



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
SEPTEMBER 25, 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
Katie Mamulski, Planning Technician
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin (absent 5:22-7:30 p.m.), Tripp, LaPlaca, Moore (absent 8:21-8:48 p.m.), Watkins (at 3:01 p.m.), and Wittausch

Members absent: None

Staff present: Unzueta (from 7:02-7:23 p.m.), Mamulski, and Vaughn

GENERAL BUSINESS

A. Public Comment:

1. Sheila Lodge, Planning Commissioner, spoke as a member of the public and showed images of Spanish architecture to the Board, expressing that buildings in Santa Barbara do not need to mimic Paseo Nuevo; however, they should be timeless and “speak” Santa Barbara, and she encouraged the Board to guide architects to keep their designs true to this style.
2. Laurance Maser presented a historical parks and recreation architectural book with old plans and discussed scale and development.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **September 11, 2017**, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **September 18, 2017**, as reviewed by Board Member Tripp.

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

Motion: Ratify the Consent Calendar of **September 25, 2017**, as reviewed by Board Member Tripp.

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

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

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

F. Chris Manson-Hing, of the American Institute of Architects, announced that the 9th annual ArchitecTours, "Living with Water," will be held on Saturday, October 7, 2017. ArchitecTours is a celebration of local architecture, its benefits, and cultural identity, and will showcase results of the design review process. The six sites on the tour are a combination of one State Street commercial, MOXI, and five exceptional residential projects showcasing innovative architectural solutions where water is utilized and managed to create exemplary projects.

CONCEPT REVIEW - CONTINUED ITEM

1. 103 S CALLE CESAR CHAVEZ

OM-1/SD-3 Zone

(3:15)

Assessor's Parcel Number:	017-113-020
Application Number:	MST2016-00295
Owner:	American Tradition
Agent:	Suzanne Elledge
Architect:	DMHA

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application, MST2004-00791, and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. The amount of grading is unknown at this time.)

(Ninth Concept Review. Comments Only. Project requires Substantial Conformance Determination by Planning Commission. Project was last reviewed on September 11, 2017.)

Actual time: 3:21 p.m.

Present: Tom Wagner, Wagner Utility Planning Services; Ryan Mills & Edward De Vicente, Architects, DMHA; and Lory Romano, Landscape Architect, Arcadia Studio

Public comment opened at 3:44 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the parapet as it is currently designed?
4/2 Passed

Straw vote: How many Board Members can support the location and design of the transformer? 1/5 Failed

Straw vote: How many Board Members can support the window type as presented today?
6/0 Passed

Motion: Continue two weeks with comments:

1. The parapet is acceptable as presented.
2. The revisions to the fencing are acceptable as presented.
3. The window sample presented is acceptable with the understanding that the siding material will reduce the apparent thickness of the jam on the exterior.
4. The transformer location and screening need to be restudied.
5. The oak trees currently shown as part of the landscape plan are to be maintained.

Action: Wittausch/Tripp, 5/1/0. (Watkins opposed.) Motion carried.

Individual comments: Board Member Watkins stated that he supports all the Board comments; however, he could not support the motion as it did not include a comment requesting the applicant study the possibility of adding enhanced details to the parapet.

CONCEPT REVIEW - NEW ITEM

2. 400 BLK OLD COAST HWY 2793 SEG ID

(3:45)

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 Citywide 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.)

(Comments Only. Project requires further Environmental Assessment.)

Actual time: 4:09 p.m.

Present: Alex Ubaldo, Project Engineer II, City of Santa Barbara

Public comment opened at 4:17 p.m.

The following people expressed opposition or concerns:

1. Keith Rivera stated that he is the architect for a project next door and since the proposed wall will run in front of his project, he would prefer the applicant use a stucco finish.
2. Paulina Conn expressed that since the existing wall already has a sandstone motif, the continuation of the wall should maintain what is existing instead of abruptly changing to a stucco finish.

Public comment closed at 4:19 p.m.

Motion: Continue indefinitely with comments:

1. Provide images of the completed form liner wall with the cap as proposed.
2. Provide elevation drawings with all the walls at 1/8 inch scale.
3. Provide drawings or images demonstrating how the walls terminate.
4. Return with photos of the neighborhood.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 415 OLD COAST HWY

C-P Zone

(4:00)

Assessor's Parcel Number: 015-291-005
 Application Number: MST2017-00563
 Owner: Kurt Oliver
 Applicant: Keith Rivera

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project follows a proposal reviewed by the Historic Landmarks Commission to relocate the existing 1,740 square foot potentially historic duplex (MST2017-00528), proposes the voluntary lot merger of two parcels (APNs 015-291-005 and 015-291-006), and the demolition of the 436 square foot detached garage. This project proposes construction of four duplexes and one single-family structure, housing nine 894 square foot two-bedroom units. The proposed unit density on this 15,019 square foot parcel will be 26 units per acre on a parcel with a General Plan land use designation of Medium High Density, which allows 15-27 dwelling units per acre. Also proposed is a new surface parking lot with nine parking spaces, nine long-term bike parking spaces, and 165 cubic yards of cut and fill. Project also proposes to retain the existing 30 foot tall oak on site.)

(Comments Only. Project requires further Environmental Assessment.)

Actual time: 4:29 p.m.

Present: Keith Rivera, Applicant; and Mark Jacobson

Public comment opened at 4:45 p.m.

The following people expressed opposition or concerns:

1. Kent Pierce, neighbor, expressed that he neither supports nor opposes the project and simply requests that some measures be taken to preserve the views of the property at the rear.
2. Paulina Conn expressed that there are many flat buildings going up across the City and suggested that the some rooflines be implemented to add Spanish character to the design and maintain the character of the City.

Public comment closed at 4:49 p.m.

Motion: Continue indefinitely with comments:

1. Study the open space and place it in an area that is most likely to be usable as a gathering area for the residence and not be broken up by internal circulation.
2. The Board appreciated the breaking up of the footprints of the buildings by implementing generous open space and landscaping, which creates an architectural character that is in keeping with the neighborhood.
3. The Board expressed that additional articulation of the massing needs to occur as well as simplification of the siding materials proposed.
4. Look for ways to integrate the architectural character with some of the best examples found in the neighborhood.
5. Study creating usable porches at the street and implementing more privacy and independence of the entrances facing Ocean View Avenue.
6. Study varying the footprint layout to provide greater variation as opposed to the linear and ridged placement that currently occurs.
7. Study extending the pathway that leads into the project to extend into the parking lot.
8. Study ways to provide landscape screening or other types of screening of the parking lot from the street.
9. Provide a preliminary landscape concept.

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

CONCEPT REVIEW - CONTINUED ITEM

4. 302 & 308 W MONTECITO ST

C-2 Zone

(4:35)

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). 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.)

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

Actual time: 5:22 p.m.

Present: Edward St. George, Owner; Tim Gorter, Architect, Interdisciplinary Architecture;
and Trish Allen, Agent, SEPPS

Public comment opened at 5:34 p.m.

The following people expressed opposition or concerns:

1. Mary Turley spoke on behalf of Betsy Cramer, Board of Directors and Marell Brooks, Executive Director of the Citizens Planning Association of Santa Barbara. She read a letter expressing that the project does not meet the desirable characteristics that are distinctive of Santa Barbara, is not sensitive to adjacent historic resources, and is not respectful or compatible with the neighborhood. Betsy Cramer and Anna Marie Gott ceded their time to Ms. Turley.
2. Karen Ramsdell, President of Santa Barbara County Genealogical Society, expressed that the owner should be required to conduct a geotechnical study to verify that the Mesa fault does not run under the proposed project. She also advised that the excavation required for the underground garage may penetrate the high water table and require pumping and draining of the water during excavation, potentially causing damage to the surrounding trees. Ms. Ramsdell also submitted written correspondence.
3. Rick Closson explained that the project has improved and is headed in the right direction; however, converting rental housing to short-term rentals is concerning, a residential area being turned into a commercial space is also concerning, and the project is still incompatible with the neighborhood. The applicant should look to the Eagle and Franciscan Inns for compatible style examples. Christine Neuhauser, Vasanti Ferrando Fithian, and Oswald DaRos ceded their time to Mr. Closson.
4. Jose Arturo Gallegos explained that having a large hotel placed in the middle of a nice, quiet, residential area would be disheartening and will remove the charm of Santa Barbara.
5. Paulina Conn asked that this project be denied because the City does not need more hotels, it needs more housing; there are severe parking concerns; the proposed setback from the street and proposed landscaping at the street are inadequate; and the style of the architecture is inappropriate.
6. Natasha Todorovic expressed that the proposed design is incompatible with Santa Barbara and is more like something that would be seen in a beach town in Australia. Natalia Govoni ceded her time to Ms. Todorovic.
7. Bonnie Donovan explained that the project is too dense; is not compatible with the size, bulk, and scale of the neighborhood; will cause additional traffic congestion in an already congested area; will block mountain views; will contribute negatively to the City's water concerns; and she reminded the Board that the proposed development will be an unmanned hotel with party decks and no supervision. Pam Gifford ceded her time to Ms. Donovan.
8. Correspondence Mary Louise Days in in opposition was acknowledged.

Public comment closed at 5:58 p.m.

Straw vote: How many Board Members can support the direction of the fenestration and glazing as presented today? 3/2 Passed

Straw vote: How many Board Members can support the current height of the building? 2/3 Failed

Motion: Continue indefinitely with comments:

1. The Board expressed that the project has improved and is moving in the right direction with the fenestration and overall massing.
2. The Board expressed that there is a nice sculptural quality to the architecture.
3. The Board expressed that the program with the art component and café is appropriate for the neighborhood.
4. Look for opportunities to soften the building by potentially implementing different tile elements or trellis details to warm up the architecture and be more in keeping with Santa Barbara style.
5. Find areas to break up the shapes vertically, especially on the south and east sides.
6. Study the corner of the building at Bath and Montecito Streets and look for ways to ground that portion of the project and locate the glazing between the columns.
7. Study the canopy and detailing and look for ways to make it less heavy.

Action: Tripp/Moore, 2/3/0. (LaPlaca, Watkins, and Wittausch opposed. Gradin stepped down.) Motion failed.

Individual comments: Board Member Wittausch stated that he supports all the Board comments; however, he would like the applicant to study lowering the plate heights to reduce the height of the building.

Motion: Continue indefinitely with comments:

1. The Board expressed that the project has improved and is moving in the right direction with the fenestration and overall massing.
2. The Board expressed that there is a nice sculptural quality to the architecture.
3. The Board expressed that the program with the art component and café is appropriate for the neighborhood.
4. Look for opportunities to soften the building by potentially implementing different tile elements or trellis details to warm up the architecture and be more in keeping with Santa Barbara style.
5. Find areas to break up the shapes vertically, especially on the south and east sides.
6. Study the corner of the building at Bath and Montecito Streets and look for ways to ground that portion of the project and locate the glazing between the columns.
7. Study the canopy and detailing and look for ways to make it less heavy.
8. Study reducing plate heights of the second and third floors.

Action: Wittausch/_____, 0/0/0. Motion failed due to lack of second.

Straw vote: How many Board Members can support the current height of the building?
2/3 Failed

Motion: Continue indefinitely with comments:

1. The Board expressed that the project has improved and is moving in the right direction with the fenestration and overall massing.
2. The Board expressed that there is a nice sculptural quality to the architecture.
3. The Board expressed that the program with the art component and café is appropriate for the neighborhood.
4. Look for opportunities to soften the building by potentially implementing different tile elements or trellis details to warm up the architecture and be more in keeping with Santa Barbara style.
5. Find areas to break up the shapes vertically, especially on the south and east sides.
6. Study the corner of the building at Bath and Montecito Streets and look for ways to ground that portion of the project and locate the glazing between the columns.
7. Study the canopy and detailing and look for ways to make it less heavy.
8. Study reducing the massing of some of the plate heights on the upper stories to bring the mass down.
9. Instead of formalizing the glazing study, refine what was previously proposed to be more compatible with the architecture found in the neighborhood.

Action: Watkins/Wittausch, 2/3/0. (LaPlaca, Moore, and Tripp opposed. Gradin stepped down.) Motion failed.

Individual comments: Board Member LaPlaca stated that she is opposed to the project overall and though great progress has been made, the size and style of the architecture is incompatible with the neighborhood.

Motion: Continue indefinitely with comments:

1. The Board appreciated the efforts made by the applicant to reduce the bulk of the building.
2. The Board encouraged the applicant to go back and explore the overall plate heights of the upper levels.
3. Restudy the glazing pattern and sizes.
4. Consider a design style that is more compatible with the neighborhood.

Action: Watkins/_____, 0/0/0. Motion failed due to lack of second.

Motion: Continue indefinitely with comments:

1. The Board expressed that the project has improved and is moving in the right direction with the fenestration and overall massing.
2. The Board expressed that there is a nice sculptural quality to the architecture.
3. The Board expressed that the program with the art component and café is appropriate for the neighborhood.
4. Look for opportunities to soften the building by potentially implementing different tile elements or trellis details to warm up the architecture and be more in keeping with Santa Barbara style.
5. Find areas to break up the shapes vertically, especially on the south and east sides.
6. Study the corner of the building at Bath and Montecito Streets and look for ways to ground that portion of the project and locate the glazing between the columns.
7. Study the canopy and detailing and look for ways to make it less heavy.
8. The Board agreed that all concerns from the previous review have been addressed.

Action: Tripp/Moore, 2/3/0. (LaPlaca, Watkins, and Moore opposed. Gradin stepped down.) Motion failed.

Project continued indefinitely at the applicant's request.

*** THE BOARD RECESSED FROM 7:23 TO 7:30 P.M. ***

PROJECT DESIGN REVIEW**5. 835 E CANON PERDIDO ST****C-2 Zone**

(5:15) 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 are 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.)

(Seventh Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 28, 2017.)

Actual time: 7:30 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager, RRM Design Group; John Blair, Presidio Capital Partners, Inc., Applicant; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 7:47 p.m.

The following people expressed opposition or concerns:

1. Christine Neuhauser explained that the open deck that now preserves the mountain views is appreciated; the size, bulk, and scale have greatly improved; the City allowing the applicant to combine parcels creates a precedent for large projects and "takes the neighbor out of neighborhood"; and she believes traffic congestion will still be an issue. Jose Arturo Gallegos ceded his time to Ms. Neuhauser.
2. Natasha Todorovic was impressed with the project's drastic change and improvements and asked that the plate heights and chimney element be expanded; she is also concerned with the size and mass of the project. Natasha Govoni ceded her time to Ms. Todorovic.
3. Matt Kelly expressed appreciation for the redesign; however, he still has concerns regarding the congestion that this project will contribute to the neighborhood and expressed it is still too large for the neighborhood.

Public comment closed at 7:58 p.m.

Public comment opened again at 7:59 p.m.

Correspondence from Kellam de Forest in opposition was acknowledged.

Public comment closed at 7:59 p.m.

Motion: Continue indefinitely with comments:

1. The Board was very appreciative of the reduction of units and complete revision of massing and style.
2. The Board extended its compliments to all involved in the project and expressed that the current design fits in well with Santa Barbara style.
3. Some Board members thought that simplification of some of the detailing would be in order.

Action: Gradin/Wittausch, 5/1/0. (Watkins opposed.) Motion carried.

Individual comments: Board Member Watkins opposed as his comment to explore ways to open up the central area roofline was not included in the motion.

FINAL REVIEW

6. 1818 CASTILLO ST

R-4 Zone

(5:55)

Assessor's Parcel Number:	027-012-023
Application Number:	MST2015-00500
Owner:	DB Partners, LLC
Architect:	RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a five-unit, two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two 2-bedroom units and five 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.)

(Action may be taken if sufficient information is provided. Project was last reviewed on January 4, 2016.)

Actual time: 8:21 p.m.

Present: Detlev Peikert, Architect; and Ben Foster, RRM Design Group

Public comment opened at 8:40 p.m.

Correspondence from John James Campillo was read into the record.

Public comment closed at 8:43 p.m.

Motion: Continue one week to Consent with comments:

1. The project is ready for Final Approval.
2. The landscape plan should be reviewed by the Historic Landmarks Commission Landscape Architect.
3. Provide more traditional pathway lighting to go with the character of the building.
4. Restudy the balcony support brackets.
5. Provide a lighting plan for the exterior lights.
6. Rafter tails should be a minimum of "4 by" in dimension.
7. Study screening wall-mounted utilities or masking them within the building.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 414 W LOS OLIVOS ST****R-3 Zone****(6:30)**

Assessor's Parcel Number: 025-171-043
 Application Number: MST2017-00163
 Applicant: Dennis Thompson
 Owner: Jammyauto, LLC and Seth Hatfield

(Proposal for a new residential unit using the City's Average Unit-Size Density Incentive Program (AUD). The project consists of the demolition of an existing two-car garage, as well as 58 square feet at the rear of the existing duplex, and construction of a 1,290 square foot addition to the rear of the existing duplex containing a 630 square foot three-car garage and a 660 square foot second-story residential unit. Unit mix will include 3 one-bedroom units ranging in size from 648 to 836 square feet with an average unit size of 715 square feet. The proposed density for this 5,234 square foot lot is 27 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, which allows for 15-27 dwelling units per acre. Also proposed are a new trash enclosure, new private outdoor living spaces to be enclosed with fences and gates, and replacement and reconfiguration of the existing driveway.)

(Action may be taken if sufficient information is provided. Project was last reviewed on May 8, 2017.)

Actual time: 8:48 p.m.

Present: Dennis Thompson, Architect; and Ana Hatfield, Owner

Public comment opened at 8:53 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Board expressed that the project is ready for Project Design Approval.
2. The Board appreciated the changes made and all the efforts that have gone into the project.
3. The Board agreed that the outdoor open space is successful.
4. Provide added detail at the stairs that go up to the second levels.
5. Explore utilizing the same material on the addition that is used on the existing house.
6. Study the possibility of relocating the trash.

7. Show the new doors that go into the new bedroom on the east elevation.
8. Illustrate how the fences will interact with the building.
9. Identify where the downspouts will be and confirm there will not be any issues with the windows.

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

*** MEETING ADJOURNED AT 9:05 P.M. ***