



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JULY 3, 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*
Lisa LaPlaca
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 Vice Chair Tripp.

ATTENDANCE

Members present: Tripp, LaPlaca, Moore, Watkins (at 3:03 p.m., absent 6:18-6:20 p.m.), and Wittausch
Members absent: Gradin
Staff present: Limón (until 3:19 p.m.), Cameron, and Jennifer Sanchez

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 19, 2017**, as amended.

Action: Moore/Watkins, 2/0/3. (LaPlaca, Tripp, and Wittausch abstained. Gradin absent.)
Motion carried.

C. Consent Calendar:

Staff comments: Mr. Cameron advised that Item F, 1316 E Mason Street, on the June 26, 2017 Consent agenda, was denied. Since this project was heard on a Consent agenda, Mr. Cameron presented the plans to the Full Board and asked if it agreed with the Consent reviewer's finding

that the project and the project's mass, bulk, and scale are incompatible with the neighborhood. The Board took the following straw vote:

Straw vote: How many Board Members think that the mass, bulk, and scale are incompatible with the neighborhood? 5/0 Passed

Motion: Ratify the Consent Calendar of **June 26, 2017**, as reviewed by Chair Gradin.
Action: Moore/Watkins, 4/0/1. (Wittausch abstained. Gradin absent.) Motion carried.

Motion: Ratify the Consent Calendar of **July 3, 2017**, as reviewed by Board Member Wittausch.
Action: Wittausch/Watkins, 5/0/0. (Gradin absent.) Motion carried.

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

Mr. Cameron announced the following:

- a. Chair Gradin will be absent from today's meeting.
- b. Lisa LaPlaca is attending today as a new Board member.

E. Subcommittee Reports:

No subcommittee reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 302 & 308 W MONTECITO ST

C-2 Zone

(3:20) Assessor's Parcel Number: 037-232-011, 037-232-002
Application Number: MST2016-00426
Owner: Edward St. George
Agent: SEPPS
Applicant: On Design LLC
Architect: Interdisciplinary Architecture, Inc.

(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 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.)

Actual time: 3:16 p.m.

Present: Tim Gorter, Architect, Interdisciplinary Architecture; Trish Allen, Agent, SEPPS; and Sam Maphis, Landscape Architect

Public comment opened at 3:32 p.m.

The following people expressed opposition or concerns:

1. Mary Louise Days stated that the design does not have any Santa Barbara style architecture associated with it and would adversely change the character of the neighborhood. She also expressed that this project is in a very sensitive area, near many historic landmarks, and creates a poor precedent.
2. Christine Neuhauser stated that the project is unnecessary, out of scale, and stylistically inappropriate for the neighborhood.
3. Rick Closson stated that the style of architecture is inappropriate for the neighborhood.
4. Correspondence from Kellam de Forest, Linda Williams, and Christine Neuhauser was acknowledged.

Public comment closed at 3:39 p.m.

Straw vote: How many Board Members can support the metal cage on the elevator tower? 0/5
Failed

Motion: Continued four weeks with comments:

1. The Board appreciated the efforts made.
2. Study the window layouts on the north, south, and east elevations and consider recessing them to make them deeper.
3. Restudy the concept of metal wrappers and integrating them into the façade.
4. The Board suggested more mass in the columns that extend to the ground floor of the building, making them more Santa Barbara in style. Also, make the dividing walls in between balconies thicker.
5. On the south elevation, restudy areas that recess back into the building; study a different color or other way to differentiate from the rest of the building.
6. Study the materials to tie everything together. Currently the materials palette is very busy and should be scaled back.
7. Study reducing some of the plate heights on the upper stories to bring the mass down.
8. Articulate the mass both vertically and horizontally. There was a suggestion, especially on the north side, to break up the mass of the third story.
9. On the north elevation on sheet A.14, show the fenestration and outline of the ramp down to the basement parking.
10. The Board is in favor of the project moving forward with the current contemporary style with the above comments addressed.

Action: Watkins/Wittausch, 4/0/1. (LaPlaca abstained. Gradin absent.) Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**2. 1062 COAST VILLAGE RD****C-1/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 009-211-014
 Application Number: MST2016-00451
 Owner: David Back Revocable Trust
 Architect: The Cearnal Collective, LLP

(The project proposes to demolish a 10,872 square-foot 14-unit apartment building, carport, hardscape and ten mature pine trees, and construct a new 22,312 square foot, three story mixed use development. The new development would include nine two-bedroom condominium units, 989 net new square feet of commercial, and a subterranean garage with 24 vehicular parking spaces. The project will require design review by the Architectural Board of Review and review by the Planning Commission for the Tentative Subdivision Map for condominiums, Coastal Development Permit, and Modification to provide a portion of the common yard not at grade. Per a 2010 Memorandum of Understanding with Santa Barbara County, all projects on Coast Village Road also require a courtesy review by the Montecito Planning Commission. This review is required prior to Planning Commission review.)

(Second Concept Review. Comments only. Requires Environmental Assessment and Planning Commission review. Item was last reviewed on January 17, 2017.)

Actual time: 4:27 p.m.

Present: Brian Cearnal, Architect, The Cearnal Collective, LLP; Bob Cunningham, Landscape Architect, Arcadia Studio; and Jessica Grant, Project Planner, City of Santa Barbara

Staff comments: Ms. Grant stated that the project requires Planning Commission review for Tentative Subdivision Map for condominiums and a Coastal Development Permit. She also mentioned that a 2010 memorandum of understanding between the County and the City states that any project on Coast Village Road is required to go before the Montecito Planning Commission for comments only prior to its hearing at the City of Santa Barbara's Planning Commission. Lastly, she asked the Board to comment on if a height modification would be supportable.

Public comment opened at 4:53 p.m.

The following people expressed opposition or concerns:

1. Timothy Harding stated that the east elevation would face his backyard and the second-story French doors with patios look directly into his backyard, causing privacy concerns.
2. Sascha Liebowitz emphasized concerns regarding privacy as the second-story windows and roof decks would look into her backyard and son's bedroom. She also stated that the architect continues to disregard her concerns and expressed that the project will change the look and feel of the entire neighborhood.
3. Mike Taigman emphasized privacy concerns because of the second-story elements looking down into his home and backyard.
4. Correspondence from S. Dorothy Fox & Timothy Harding; Sascha Liebowitz & Mike Taigman; Mindy Wolfe, Attorney, on behalf of Sascha Liebowitz & Mike Taigman; Victoria Greene, on behalf of the Montecito Association; and Andre & Beverly Weckstrom was acknowledged.

Public comment closed at 5:01 p.m.

Motion: Continued indefinitely with comments:

1. The Board appreciated the direction of the project, the architectural style, and the articulation of the massing in the stepping of the building.
2. The Board suggested a landscape review by either Board Member Courtney Jane Miller or the Historic Landmarks Commission's Landscape Architect.
3. Further address the privacy issues from neighbors and restudy openings, doors, and balconies that directly face neighbors. Study the potential of refining floorplans to work for future tenants and current residents.
4. Study scaling back the roof decks to further increase privacy.
5. Provide a section through the site in both directions to provide a clear understanding of the grading and heights between this building and neighboring buildings, and provide information for a possible height modification.
6. Provide a photo simulation that shows the relationship between the project and adjacent properties at the east.

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

CONCEPT REVIEW - CONTINUED ITEM

3. 1220 & 1222 SAN ANDRES ST

R-3 Zone

(4:35)

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 10, 3-bedroom units, one, 2-bedroom unit, and one, 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 995 square feet. The proposed density on this 29,291 square foot merged parcel will be 20 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 18 uncovered and three covered parking spaces, for a total of 21 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.)

(Second Concept Review. Comments Only. Project requires Environmental Assessment. Item was last reviewed on August 1, 2016.)

Actual time: 5:31 p.m.

Present: Tim Gorter and Keith Nolan, Architects

Public comment opened at 5:49 p.m., and as no one wished to speak, it closed.

Motion: Continued four weeks with comments:

1. The Board appreciated the direction of the project and how the applicant addressed the previous comments.
2. The architectural style is appropriate.
3. The attention to detail and orientation of buildings work well.
4. Study the horizontal banding at the top of the tower on building D.
5. Study the site plan and look for areas to add more landscaping and create less of an emphasis on hardscape.
6. Study increasing the ground-level private open space as well as the common outdoor open space to make them both more functional.
7. Consider moving the common outdoor area to a more central location.

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

*** THE BOARD RECESSED FROM 6:10 TO 6:17 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 29 W CALLE LAURELES

C-2/SD-2 Zone

(5:10)

Assessor's Parcel Number:	051-630-006
Application Number:	MST2017-00251
Owner:	Charles Sheldon
Applicant:	Grant Macy

(Proposal for alterations to an existing telecommunication facility. Project includes replacing three existing four foot panel antennas housed in a 12 inch wide stealth pole with three new six foot panel antennas housed in a 30 inch wide stealth pole. Also proposed are three new remote radio heads to be installed within the existing equipment area.)

(Action may be taken if sufficient information is provided. Project requires No Visual Impact findings.)

Actual time: 6:18 p.m.

Present: Grant Macy, Applicant, Sprint

Public comment opened at 6:23 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with finding that no adverse visual impacts result from the proposal.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 820 BOND AVE****C-2 Zone**

(5:30) Assessor's Parcel Number: 031-234-025
 Application Number: MST2017-00227
 Owner: Calvin D Marble Family Trust
 Applicant: Eukon Group

(Proposal for alterations to existing wireless facilities. Project is comprised of the replacement of an existing 19 inch diameter stealth pole with a 30 inch diameter stealth pole to house three replacement wireless antennas. Also proposed are three new remote radio heads to be installed within the existing enclosed rooftop wireless facility.)

(Action may be taken if sufficient information is provided. Project requires No Visual Impact findings.)

Actual time: 6:27 p.m.

Present: Grant Macy, Applicant, Sprint

Public comment opened at 6:29 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with finding that no adverse visual impacts result from the proposal.

Action: Tripp/Moore, 3/0/2. (Watkins and Wittausch abstained. Gradin absent.) Motion carried.

*** THE BOARD RECESSED FROM 6:37 TO 7:00 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**6. 1810 SAN PASCUAL ST****R-3 Zone**

(5:50) Assessor's Parcel Number: 043-163-010
 Application Number: MST2016-00443
 Owner: Antonio & Norma Gijon
 Applicant: Jose Luis Esparza

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). An existing 1,212 square foot single family dwelling and 512 square foot detached garage will be demolished and a two-story building with four, two-bedroom apartments totaling 4,160 square feet and four, 517 square foot 2-car garages will be constructed. Bicycle parking will be provided. The proposed density on this 8,503 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan Land Use designation of 15-27 dwelling units per acre, and the average unit size will be 1,040 square feet. There will be 2,027 square feet of new paving. No grading is proposed, and no trees will be removed.)

(Second Concept Review. 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. Item was last reviewed on February 13, 2017.)

Actual time: 7:00 p.m.

Present: Jose Luis Esparza, Architect

Public comment opened at 7:13 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued four weeks with comments:

1. The Board appreciated the changes made from the last review, including the articulation and attention to each elevation.
2. Consider adjusting the roof at Units 2 and 3 to have a shed roof over the entries.
3. Study simplifying the roof layout on the south elevation, potentially a shed roof over the two stairwells.
4. Further develop the landscape plan, showing the plantings and further defining the fence and block wall at the back; the block wall should be plastered.
5. On the west elevation, study increasing the size of the columns.
6. Study the window style and determine if true divided light windows are possible; possibly recess the windows.
7. Provide a materials board, including paving, lighting, vent detail, and doors/windows, including the garage doors and colors.
8. Study the window detail on sheet 5 to address the waterproofing.
9. The Board made the finding 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: Tripp/Wittausch, 5/0/0. (Gradin absent.) Motion carried.

PROJECT DESIGN REVIEW

7. 11 ANACAPA ST

OC/SD-3 Zone

(6:40)

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 facade 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.)

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

Actual time: 7:38 p.m.

Present: Henry Lenny, Architect; and Diane Biaggi, DMHA Architecture

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

Motion: Project Design Approval and continued indefinitely with comments:

1. Study decreasing the vertical height of the red glass light windows.
2. Study extending the wall and planter around the trash enclosure and providing additional landscaping, or possible relocation of the trash enclosure.
3. Study relocating the transformer and add additional screening.
4. Provide clarification of Sothern California Edison's planting height requirements around the transformer.
5. Increase the height of the wall in front of the transformer.
6. Provide door and window details.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1312 E GUTIERREZ ST A****R-2 Zone****(7:10)**

Assessor's Parcel Number: 031-392-003
 Application Number: MST2017-00156
 Owner: Jasen Bodie Nielsen
 Applicant: Burke Design

(Proposal for a 549 square foot addition to an existing duplex on a 7,729 square foot lot. Project is comprised of the enclosure of the second floor entry walk, stairs, and landing to provide 127 square feet of habitable space, and construction of 422 square feet of additional living space upon an existing second story deck. No change to the number of units is proposed.)

(Action may be taken if sufficient information is provided.)

Actual time: 8:16 p.m.

Present: Jacqueline Nielsen, Owner

Public comment opened at 8:22 p.m., and as no one wished to speak, it closed.

Motion: Continued four weeks with comments:

1. Complete the drawings, showing existing conditions, demolition elements, and proposed work on each level.
2. Restudy the roof framing to simplify, with consideration to the solar ordinance.
3. Explore exterior wall conditions at southwest corners of the second floor to gain a better understanding of reconfiguration possibilities.
4. The Board is in favor of enclosing a portion of the deck.

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

*** MEETING ADJOURNED AT 8:50 P.M. ***