle parking spaces will also be provided. There will be approximately 7,900 cubic yards of grading excavation. Planning Commission approval is required, as this project involves a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 29 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.)

(Third Concept Review. Comments Only. Project requires Planning Commission review. Item was last reviewed on May 22, 2017.)

Due to lack of quorum, this item was postponed to July 3.

*** THE BOARD RECESSED FROM 5:59 TO 6:04 P.M. ***

REVIEW AFTER FINAL**4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone****(4:45)**

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

(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 2 three-bedroom units and 3 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 reviewed on June 5, 2017.)

Actual time: 6:04 p.m.

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

Staff comments: Kathleen Kennedy asked the Board to include the comments made back in March in its motion today and to also explain why it decides to approve or deny the height increase requested by the applicant from a design perspective, not a Council resolution perspective. She explained that distinction is important because it will clarify the Board's decision based on design and not simply Council direction.

Public comment opened at 6:22 p.m.

Correspondence from Pamela Boehr in opposition was read into the record.

Public comment closed at 6:23 p.m.

*** The motion was corrected by the Board at its meeting of July 17, 2017, as shown below. ***

Motion: The Board moves to deny the increase in height with comments:

1. The increase in height is inconsistent with the direction from City Council.
2. Changes in awning colors, balcony configuration, and detailing are acceptable as proposed.

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

PROJECT DESIGN REVIEW**5. 208 OCEANO AVE****R-2/SD-3 Zone****(5:20)**

Assessor's Parcel Number: 045-074-007
Application Number: MST2016-00023
Owner: Tantri, LLC
Architect: Craig Goodman

(Proposal for major remodel, partial demolition, and reconfiguration of an existing two-story duplex which will result in a 1,400 square foot duplex at the rear of an 8,756 square foot parcel. The duplex will include a 330 square foot covered porch on the ground floor, remodeled 302 square foot uncovered deck on the second floor, and a new stairway. A portion of the structure will be demolished, including as-built work, as part of the major remodel to alter the structure to a Spanish architectural style. The garage size will be increased and building footprint widened to provide a reduced 3 foot side yard setback at the ground floor. Four tandem covered parking spaces are proposed in the new parking configuration. Other site work will include the replacement of existing fencing with new site walls, a new raised planters, new driveway, hardscape, landscaping, and a relocated trash enclosure. The existing four unit apartment building at the front of the site also requires approval of as-built window replacements, proposed storage, and a new entry. Staff Hearing Officer approval of a zoning modification to provide less than the required open yard area was approved on May 12, 2017. Three parking design waivers are being requested from the Transportation Division. This proposal will address violations identified in Zoning Information Report ZIR2015-00524.)

(Action may be taken if sufficient information is provided. Project is required to be consistent with Staff Hearing Officer Resolution No. 026-17. Item was last reviewed on May 22, 2017.)

Actual time: 6:44 p.m.

Present: Craig Goodman, Architect

Public comment opened at 7:00 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The architectural detailing needs to be simplified. Areas that could use simplification and clarification are as follows:
 - a. Return for an in progress review of window details on the front and back building.
 - b. Restudy the parapet detailing on the west elevation over the garage.
 - c. Reduce the number of exposed corbels.
2. Retain the oak tree at the front of the property.
3. Species within the vegetative swale should be capable of bio-filtration and periodic inundation.
4. The Board suggested no trees be planted in the vegetative swale.
5. Study additional vine pockets along the fence where possible.
6. In general, provide a more Santa Barbara style plant palette.

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

PROJECT DESIGN REVIEW**6. 2840 DE LA VINA ST****C-P/SD-2 Zone****(5:45)**

Assessor's Parcel Number: 051-220-023
 Application Number: MST2016-00417
 Owner: Storch Family Living Trust
 Architect: David Hardister, AIA
 Business Name: Grocery Outlet Bargain Market

(Proposal for a new facade on the existing Ralph's shopping center. Also proposed are new railings and 28 square feet of concrete sidewalk fill in at the rear truck dock to expand the sidewalk for forklift use. Some of the existing ADA parking spaces will be relocated but the overall number of parking spaces will remain the same. No new floor area is proposed.)

(Action may be taken if sufficient information is provided. Item was last reviewed on May 22, 2017.)

Item postponed to July 17 at the applicant's request.

FINAL REVIEW**7. 126 E HALEY ST****C-M Zone****(6:10)**

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 306 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 March 27, 2017.)

Actual time: 7:37 p.m.

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

Public comment opened at 7:51 p.m., and as no one wished to speak, it closed.

Motion: Final Approval as submitted with the condition that the applicant provide the paver specification upon submittal to the Building Department as noted by the landscape architect. The Board strongly suggested the inclusion of a mural on the adjacent building.

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

*** MEETING ADJOURNED AT 8:13 P.M. ***