



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
AUGUST 28, 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:

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 3:04 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin, Tripp (until 8:01 p.m.), LaPlaca, Moore, Watkins, and Wittausch
Members absent: None
Staff present: Unzueta (from 5:28 p.m.–6:27 p.m.), Cameron, and Vaughn

GENERAL BUSINESS

A. Public Comment:

Rick Closson thanked the Board for its service and also addressed concerns regarding the project at 302 & 308 West Montecito Street. He presented a model of the project, created out of Legos, and explained that any project that can be rendered using Legos is probably not going to be compatible with a neighborhood filled with older homes, which is within a short walking distance of City Landmarks, and is a block away from a proposed historic district.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **August 14, 2017**, as submitted.
Action: Tripp/Wittausch, 4/0/2. (LaPlaca and Moore abstained.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **August 21, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Wittausch, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **August 28, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Wittausch, 6/0/0. Motion carried.

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

1. Mr. Cameron announced the following:

- a. The Infill Design Guideline discussion that was scheduled for today has been postponed so that staff can further develop training materials to present to the Board.
- b. Item 3, 302 & 308 W Montecito Street, has been postponed to the September 25, 2017 agenda at the applicant's request.

E. Subcommittee Reports:

No subcommittee reports.

REVIEW AFTER FINAL

1. 1200 BLK CLIFF DR

(3:15)

Assessor's Parcel Number:	ROW-003-156
Application Number:	MST2015-00334
Applicant:	Verizon Wireless
Agent:	Tricia Knight

(Review After Final of changes to an approved 39'-6" tall utility pole. Changes include raising the guy wires from 27 feet to 38 feet, and relocation of the new antenna downward from 38 to 27 feet. Equipment changes are also proposed within the approved utility cabinet.)

(Review After Final of changes in guy wire and antenna heights. Action may be taken if sufficient information is provided. Project was last reviewed on January 17, 2017. No Visual Impact findings required for project approval.)

Actual time: 3:13 p.m.

Present: Tricia Knight, Verizon Wireless

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

Motion: Approval of Review After Final with the finding that there is no increase in adverse visual impacts.

Action: Tripp/Gradin, 3/3/0. (LaPlaca, Watkins, and Wittausch opposed.) Motion failed.

Motion: Approval of Review After Final with the finding that there is no increase in adverse visual impacts.

Action: Tripp/Gradin, 3/2/1. (Watkins and Wittausch opposed. LaPlaca abstained.) Motion carried.

FINAL REVIEW

2. RIGHT OF WAY ADJACENT TO 3139 CLIFF

(3:30)

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

(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 two larger 4-foot by 15-inch panel antennas on new four-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 July 31, 2017.)

Actual time: 3:32 p.m.

Present: Jenna D'agostino, AT&T

Public comment opened at 3:40 p.m., and as no one wished to speak, it closed.

Motion: Continued one week to Consent with comments:

1. Provide drawings on sheet A4 that clearly show all aspects of existing and proposed construction.
2. Provide a photo simulation of the finished installation.
3. On detail sheet D2, which shows the support assembly, all members are to be dimensioned.

Action: Gradin/Watkins, 6/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**3. 302 & 308 W MONTECITO ST****C-2 Zone**

(3:45) 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.)

(Fifth Concept Review. Comments Only. Project was last reviewed on July 31, 2017.)

Item postponed four weeks at the applicant's request.

*** THE BOARD RECESSED FROM 3:47 TO 4:02 P.M. ***

PROJECT DESIGN REVIEW**4. 835 E CANON PERDIDO ST****C-2 Zone**

(4:10) 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 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.)

(Sixth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 14, 2017.)

Actual time: 4:02 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 4:16 p.m.

The following people expressed support:

1. William Harryman expressed that the City is in dire need of contemporary workforce housing, and he encouraged the Board to approve the project.
2. Daniel Hedden explained that the postgraduate and entry-level working community would strongly benefit from this project, and he urged the Board to consider its approval.
3. Matt Arnold explained that he is in support of this project and the AUD program in general. He advised that he believes more market-rate housing will put pressure on others to maintain and upgrade their current rental properties.
4. Seth Ludwick explained that members of the community are forced to leave every year because of the inability to find housing within the community. This project will help fill that need, and he encouraged the Board to approve the project.
5. Travis Stone stated that it is difficult for his colleagues to find housing, and projects such as this one will provide much-needed workforce housing for the community.
6. Steve Hayes explained that this project will provide much-needed workforce housing to the community and help small business owners in town retain good employees.

The following people expressed opposition or concerns:

1. Rick Closson expressed his concerns and advised that this project resembles college

dormitories and is lacking if Art Deco is the style trying to be achieved.

2. Kellam de Forest explained that this site is inappropriate for a 50-unit apartment house and is not really providing affordable housing. He suggested reducing the number of units, setting the project back from Canon Perdido Street, and moving the elevator tower to the rear so that it is less visible.
3. Sheila Lodge, Planning Commissioner, explained that she came up with the ADU test program because of the success of the Housing Authority's project at 922 Castillo Street: the architecture, how well the third-story elements were hidden within the project, and the livability of the small units. She expressed that 10-foot ceiling heights are not necessary so long as there is practical outdoor living space.
4. Greg Tice explained that Milpas Street is already too saturated and this project will overwhelm the neighborhood.
5. Oswald DaRos referenced Jaime Limon's August 24 *Independent* article and thanked the Board for its service. He also expressed support for the comments made by Sheila Lodge and expressed that the project is simply a big box and lacks character.
6. Christine Neuhauser appreciated the work that has been done thus far and expressed that the project is still too large and incompatible for the neighborhood. Maureen Masson ceded her time to Ms. Neuhauser.
7. Matthew Kelly expressed that the project is incompatible with the neighborhood and the City, stating that the City is in jeopardy of becoming an "LA by the sea."
8. Natasha Todorovic explained that the applicant is entitled and should respect the revisions being requested by the Board. She explained that this project is incompatible with the neighborhood and once it is built, it will negatively affect the neighborhood for years to come. Jose Arturo Gallegos, Betsy Cramer, and Natalia Govoni ceded their time to Ms. Todorovic.
9. Anna Marie Gott explained that keeping the high ceilings not only increases the height of the building but will also increase the construction costs, which will in turn increase the rental price and eliminate the potential for the units to be affordable. Jesse Espinoza ceded his time to Ms. Gott.
10. Emma Brinkman advised that she disagrees with the idea that adding two feet of extra ceiling height will make the units more livable and would like to see the building reduced in height.
11. Correspondence from Debora Tice, Patrick Morgen, and Lina Wade with concerns was acknowledged.

Public comment closed at 5:02 p.m.

*** THE BOARD RECESSED FROM 5:28 TO 5:34 P.M. ***

Motion: Continued indefinitely with comments:

1. Reduce the height of the building so that it is equivalent to a ceiling height of 9 feet on the second and third floor levels.
2. Provide a reduction of the third-floor massing on the Philinda Street and Clifford Street side.
3. Provide more variation to the window sizes on the Philinda Street side.

Action: Watkins/Wittausch, 4/2/0. (LaPlaca and Tripp opposed.) Motion carried.

CONCEPT REVIEW - NEW ITEM**5. 706 E HALEY ST**

(4:45) 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.)

Actual time: 6:00 p.m.

Present: Shaun Lynch, Designer

Public comment opened at 6:05 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. Study the materials and finishes of the concrete and consider making it green wall.
2. Provide a trash enclosure and study its location.
3. Provide existing site plan with changes.
4. Reduce the amount of orange being used.
5. Study ways to add more landscaping, especially at the street.
6. 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: Wittausch/Tripp, 6/0/0. Motion carried.

The ten-day appeal period was announced.

FINAL REVIEW**6. 422 W PADRE ST****R-3 Zone**

(5:15) 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 (AUD). 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.)

(Action may be taken if sufficient information is provided. Project was last reviewed on June 5, 2017.)

Actual time: 6:25 p.m.

Present: Jose Luis Esparza, Architect; and Steve Mountain, Owner

Public comment opened at 6:36 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with comments:

1. Eliminate the veneer on the patio edges.
2. Change the gable shingle siding color to a ¼ tone of Pebble Beach.
3. 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.
4. The applicant is to provide a minimum of 6 foot wide deck space or paved areas.
5. The Board's approval is subject to the condition that the project will conduct the AUD Annual Resident Survey.

Action: Wittausch/Moore, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1412 CASTILLO ST****R-4 Zone****(5:35)**

Assessor's Parcel Number: 039-052-024
Application Number: MST2016-00529
Owner: Charles & Sylvia Butler Revocable 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 two existing single family residences and the addition of 2,017 square feet of new floor space. Unit mix will include two, 2-bedroom and two, 3-bedroom units ranging in size from 526 to 1,128 square feet with an average unit size of 887 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 three uncovered parking spaces; as well as a new deck, landscaping, and trellis. A Front Setback Modification is requested for the proposed alterations to the existing porch, and two Interior Setback Modifications are requested for the permitting of the as-built addition to building "B" and the change in roof pitch above the nonconforming garage. Project will address violations identified in enforcement case ENF2016-01132.)

(Comments Only. Project requires review by the Staff Hearing Officer.)

Actual time: 6:53 p.m.

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

Staff comments: Mr. Cameron stated that the project will be going to the Staff Hearing Officer and the Board should focus its comments on aspects of the project that require a modification.

Public comment opened at 7:04 p.m., and as no one wished to speak, it closed.

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

1. The modifications are architecturally acceptable as proposed.
2. Restudy the roof configuration at the front porch to be more traditional in style.
3. Restudy the gable end window elements.
4. Add more clarification on the site plan, specifically on the proposed grading and how the private outdoor open space is defined.
5. The majority of the Board is in favor of leaving the existing front wall and fencing as it is.
6. Provide a more consistent window style throughout the project.

Action: Gradin/Moore, 6/0/0. Motion carried.

ABR-PRE-APPLICATION REVIEW**8. 825 DE LA VINA ST****C-2 Zone**

(6:05) Assessor's Parcel Number: 037-041-024
Application Number: MST2015-00213
Architect: Jan Hochhauser
Owner: Jv De La Vina LLC

(Proposal for a new mixed-use building using the Average Unit-Sized Density program (AUD). Project consists of the demolition of an existing parking lot and construction of an 18,975 square foot, four-story, mixed-use building to contain 21 residential units and 881 square feet of commercial space. Unit mix will include 4 two-bedroom units, 14 one-bedroom units, and 3 studio units ranging in size from 523 to 1395 with an average unit size of 773 square feet. The proposed density for this 14,625 square foot lot is 63 dwelling units per acre on a parcel within the Priority Housing Overlay which allows for 37-63 dwelling units per acre. Also proposed are 26 parking spaces and 3,406 square feet of landscaping. Project should be considered in conjunction with 817 De La Vina (MST2017-00419).)

(Comments Only.)

Actual time: 7:33 p.m.

Present: Jan Hochhauser, Architect

Public comment opened at 7:49 p.m.

The following people expressed support:

1. Jeremy Bassan expressed that this location is in transition and would be a great area to develop and provide housing near downtown.

The following people expressed opposition or concerns:

1. Steve Hausz read from the AUD Design Guidelines and explained that nowhere does it say that housing needs should overcome neighborhood compatibility.
2. Don Sharpe, neighbor, expressed that the project is incompatible with the neighborhood.
3. Correspondence from Historic Landmarks Commissioner Anthony Grumbine in opposition was acknowledged.

Public comment closed at 8:00 p.m.

Board comments:

1. Board Member Wittausch appreciated the Italianate detailing that was brought into the proposal to match the existing buildings. He explained that the Italianate detailing also reminded him of North Beach San Francisco, where there is no light or space between buildings, which is incompatible with the residential neighborhood. He expressed that the proposal would set a very negative precedent.
2. Board Member Moore appreciated the concept of the parcel owners designing together to create open sunlight zones across the properties. However, the pure vertical wall adjacent to the proposed relocated Italianate building is not sensitive to the Italianate building or the area and is very abrupt. He encouraged the architect to look for ways to mitigate that transition. He explained that the proposal has a very San Francisco feel and is not in keeping

with the Santa Barbara style. He asked the applicant to provide a neighborhood study with photos to better articulate the project to the Board.

3. Board Member LaPlaca advised that she agreed with her fellow Board Members' comments and that the vertical elements in the project are too abrupt and the alleyway is not aesthetically pleasing.
4. Board Member Watkins noted that the parking garage under the three-story building on sheet A2 goes right up to the property line and will ventilate into the neighboring property, which is bad housekeeping. He expressed that project is too heavy and does not fit with the character, size, bulk, and scale of the neighborhood. He also advised that there could be more variation with the rooflines to mitigate the massing. Lastly, he commented that bay windows get lost with their current treatment and should be restudied.
5. Chair Gradin expressed that it is impossible to design based on potential or theoretical buildings, and this project needs to take what exists into consideration and build for the current neighborhood's compatibility. He explained that in order for the Board to provide valuable, informed feedback, an aerial study with photos, showing where other two-, three-, and four-story buildings appear within a two-block radius, should be provided. As proposed, the mass, bulk, scale, and detailing are incompatible with the neighborhood.

*** MEETING ADJOURNED AT 8:30 P.M. ***