



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
MAY 21, 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: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:03 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin, Tripp, Cunningham, Moore (at 3:06 p.m.), Watkins (at 3:06 p.m. until 4:49 p.m.), and Wittausch
Members absent: None
Staff present: Cameron and Goo

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 7, 2018**, as submitted.

Action: Cunningham/Moore, 5/0/1. (Wittausch opposed.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **May 14, 2018**, as reviewed by Board Member Tripp.

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

Motion: Ratify the Consent Calendar of **May 21, 2018**, as reviewed by Board Member Tripp.

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

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

1. Mr. Cameron announced the City Clerk's Office has requested that Board members Gradin, Cunningham, Moore, Wittausch, and Watkins complete and submit their on-line AB1234 Ethics Training requirement. Board member Cunningham stated that there is an "upcoming" large-scale Ethics meeting which will be an acceptable substitute for the 2-hour on-line AB1234 Ethics Training requirement. Staff will confirm the date & time of the upcoming Ethic meeting for the Board.
2. Board Member Watkins announced he will be stepping down from Item 3, 501 E. Micheltorena St.

E. Subcommittee Reports:

Chair Gradin reported on the Coastal Housing Coalition's Annual Housing Conference meeting held Friday, May 18, 2018, with keynote speaker Senator Wiener, author of Senate Bill 35 regarding affordable housing, history, and legislative compliance in California.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 632 E CANON PERDIDO ST

R-M Zone

(3:15)

Assessor's Parcel Number:	031-032-017
Application Number:	MST2018-00239
Owner:	Boys & Girls Club of Santa Barbara, Inc.
Applicant:	Gelare Macon
Architect:	Jeff Gorrell

(Proposal to convert temporary commercial floor area to permanent floor area. Project consists of the conversion of four temporary modular classrooms, totaling 7,450 square feet, to permanent commercial floor area to be used by the Boys & Girls Club for a quasi-public use. The temporary modular classrooms were permitted in 2001 along with the removal of four parking spaces. No exterior changes are proposed for the modular buildings. Project requires Planning Commission review for a Development Plan Approval and a Conditional Use Permit Amendment.)

(Comments Only. Project requires Planning Commission review.)

Actual time: 3:11 p.m.

Present: Jeff Gorrell, Architect; Gelare Macon, Applicant; and Laurie Leis, Executive Director of Boys & Girls Club of Santa Barbara, Inc.

Staff comments: Ms. Brodison clarified the conversion of four previously permitted temporary modular classrooms that are being proposed to be permanently permitted for a quasi-public use with no exterior changes proposed for the modular buildings. Staff is requesting the Board comments only prior to the project's review at Planning Commission for a Development Plan Approval and a Conditional Use Permit Amendment.

Public comment opened at 3:21 p.m.

Sarah Robinson spoke in opposition with concerns regarding general lack of staff supervision, noise, litter, unsanctioned tree removal, and privacy and trespass issues.

David Bolton spoke in support of the location, staff, and the organization.

Public comment closed at 3:24 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board generally supports the conversion of temporary modular classrooms to permanent or semi-permanent buildings.
2. Provide landscaping enhancements at the Canon Perdido Street frontage and along the alleyway bordering the apartments. The landscape plan should include any fencing or hedges.
3. The Board encourages minor upgraded enhancement or detailing to the front building visible from the street.
4. The Board recommends the project be re-reviewed after a ten-year sunset time period.

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

IN-PROGRESS REVIEW

2. 711 N MILPAS ST

C-G Zone

(3:45)

Assessor's Parcel Number:	031-121-014
Application Number:	MST2015-00561
Owner:	711 N Milpas, LLC
Applicant:	RRM Design Group
Architect:	RRM Design Group
Contractor:	Scott Schell
Landscape Architect:	Rachel Arriaga

(This is a revised project description: Proposal for a new mixed-used development to be developed under the Average Unit Density Incentive Program (AUD). Project includes a lot merger between eight lots (APNs 031-184-011; -014; -016; -017; -019; -021; -022; -024) for a total project site of 66,199 square feet. Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished, and a new 57,721 square foot mixed-use building will be constructed containing a total of 2,874 square feet of non-residential floor area and 76 residential units. Unit mix will consist of 44 2-bedroom, and 32 1-bedroom units ranging in size from 575 to 805 square feet with an average unit size of 684 square feet. The proposed density for this project is 50 dwelling units per acre on a parcel within the Priority Housing Overlay which allows for 37-63 dwelling units per acre. 89 parking spaces are proposed, as well as 80 bicycle parking spaces. Project received Staff Hearing officer approval for a front setback modification on May 27, 2016, and requires a Level 2 Substantial Conformance Determination for the reduction in commercial floor area, which has brought the project compliant with City parking requirements.)

(Comments Only. Project was last reviewed on July 5, 2016.)

Actual time: 3:52 p.m.

Present: Scott Hopkins, Architect, RRM Design Group; Alan Bleeker, Agent for Owner; and Kathleen Kennedy, Associate Planner, City of Santa Barbara

Staff comments: Ms. Kennedy clarified various details of the proposed project.

Public comment opened at 4:06 p.m.

The following people expressed opposition or concerns:

1. Christine Neuhauser spoke of concerns regarding the large size of the proposed project, lack of neighborhood compatibility, traffic density in the area, loss of private views of the Riviera, and negative impacts to the general look of Santa Barbara.
2. Natalia Govoni spoke of concerns regarding massive size of proposed project, lack of neighborhood compatibility for residents and businesses in the area, and opposes general lack of local concern of the out-of-town owner for the neighborhood.

Public comment closed at 4:10 p.m.

Straw vote: How many Board Members could support the project without the commercial frontages along Milpas Street? 4/1 (Tripp opposed.) Passed

Motion: Continue indefinitely to Full Board with comments:

1. Restudy the proposed ground floor finishes.
2. The proposed brown stucco is not acceptable.
3. The Board finds the base of the building requires more charm-giving elements, as previously reviewed and approved. The loss of the previously approved textures and character-giving elements that were present in the previous approval is unacceptable.
4. Restudy the entry and the glazing above the entry to make them less commercial in appearance.
5. Restudy the industrial nature of the awnings.
6. Restudy the proposed colors of the plaster.
7. Restudy the parapet detailing and remove the metal parapet cap.
8. Reduce and vary the parapet heights where possible.

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

Individual comments: Board member Cunningham abstained from the proposed architecture.

PROJECT DESIGN REVIEW**3. 501 E MICHELTORENA ST****R-M Zone****(4:50)**

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, one 2-bedroom unit, one 1-bedroom unit, and one studio unit ranging in size from 575 to 1,335 square feet with an average unit size of 965 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 four parking spaces, site alterations and landscaping, and alterations to the on-site sandstone retaining wall bordering the sidewalk. Grading will include 10 cubic yards of cut and 35 cubic yards of fill.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on February 12, 2018.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Watkins recused himself from hearing this item.

Actual time: 4:49 p.m.

Present: Ken Vermillion and Mark Kirkhart, Architects, DesignArc, Inc.

Public comment opened at 4:54 p.m.

The following people expressed opposition or concerns:

1. Pat Saley spoke of concerns regarding lack of neighborhood compatibility and residential feel of the proposed architecture. Susan Spector ceded her time to Ms. Saley.
2. Sarah Stokes spoke of concerns regarding neighborhood compatibility, lack of adequate parking for number of proposed units, and parking density in the area. Barry Spector ceded his time to Ms. Stokes.
3. Petra Reece spoke of concerns regarding the proposed modern architecture and lack of charm and neighborhood compatibility. Tina Scheffler ceded her time to Ms. Reece.

Public comment closed at 5:02 p.m.

Motion: Project Design Approval and continued indefinitely to Full Board with comments:

1. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's site and building design are consistent with architectural guidelines.

- b. The design style of the project is consistent with the architectural character of the City of Santa Barbara, and although more contemporary, carries historic elements that have been previously established as compatible with the general architecture of the City of Santa Barbara, and are established throughout the upper eastside of Santa Barbara.
 - c. The mass, bulk, and scale of the project are appropriate for the location and the neighborhood.
 - d. There are no applicable sensitive to adjacent Landmarks or identified historic resources for this project.
 - e. There are no applicable obstructions to scenic public vistas for this project.
 - f. The project appears to provide an appropriate amount of open space and landscaping; however, the applicant shall provide an appropriately detailed landscape plan.
2. The Board makes 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: Gradin/Tripp, 3/2/0. (Cunningham and Wittausch opposed. Watkins absent.)
Motion carried.

Individual comments: Board member Cunningham stated he would like the City's Arborist report and direction to the applicant to be included on the plans, and did not feel the architecture is compatible and negatively impacts the surrounding neighborhood, and Board member Wittausch concurred.

The ten-day appeal period was announced.

Staff comments:

During ratification of the minutes on this item, it was noted that Board member Wittausch was not present at the previous meeting on this item nor had he reviewed the previous meeting video recording and his participation and vote was in question. After consultation with the City Attorney's Office, staff informed the Board that an appeal on this item was filed at the City Clerk's Office, and since the motion vote was not a deciding vote, it was ill-advised for the Board to change the vote on the item since timely reconsideration protocols were not made by any member of the prevailing vote. In addition, although Board members' uninformed participation is ill-advised and discouraged by City staff, Board member review and participation is still allowed on any agenda item, with the exception of conflict of interest issues; therefore, the motion vote on this item will remain unchanged.

*** MEETING ADJOURNED AT 5:15 P.M. ***