



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
AUGUST 14, 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:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:06 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin, Tripp, Watkins, and Wittausch
Members absent: LaPlaca and Moore
Staff present: Cameron and Vaughn

GENERAL BUSINESS

A. Public Comment:

1. John Campanella, Planning Commission (PC) liaison, discussed and encouraged feedback on how correspondence is directed between the PC and the ABR. He also made clear that the PC supports the use of stacked parking for mixed use and higher density projects as a way to provide additional parking on the site.
2. Larry Maser discussed development on the Eastside and in the Funk Zone, expressing that the buildings are too big and out of place, damaging the quaint feeling that is Santa Barbara.
3. Correspondence from Anna Marie Gott was read into the record.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **July 31, 2017**, as amended.
Action: Watkins/Wittausch, 3/0/1. (Gradin abstained. LaPlaca and Moore absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **August 14, 2017**, as reviewed by Board Members Tripp and Miller.

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

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

Mr. Cameron announced the following:

1. Board Members LaPlaca and Moore will be absent from today's meeting.
2. Item 1, 400 Block Old Coast Hwy, is postponed at the applicant's request.

E. Subcommittee Reports:

1. Board Member Tripp reported on the appeal of 812 Jennings Avenue, which was heard at the City Council meeting on August 1, 2017.
2. Board Member Watkins reported on the appeal of 2017 Bath Street, which was heard at the City Council meeting on August 8, 2017.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 400 BLOCK OLD COAST HWY SEG ID 2793

(3:15)

Assessor's Parcel Number:	ROW-002-793
Application Number:	MST2017-00434
Owner:	City of Santa Barbara Public Works
Applicant:	Alex Ubaldo

(Proposal for new public sidewalks along the north side of Old Coast Highway near Salinas Street. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 650 linear feet of sidewalk. Also proposed are four ADA compliant pedestrian access ramps, three reconstructed driveways, and 315 linear feet of new retaining walls. Project is part of a larger City wide sidewalk improvement program, and was submitted alongside proposed pedestrian improvements to the 400 block of North La Cumbre Road (MST2017-00438). No new landscaping is proposed.)

Item postponed at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 400-700 BLOCK N LA CUMBRE ROAD SEG ID 3016****(3:20)**

Assessor's Parcel Number: ROW-003-016
Application Number: MST2017-00438
Owner: City of Santa Barbara Public Works
Applicant: Alex Ubaldo

(Proposal for new public sidewalks along the east side of North La Cumbre Road near Calle Cita. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 370 linear feet of sidewalk. Also proposed are two ADA compliant pedestrian access ramps, three reconstructed driveways, and 315 linear feet of new retaining walls. Project is part of a larger City wide sidewalk improvement program, and was submitted alongside proposed pedestrian improvements to the 400 block of Old Coast Highway (MST2017-00434). No new landscaping is proposed.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided.)

Actual time: 3:38 p.m.

Present: Eric Goodall, Project Engineer, City of Santa Barbara

Motion: Project Design Approval and continued indefinitely to Consent with comments:

1. Provide a stucco cap that wraps around the top and down the back of the retaining wall.
2. Provide color details of the stucco finish.
3. Include the addition of one or more trees as part of the project's improvements.
4. Explore areas where additional planting wells or planting areas can be added.

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

PROJECT DESIGN REVIEW**3. 835 E CANON PERDIDO ST****C-2 Zone****(3:40)**

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

(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) 2-bedroom units, (4) 1-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.)

(Fifth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 17, 2017.)

Actual time: 3:59 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager, RRM Design Group; Andrew Fuller, Chartered Financial Analyst for the Applicant; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 4:27 p.m.

The following people expressed support:

1. Justin Egerer explained that there is a large housing shortage and projects like this will aid the housing need.
2. Matt Walker expressed as a business owner that the housing shortage directly impacts his ability to keep good employees and that projects such as this one will provide workforce housing for the community.
3. William Harryman explained that he is very concerned with the lack of contemporary rental housing available to the community and projects such as this will assist with that issue.
4. Correspondence from Daniel Hedden and Christos Celmayster was acknowledged.

The following people expressed opposition or concerns:

1. Greg Tice expressed that the project is too big for the neighborhood and will negatively affect an already undesirable traffic condition, especially once the high school and junior high are back in session.
2. Christine Neuhauser stated that the overall feel of the neighborhood has not been considered and the mass of this project will damage the neighborhood's quality of life and eradicate views.
3. Kathleen Morales discussed how this project will contribute negatively to the neighborhood,

especially when it comes to traffic congestion.

4. Emma L. Brinkman explained that using the cow and calf sculptures as reference points to explain the project's mass is disingenuous since both sculptures are very small in comparison to the height of the proposed building.
5. Ann Hefferman expressed that the project is still too large for the neighborhood and will negatively impact traffic congestion.
6. Oswald DaRos echoed his neighbors' concerns and expressed that these "big box" projects are damaging to the characteristics of Santa Barbara.
7. Natasha Todotcovic, Citizens for Livable Neighborhoods, advised that the project's size, bulk, and scale are incompatible for the neighborhood and will set a new precedent. Additionally, she asked that AUD projects be paused until the Eastside has design guidelines for developers to follow.
8. Denisse Adams communicated concerns regarding evacuation routes and stated that projects such as this should be halted until the City is able to implement adequate planning for infrastructure improvements needed for community safety.
9. Rick Closson described that maintaining high ceilings in the units contributes to the overall height of the building, which is a concern of the community.
10. Correspondence from Kellam De Forest, Natalia Govoni, and Anna Marie Gott was acknowledged.

Public comment closed at 4:48 p.m.

Motion: Project Design Approval with comments:

1. The introduction of street trees in this neighborhood is appreciated.
2. The applicant is to continue to coordinate with the Urban Forest Superintendent.
3. There shall be more skyline trees used on the project where the plant material can be located in Mother Earth. Use skyline trees that will reach over 50 feet and have considerable biomass at maturity. Palms are not acceptable.
4. Correct the rendered elevations on sheet A2.0 with respect to the shown landscape.
5. Provide further detailing of the project, including a materials board.
6. The Board received the staff memo highlighting the Planning Commission meeting minutes from March 16, 2017 and accepted the conditions of approval approved by the Planning Commission.
7. 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/Gradin, 2/2/0. (Watkins and Wittausch opposed. LaPlaca and Moore absent.) Motion failed.

The consensus of the Board was to continue the project two weeks.

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

(4:20) 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: The height of the three story project is proposed to be raised 8-7/8 inches (revised down from the 12-7/8 inch increase previously proposed on June 19, 2017), a new tower has been added to vary the height of the building, and a jacuzzi is proposed on the second floor patio near the northwest corner of the project. 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 for increased height and new tower element. Action may be taken if sufficient information is provided. Project was last reviewed on June 19, 2017.)

Actual time: 5:41 p.m.

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

Public comment opened at 5:46 p.m.

Correspondence from Kathleen Laurain, Kevin Hujing, Murray Kuhns, Pamela Boehr, and Todd Boehr, In opposition or with concerns, was read into the record.

Public comment closed at 5:48 p.m.

Motion: Approval of Review After Final with comments:

1. The spa location is approved.
2. The height and tower element are not approved because they go against City Council direction.

Action: Tripp/Watkins, 2/2/0. (Wittausch and Gradin opposed. LaPlaca and Moore absent.) Motion failed.

Motion: Deny the project with comments:

1. The height and tower element are not approved because they go against City Council direction.
2. The Jacuzzi could be acceptable if the applicant pulled it back away from the north property line.

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

*** THE BOARD RECESSED FROM 6:08 TO 6:12 P.M. ***

CONCEPT REVIEW - NEW ITEM

5. 706 E HALEY ST

(4:50) Assessor's Parcel Number: 031-301-023
 Application Number: MST2017-00441
 Owner: 706 E Haley LLC
 Designer: Shaun Lynch

(Proposal for new commercial office space. Project consists of a new one-story, 563 square foot commercial building on a 10,429 square foot lot currently developed with a mixed-use building containing 2,097 square feet of residential and 1,409 square feet of commercial space. Also proposed are two new parking spaces, reconfiguration of the existing parking lot, and relocation of the required open yard. No changes are proposed for the existing structures on site.)

(Comments Only. Project requires further Environmental Review.)

Item postponed indefinitely as the applicant did not appear to the hearing.

FINAL REVIEW

6. 11 ANACAPA ST

OC/SD-3 Zone

(5:20) 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.)

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

Actual time: 6:14 p.m.

Present: Henry Lenny, Architect; Edward DeVicente, DMHA Architecture; and Nicole Horn, Landscape Architect

Staff comments: Mr. Cameron stated that the Board would have to make a standard landscaping exception for the parking lot area.

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

Motion: Continued indefinitely to Consent with comments:

1. Column lantern must stay true to the drawing details to be acceptable.
2. Provide the details for all the awnings.
3. Provide a lighting plan.
4. The applicant is to re-detail or recess the exit doorjamb.

5. Study using corrugated corten for the roof screening.
 6. The Board supported waiving the landscaping requirement for the parking lot area.
 7. The screening of the transformer is acceptable as proposed.
 8. In general, the landscaping proposed is acceptable as designed.
- Action: Gradin/Tripp, 4/0/0. (LaPlaca and Moore absent.) Motion carried.

*** MEETING ADJOURNED AT 7:01 P.M. ***