



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JANUARY 29, 2018

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Bob Cunningham
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 3:08 p.m. by Board Member Moore.

ATTENDANCE

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

GENERAL BUSINESS

A. 2018 Election of Chair and Vice Chair:

Item postponed to the next meeting.

B. 2018 Appointment of Consent Review Representatives and Subcommittees:

Item postponed to the next meeting.

C. Public Comment:

No public comment.

D. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **December 18, 2017**, as amended.

Action: Wittausch/Watkins, 3/0/1. (Cunningham abstained. Gradin and Tripp absent.)
Motion carried.

E. Consent Calendar:

Motion: Ratify the Consent Calendar of **January 8, 2018**, as reviewed by Board Member Wittausch.

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

Motion: Ratify the Consent Calendar of **January 16, 2018**, as reviewed by Board Member Cunningham.

Action: Cunningham/Wittausch, 4/0/0. (Gradin and Tripp absent.) Motion carried.

Motion: Ratify the Consent Calendar of **January 22, 2018**, as reviewed by Board Member Wittausch.

Action: Cunningham/Wittausch, 4/0/0. (Gradin and Tripp absent.) Motion carried.

Motion: Ratify the Consent Calendar of **January 29, 2018**, as reviewed by Board Member Wittausch.

Action: Cunningham/Moore, 4/0/0. (Gradin and Tripp absent.) Motion carried.

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

Mr. Cameron announced the following:

1. Chair Gradin and Vice Chair Tripp are absent from today's meeting.
2. Since the Chair and Vice Chair are both absent, the election and committee appointments have been postponed to the next agenda.
3. Item 4, 732 Bond Avenue, has been postponed due to lack of quorum.
4. Item 5, 501 E Micheltorena Street, has been postponed due to lack of quorum.
5. Item 7, 402 Anacapa Street, has been postponed to the February 26, 2018 agenda.
6. Item 6, 500 Block of Garden Street, will be heard after Item 3, at approximately 5:15 p.m.
7. Board Member Cunningham will abstain from Item 2, 1220 & 1222 San Andres Street.

G. Subcommittee Reports:

No subcommittee reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 101 S CANADA ST****R-2 Zone****(3:25)**

Assessor's Parcel Number: 017-231-016
Application Number: MST2016-00536
Owner: Edward St. George
Applicant: On Design, LLC

(Proposal for a Tentative Parcel Map for a three-unit condominium development including construction of a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. The existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage and one-car carport. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill. Also proposed is the demolition of two unpermitted sheds and a two-car garage to address violations identified in Enforcement Case ENF2016-01675. The development on site will be 7,064 square feet with a residential density of 10 dwelling units per acre on an R-2 (Two-Family Residence) zoned lot with a General Plan Land Use Designation of Medium Density Residential (max 12 du/acre).)

(Third Concept Review. Comments Only. Project requires review by the Staff Hearing Officer to a Tentative Subdivision Map. Project was last reviewed on January 17, 2017.)

Actual time: 3:17 p.m.

Present: Noah Greer, On Design, LLC; and Sam Maphis, Landscape Architect

Public comment opened at 3:34 p.m.

Michael Gorgita spoke with concerns due to the number of bedrooms proposed and how it will influence parking issues in the area. He also expressed that the building is too big and stylistically incompatible with the neighborhood.

Public comment closed at 3:36 p.m.

Motion: Continue indefinitely with comments:

1. The style and architectural elements of the building, such as the tower elements on building A, are a bit grand for the neighborhood.
2. There appear to be architectural solutions that will reduce the square footage in the floor plans, which will in turn reduce the overall mass of the building.
3. The overall design is not in keeping with the cottage feel of the neighborhood.
4. Study existing glazing sizes.
5. Study modifying the existing openings to be more in keeping with the style proposed.
6. Provide door and window details.
7. The Board agreed that the project would be improved if the windows were recessed and not a nail-on product.
8. Restudy the trash enclosure location.
9. Provide more open area around the jacaranda on Canada Street at the driveway.
10. Study alternate screening methods other than hedges.

11. Provide larger trees on the eastern property line and possibly within the courtyard.
12. Provide landscaping in the parkway, not mulch or an alternate.
13. Provide additional landscaping at unit 1 around the carport and bedroom.
14. Study the site drainage and provide a site plan on the plans.
15. The landscape architect should work directly with the architect regarding the retaining wall along the east property line and make sure the retaining wall's footing is modified to work with the roots of the trees.
16. Study blank wall masses and explore scaling and implementing details to reduce the impact of the walls when they occur.

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

FINAL REVIEW

2. 1220 & 1222 SAN ANDRES ST

R-M Zone

(4:05)

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 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.)

(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 31, 2017.)

Actual time: 4:25 p.m.

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

Public comment opened at 4:49 p.m., and as no one wished to speak, it closed.

Motion: Continue to the 4 weeks with comments:

1. Provide a complete materials board including all materials for the project.
2. Study eave details to match the level of detail elsewhere on the project.
3. The Board appreciates the wood railings, their colors, and their location.
4. The iron railing needs additional detail.
5. The Board appreciates the awnings; however, study an alternate color.
6. The use of vinyl windows is not acceptable as they do not embody the same level of heightened detailing as the rest of the project.
7. Clarify the type of wood plank garage doors to be used as the Board is concerned about artists painting over the wood garage doors as proposed.
8. Verify the elevations match what is being proposed on the materials board.
9. Study the various combinations of ironwork and details on each building and simplifying the combinations of details.
10. Specify the roof tile blend as well as the frequency of the buildup tiles within the S-tile field.
11. Add double starter-course mission tiles at the ridge, rake, eave, and chimney.

Action: Wittausch/Watkins, 3/0/1. (Cunningham abstained. Gradin and Tripp absent.)
Motion carried.

CONCEPT REVIEW - NEW ITEM

3. 1225 COAST VILLAGE RD

C-1/SD-3 Zone

(4:45)

Assessor's Parcel Number: 009-291-034
Application Number: MST2017-00828
Owner: Coast Village Investments, LP
Architect: Rex Ruskauff

(Proposal for a remodel of two commercial properties at 1225 and 1235 Coast Village Road. Project consists of replacement of the existing concrete walkways with new brick pavers, revisions to planters and landscaping, and remodeling of the commercial storefronts to include new frameless windows and doors, shutters, and new cultured sandstone wainscoting. No grading is proposed.)

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

Actual time: 5:13 p.m.

Present: Rex Ruskauff, Architect; Sam Maphis, Landscape Architect; and Trey Pinner, Representative of the Owner

Public comment opened at 5:28 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members agree that the addition of a tree at the center planter is desirable? 2/2 Failed

Straw vote: How many Board Members agree that the addition of a tree at the east planter and vines added to match what is existing at the west corner, without adding a street tree at the center planter, is acceptable? 4/0 Passed

Motion: Project Design Approval with comments:

1. Add a tree on the island at the east of the building.
2. The Board appreciates the addition of the vine to match the existing vine at west corner.
3. Study the details at the interior of the planter wall to make them consistent with those facing the public right of way so as to not expose more CMU than necessary.
4. Refine the cap detail to reduce the overhang as shown on planter wall detail 1 and 2.
5. Return with a materials board showing samples of all proposed materials, colors, vertical veneer sandstone, sandstone cap, brick paver, concrete color that is proposed on the stairs, and the paint color that is proposed for the steel railing.
6. Verify the street tree is labeled correctly on the plan.

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

The ten-day appeal period was announced.

*** Discussion of this Item re-opened at 5:13 p.m. ***

The motion was amended as follows:

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

1. Add a tree on the island at the east of the building.
2. The Board appreciates the addition of the vine to match the existing vine at west corner.
3. Study the details at the interior of the planter wall to make them consistent with those facing the public right of way so as to not expose more CMU than necessary.
4. Refine the cap detail to reduce the overhang as shown on planter wall detail 1 and 2.
5. Return with a materials board showing samples of all proposed materials, colors, vertical veneer sandstone, sandstone cap, brick paver, concrete color that is proposed on the stairs, and the paint color that is proposed for the steel railing.
6. Verify the street tree is labeled correctly on the plan.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**4. 732 BOND AVE****C-G Zone**

(5:15) Assessor's Parcel Number: 031-232-007
Application Number: MST2014-00453
Owner: Allen Arnold
Applicant: Kevin Moore

(Proposal for a new mixed-use project using the Average Unit-Size Density (AUD) Incentive Program. Project consists of demolishing an existing 700 square foot single-family dwelling and the construction of 750 square feet of commercial floor space and three residential units to be built in one 3-story mixed-use and one 2-story residential building. The unit mix will include three 2-bedroom units ranging in size from 907 to 1,539 square feet with an average unit size of 1,129 square feet. The proposed density on this 5,342 square foot lot will be 28 dwelling units per acre on a parcel with a General Plan land use designation of Commercial High Residential, which allows for 28-36 dwelling units per acre. Six covered parking spaces are proposed. No new grading is proposed.)

(First Concept Review. Comments Only. Project requires further Environmental Assessment. A Pre-Application Consultation was held for this project on November 21, 2016.)

Item postponed due to lack of quorum.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 501 E MICHELTORENA ST****R-M Zone**

(6:25) Assessor's Parcel Number: 027-260-024
Application Number: MST2017-00795
Owner: Roscoe Villa
Architect: Ken Vermillion

(Proposal for a new multi-unit residential development using the Average Unit-Size Density (AUD) Program. Project consists of the demolition of an existing 1,743 square foot, single-story duplex and detached two-car garage, and the construction of a new four-unit, two-story apartment building. Unit mix will include one 3-bedroom unit, two 1-bedroom units, and one studio unit ranging in size from 880 to 1,300 square feet with an average unit size of 962 square feet. Proposed density on this 7,500 square foot lot is 24 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are five parking spaces, a new curb cut, and to alter the on-site sandstone retaining wall bordering the sidewalk. Grading will include 25 cubic yards of cut and 35 cubic yards of fill. Project requires review by the Staff Hearing Officer for the proposed two-car garage located in the front yard setback.)

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

Item postponed due to lack of quorum.

PRE-APPLICATION REVIEW**6. 500 BLK GARDEN ST****M-C Zone****(7:10)**

Assessor's Parcel Number: 031-211-021
 Application Number: MST2017-00859
 Owner: Price Living Trust
 Applicant: Jay Higgins
 Architect: Larry Clark

(One-time pre-application concept review for a new mixed-use building. Project consists of the construction of a 7,407 square foot, three-story building on a parcel currently developed as a parking lot in the M-C zone. The proposed structure will include three 1-bedroom apartments and 5,912 square feet of commercial space. Twenty-five parking spaces are proposed to be retained on site.)

(Comments Only.)**Item postponed due to lack of quorum.****CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 402 ANACAPA ST****M-C Zone****(8:00)**

Assessor's Parcel Number: 031-271-016
 Application Number: MST2018-00005
 Owner: Inga Frick

(Proposal to convert an existing single family dwelling unit to a two-unit short-term rental by dividing the structure internally into one 2-bedroom short term-rental unit and one 1-bedroom short-term rental unit. Existing development on the site consists of a two-story, 1,508 square foot, two-bedroom, single-family residence with two uncovered parking spaces. No new floor area is proposed, and an existing driveway gate is to be relocated. The project also proposes to permit an unpermitted kitchen on the second story to serve the upstairs short-term rental unit. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514, which proposed to convert the residential unit to one 3-bedroom short-term rental unit.)

Item postponed to February 26, 2018.**Meeting adjourned at 5:51 p.m.***** Meeting re-opened at 5:58 p.m. to resume discussion of Item 3.****** MEETING ADJOURNED AT 6:02 P.M. ***