



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JULY 31, 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
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 3:04 p.m. by Vice Chair Tripp.

ATTENDANCE

Members present: Tripp, LaPlaca, Moore (at 4:23 p.m.), Watkins and Wittausch
Members absent: Gradin and Miller
Staff present: Unzueta (from 3:52 p.m.–4:52 p.m.), Cameron, and Vaughn

GENERAL BUSINESS

A. Public Comment:

Rick Closson expressed that he likes the way the new Infill Design Guidelines identify neighborhood compatibility, and he is eager to hear the Board's view on the topic when it comes back as a discussion item in August.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **July 17, 2017**, as submitted.
Action: Watkins/Wittausch, 3/0/1. (LaPlaca abstained. Miller, Moore, and Gradin absent.)
Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 24, 2017**, as reviewed by Board Members Miller and Wittausch.
Action: Wittausch/Watkins, 4/0/0. (Miller, Moore, and Gradin absent.) Motion carried.

Motion: Ratify the Consent Calendar of **July 31, 2017**, as reviewed by Board Member Wittausch.

Action: Watkins/Wittausch, 4/0/0. (Miller, Moore, and Gradin 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 will be absent from today's meeting, and Board Member Moore will arrive after Item 2, 601 Alameda Padre Serra.
- b. Item 5, 1810 San Pascual Street, has been postponed at the applicant's request.
- c. The Infill Design Guidelines discussion item has been moved to the August 28, 2017 agenda.

2. Vice Chair Tripp announced that she will be conducting the Consent review meetings for the next three months (August–October).

E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW

1. RIGHT OF WAY ADJACENT TO 3139 CLIFF DR

(3:15)

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 eight-foot cross arms. The project includes new equipment in an existing underground vault.)

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

Actual time: 3:11 p.m.

Present: Jenna D'Agostino, AT&T

Public comment opened at 3:15 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the proposal as submitted? 1/3 Failed

Motion: Project Design Approval with condition:

1. Restudy the layout or configuration of the antennas and either balance them or reduce the arm so there is only enough room to support the number of antennas that are going up.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 601 ALAMEDA PADRE SERRA****R-2 Zone****(3:35)**

Assessor's Parcel Number: 031-261-004
 Application Number: MST2014-00422
 Owner: Teri Tuason
 Engineer: Lobana Engineering
 Designer: Frank Rogue

(This is a revised project description: Proposal for a new 1,326 square foot, three-story affordable dwelling unit and a 523 square foot, two-car attached garage on a 7,405 square foot lot. There is currently an existing two-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,008 square feet. Staff Hearing Officer review is requested for a lot area modification, an open yard modification, and a zoning modification to encroach into the required front setback.)

(Ninth Concept Review. Comments Only. Project requires review by the Staff Hearing Officer. Project was last reviewed on April 10, 2017.)

Actual time: 3:25 p.m.

Present: Frank Rogue, Designer; and Megan Arciniega, Associate Planner, City of Santa Barbara

Staff comments:

1. Mr. Cameron advised that since this is the project's ninth review, Chair Gradin conducted a courtesy review prior to this Full Board hearing to help mitigate some inconsistencies found in the drawings. He also suggested that the Board continue the project to the Staff Hearing Officer with any comments it may have.
2. Ms. Arciniega explained that the modifications that are being requested by the applicant include a lot area, open yard, and front yard setback modification. She explained that the Staff Hearing Officer will consider the ABR's comments when reviewing the modifications.

Public comment opened at 3:36 p.m.

The following people expressed opposition or concerns:

1. B.J. Danetra discussed the history of discrepancies on the project plans and also gave examples of discrepancies she found on the current drawings. She further explained that this has created a sense of distrust and is a waste of valuable public and city time. Lastly, she explained that the proposed rooftop deck creates privacy issues for multiple neighbors and although there have been multiple requests by the ABR to redesign the project as a whole to reduce the size, they have been ignored. Trudi Ramsey yielded her time to Ms. Danetra.
2. Correspondence from Trudi and Bruce Ramsey was acknowledged.

Public comment closed at 3:43 p.m.

Straw vote: How many Board Members can support the project as proposed? 0/3 Failed

Motion: Continued to the Staff Hearing Officer for return to the Full Board with comments:

1. Overall, the Board appreciated the applicant's continued efforts on the project, especially the lowering of the stair tower on the south.
2. The roof deck is too large and should be pulled back and reduced.
3. Study the tower on the north elevation to reduce the tower in height and simplify the roof.
4. Study removing the wood beams under the balconies and replace them with a plaster form to simplify the materials.
5. All the windows should be the same material; vinyl is not acceptable.
6. Provide sketches or images demonstrating the design intent including details on how the materials are coming together, such as eave and rake details, windows and doors, and parapet details.
7. The roof tile material should be two-piece mission terracotta. Metal roof tiles are unacceptable.
8. Provide further clarity throughout the drawings and verify that they coordinate with the plans.
9. Provide recessed window details.
10. Further study the structural connections between the proposed addition and the existing house.
11. The open space proposed needs to be clarified.
12. The design is lacking uniformity.

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

REVIEW AFTER FINAL

3. 920 SUMMIT RD

A-2 Zone

(4:05)

Assessor's Parcel Number:	015-211-009
Application Number:	MST2005-00831
Owner:	MCC BP Property, LLC
Agent:	Suzanne Elledge Planning & Permitting
Applicant:	Ty Warner Hotels & Resorts
Architect:	Henry Lenny
Business Name:	Montecito Country Club

(Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

(Comments Only. Project was last reviewed on May 2, 2016.)

Actual time: 4:23 p.m.

Present: Steve Welton, SEPPS; Sam Maphis, Landscape Architect; Bill Medel, Project Manager, Ty Warner Hotels and Resorts; and Allison DeBusk, Project Planner, City of Santa Barbara

Public comment opened at 4:30 p.m.,

The following people expressed opposition or concerns:

1. Terry Tyler, Treasurer of the Eucalyptus Hill Association, expressed that he is relieved to hear the security kiosk will not be located at the intersection of Summit and Rametto Road; however, it is still a concern that the gate on Summit Road remain open for security access. He also stated that if the new kiosk is to be manned, there is a potential for traffic congestion to build up off of Summit Road onto Hot Springs Road.
2. Maureen McDermut, a member of the Eucalyptus Hill Association, expressed that from a safety standpoint, she is happy to hear that the gate on Summit Road will remain open. She also expressed that it would be desirable if GPS could be corrected so that people trying to navigate to the homes above the county club were not directed to drive through the club to access the residences above.
3. Nell Eakin expressed that while she is happy that the gate on Summit Road will be open after construction is completed as it poses a fire and emergency access hazard while it is closed.
4. Sullivan Israel expressed concern about the potential of a second gate being developed with the new entrance archway proposed and that the current gate on Summit Road being closed is a fire and emergency access hazard. He also stated that if a high net is going to be installed on the golf course, the height has the potential of blocking public views.
5. Loy Beardsmore, a member of the Eucalyptus Hill Association, expressed appreciation for the gate being opened post-construction and hopes that there will not be any restricted hours associated with the new pathway. She also expressed concern with egress during a fire or earthquake since it is a main area for evacuation.
6. Nancy Even asked if there was a potential for the gate to open sooner than project completion so as to mitigate the expressed safety concerns.
7. Joanna Israel, a resident on Summit Road, stated that she needed to drive her husband, on three separate occasions, to the emergency room because there was confusion whether an ambulance could access her property since the gate on Summit Road is closed. She expressed that if an emergency evacuation need were to arise, it should be met without complication.
8. John Bennet, neighbor, expressed a concern for noise and light pollution from the golf course driving range, playground, and basketball court and would like more information on how the applicant will mitigate those concerns.
9. An unidentified resident at 1032 Cima Linda Lane wanted more information on the proposed archway and wanted to know if there would be a gate associated with it.
10. Correspondence from Stephen Stonefield and Dan Cerf was acknowledged.

Public comment closed at 4:43 p.m.

Motion: Continued indefinitely with comments:

1. Overall, the Board found the proposal and the aesthetics of the design acceptable as proposed.
2. Study the metal work at the proposed entrance archway and consider using Malaga green.
3. Look at the gate house and make sure it does not need to be larger to comply with ADA requirements.
4. Study the hitting bay and consider adding additional planting for sound mitigation.
5. Consider using permeable pavers where possible.

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

CONCEPT REVIEW - CONTINUED ITEM**4. 302 & 308 W MONTECITO ST****C-2 Zone****(4:20)**

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

(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). 18 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.)

(Fourth Concept Review. Comments Only. Project was last reviewed on July 3, 2017.)

Actual time: 5:06 p.m.

Present: Tim Gorter, Architect, Interdisciplinary Architecture; Trish Allen, Agent, SEPPS; Sam Maphis, Landscape Architect; and Kathleen Kennedy, Associate Planner, City of Santa Barbara

Public comment opened at 5:21 p.m.,

The following people expressed opposition or concerns:

1. Rick Closson presented a map and multiple photos to the Board, expressing that the massing is incompatible with the neighborhood. Christine Neuhauser yielded her time to Mr. Closson.

2. Mary Louise Days cited text from the City's General Plan to express the project's incompatibility with the neighborhood since it is close to a historic resource.
3. Heather Bryden expressed that the design is too boxy and is not in keeping with the Santa Barbara style.
4. Bonnie Donovan expressed that the design is not in keeping with the Santa Barbara style, is too large for the neighborhood, and that the height will negatively affect air flow for the residents boxed in behind the building.
5. Correspondence from Kellam de Forest and was acknowledged.

Public comment closed at 5:35 p.m.

Motion: Continued to the August 28, 2017 agenda with comments:

1. Overall, the Board supported the project's direction.
2. The applicant is to restudy the vertical mass on the north side that emulates a stair tower as it is unsuccessful and adds more mass, while the cut-outs on the northeast corner help eliminate mass and are more successful.
3. Consider implementing more cut-outs, similar to the one on the northeast corner, to articulate the massing, specifically at the front southwest corner.
4. The canopy at the corner of Montecito and Bath Streets is successful and highlights the entrance while also breaking up the mass.
5. Restudy the north and south corner openings to be more regulated in size.
6. The Board stated that simplifying the materials was successful and the applicant should study other ways to continue that simplification on the north side of the building in lieu of the stair tower element.
7. Study the distance between the north side of the building and the adjacent property line.

Action: Tripp/Wittausch, 3/1/1. (Watkins opposed. LaPlaca abstained. Miller and Gradin absent.) Motion carried.

FINAL REVIEW

5. 1810 SAN PASCUAL ST

R-3 Zone

(5:05)

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.)

(Action may be taken if sufficient information is provided. Project requires conditions for the Average Unit-Size Density Program Annual Residents Survey. Project was last reviewed on July 3, 2017.)

Item postponed at the applicant’s request.

*** THE BOARD RECESSED FROM 6:20 TO 6:27 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

6.	1312 E GUTIERREZ ST A	R-2 Zone
<u>(5:25)</u>	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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 3, 2017.)

Actual time: 6:27 p.m.

Present: Dave Burke, Architect; and Jacqueline Nielsen, Owner

Public comment opened at 6:35 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued indefinitely with the comment for the applicant to return with full details, colors, and materials.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 1220 & 1222 SAN ANDRES ST****R-3 Zone****(5:55)**

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-Size 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 five 3-bedroom units, six 2-bedroom units, and one 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 996 square feet. The proposed density on this 29,291 square foot merged parcel will be 18 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 fourteen uncovered and three covered parking spaces, for a total of 17 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 3, 2017.)

Actual time: 6:42 p.m.

Present: Tim Gorter, Architect; Shelby Messner, Project Planner; and Charles McClure, Landscape Architect

Public comment opened at 6:51 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued indefinitely with comments:

1. The Board appreciated the quality and consistency of the design.
2. The Board appreciated the landscaping and the effort put into being as close to 100 percent drought tolerant as possible.
3. The gray plaster should be white to match the rest of the building finish.
4. 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: Watkins/Wittausch, 5/0/0. (Gradin and Miller absent.) Motion carried.

The ten-day appeal period was announced.

PRE-APPLICATION REVIEW**8. 425 SANTA BARBARA ST****C-M Zone**

(6:25) Assessor's Parcel Number: 031-271-008
Application Number: MST2017-00417
Owner: Carrie L Walker, Trustee
Architect: AB Design Studio INC

(One-time Pre-Application Concept Review of proposal to demo existing single family residence and construct a four-story mixed use building with 12 AUD units.)

(Comments Only.)

Actual time: 6:58 p.m.

Present: Clay Aurell and Matthew Beausoleil, AB Design Studio, Inc.

Public comment opened at 7:09 p.m.

Correspondence from Christine Neuhauser in opposition was acknowledged.

Public comment closed at 7:10 p.m.

Board comments:

1. Board Member Wittausch stated there are too many units and the building is one story too tall. There should be additional outdoor open space associated with each unit as well as additional common outdoor open space on the ground floor. Roof decks are acceptable; however, the development is displacing a lot of landscaping on the ground level. The building should have more texture and colors as well as have a more residential look and feel. The design should be more in keeping with contemporary Santa Barbara.
2. Board Member Moore stated that there is too much massing on one side of the property lot, and he could not support a four-story wall on the rear property line. The applicant should study ways to move the massing away from the property line and be more centrally located to the lot. The project feels out of scale in its current configuration.
3. Board Member LaPlaca stated that the four-story building is a bit massive for its proposed location. The extremely clean lines seem out of place, especially since its intended use is residential.
4. Board Member Watkins stated that the project is a bit heavy and tight. The roof deck does not need to be eliminated; however, additional common outdoor open space is preferred. The massing should be reconsidered. There are mature trees on the site that should be incorporated into the project's design and could assist in mitigating the project's massing and provide shade. The 12 unit count for the proposed development is acceptable. Study ways to incorporate more vertical cut-outs throughout the design, similar to what is being done on the northwest elevation, to mitigate the massing of the building. Provide diagrams along State Street to better assist the Board in visualizing the project's massing. Two parking spaces may be needed, one commercial space and one ADA accessible space. Overall, the materials need to be softened.

5. Vice Chair Tripp stated a mixed-use building is appropriate for the site. A fourth-story element may work; however, it may need to be reconfigured to be more centrally located. Consider breaking away from the large complex behind the project as opposed to blending in with it since there is a residential aspect incorporated into this project. More open space on the roof or ground floor would be ideal and would make the project more successful. The concept of the project could work; however, it would need to be broken up so that does not read as a solid mass.

Straw vote: How many Board Members can support some sort of fourth-story element?
3/2 Passed

Straw vote: How many Board Members want to see the additional common open space on the ground level? 2/3 Failed

*** MEETING ADJOURNED AT 7:34 P.M. ***