



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JUNE 4, 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, Moore, Watkins (until 5:55 p.m.), and Wittausch
Members absent: Cunningham
Staff present: Cameron and Goo

GENERAL BUSINESS

A. Public Comment:

Ken Vermillion, from DesignArc, requested the Board consider a change on Item 3, 501 E. Micheltoarena Street, on the May 21, 2018 draft minutes. The Board stated that they would consider changes to the draft minutes during ratification of the minutes.

B. Approval of Minutes:

Staff comments: Mr. Cameron announced that it was noted that for Item 3, 501 E. Micheltoarena Street, Board Member Wittausch was not present for the previous review of the 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 with 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, staff suggests the motion vote remain unchanged, and instead the

minutes should reflect Board Member Wittausch acknowledged his uninformed participation during the review of 501 E. Micheltorena.

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 21, 2018**, as amended on Item 2, 711 N. Milpas St.

Action: Tripp/Watkins, 5/0/0. (Cunningham absent.) Motion carried.

C. Consent Calendar:

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

Action: Tripp/Moore, 5/0/0. (Cunningham absent.) Motion carried.

Motion: Ratify the Consent Calendar of **June 4, 2018**, as reviewed by Board Member Cunningham and Board Member Tripp.

Action: Tripp/Wittausch, 5/0/0. (Cunningham absent.) Motion carried.

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

1. Mr. Cameron made the following announcements:

- a. (It was announced that Board Member Cunningham would be joining the meeting at 4:00 p.m. after stepping down from Item 4, 926 Indio Muerto St., but Board Member Cunningham was ultimately absent from the meeting.)
- b. Board Member Watkins will be leaving the meeting following agenda Item 3, 835 E. Canon Perdido Street.
- c. Agenda Item 2, 400 Block Old Coast Highway, can receive comments only.
- d. Staff distributed a photograph that was emailed by Board Member Cunningham for The Boards review. The image is an example of brick building that is similar to a project at 711 N. Milpas Street that was previously reviewed on the May 21, 2018 agenda.

E. Subcommittee Reports:

No subcommittee reports.

DISCUSSION ITEM

1. AMERICANS WITH DISABILITIES ACT BUILDING CODE REQUIREMENTS

(3:15) Staff: Andrew Stuffer, Chief Building Official
(Presentation by the City of Santa Barbara Chief Building Official on common building code accessibility requirements that significantly effect project design.)

Actual time: 3:15 p.m.

Present: Andrew Stuffer, Chief Building Official

Public comment opened at 3:30 p.m.

Jim Marston commented on the Americans with Disabilities Act (ADA) requirements for truncated domes, specifically the requirement that truncated domes be Federal Yellow and three feet wide.

Public comment closed at 3:32 p.m.

Discussion held.

*** THE BOARD RECESSED FROM 3:34 TO 3:45 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

2. 400 BLK OLD COAST HWY 2793 SEG ID

(4:00)

Assessor's Parcel Number: ROW-002-793
Application Number: MST2017-00434
Owner: City of Santa Barbara, Public Works
Agent : Eric Goodall, Project Engineer I

(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.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided. Project was last reviewed on September 25, 2017.)

Actual time: 3:45 p.m.

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

Public comment opened at 4:00 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Provide a solid material top cap where the form liner is used on the face of the wall, and where stucco occurs, the stucco is to go over the top of the wall as a cap.
2. Study areas of the parkway for low shrubs and landscape strips.
3. Extend the elevations on plan Sheet 5.0 to include the site walls, and detail the termination where the existing adjacent sandstone meets the CMU wall.

Action: Watkins/Gradin, 5/0/0. (Cunningham absent.) Motion carried.

FINAL REVIEW**3. 835 E CANON PERDIDO ST****C-G Zone****(4:25)**

Assessor's Parcel Number: 029-312-008
 Application Number: MST2016-00531
 Architect: Shawn Ridenhour
 Owner: Andrew Fuller
 Applicant: Old Dairy Partners, LLC

(Proposal for a three-story, 41-unit multi-unit 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 16,000 square feet of one- and two-story commercial and industrial buildings. The unit mix will include (25) 2-bedroom units, and (16) studio units ranging in size from 477 to 984 square feet with an average unit size of 737 square feet. The proposed density will be 51 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 42 automated parking spaces, 2 accessible parking spaces, one EV charging station, and one loading zone area. 46 covered bicycle spaces are also proposed onsite. 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.)

(Action may be taken if sufficient information is provided. Project requires conditions for a recorded Covenant with the City for rental housing within the Priority Housing Overlay. Project was last reviewed on April 23, 2018.)

Actual time: 4:22 p.m.

Present: Shawn Ridenhour, Architect, Arris Studio Architects; John A. Blair and Andrew Fuller, Developers, Presidio Capital Partners; David Foote, Firma Landscape Architect; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 4:57 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. There shall be no exposed gutters allowed on the balconies.
2. There shall be no exposed sheet metal caps or drip edges or synthetic material at the deck edges.
3. Restudy the rake detail and provide dimensions to show how far the plaster flares out.
4. Restudy the location of mechanical equipment on the exterior balconies, as there should be no mechanical equipment visible to the public, including placement near open rails and on the ground floor.
5. If stucco control joints are part of the project, they should be shown on the exterior elevations, be detailed to be as small as possible, painted to match the plaster, and coordinated with the fenestration and architectural detailing.
6. Provide all details for ironwork, including awnings, railings, and all exposed iron work; and all exposed sheet metal work, such as gutters, downspouts, and leader boxes.
7. The terracotta tile on the roof should be a redder color and as dark as proposed.
8. Check alignment of doors and windows with plaster detailing and other windows and fenestrations.

9. Provide details for all trellises, post bases, post caps, and adjacent visible architectural features.
10. Provide details for all enlarged and dimensioned plaster corbels, scrolled parapet caps, and column bases and caps.
11. The landscape plan is to be reviewed by a landscape architect for a completed landscape plan prior to the next review by Board member Cunningham.
12. The landscape plan should reflect all permeable paving areas.
13. Provide a color board with paver and concrete colors and details.
14. Provide an electrical plan showing all exterior lighting locations and cut sheets on the plan showing all the dimensions and features of the exterior lighting.
15. For detail K10, Sheet A9.03, anywhere there is a plaster site wall, the plaster should extend below grade.
16. For detail K2, Sheet A9.03, where possible, the plaster should be extended on the exposed concrete footing below the screed.
17. Dimension all the projecting walls at the first and second floor at the projecting balcony areas.
18. Dimension the bull-nosed corners and show that they are consistent throughout the details.
19. All door details should be consistent with accepted window details, including bull-nosed returns and recessed doors.
20. Verify the windows shown on the elevations are indicated on the floor plan.
21. The Board found that mechanical units on exterior decks and balconies should not be part of this project.

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

PROJECT DESIGN REVIEW

4. 926 INDIO MUERTO ST

C-2/SD-3 Zone

(5:10)

Assessor's Parcel Number:	017-284-003
Application Number:	MST2014-00415
Owner:	IWF SB Gateway, LP
Applicant:	John Cuykendall
Architect:	David Thiel

(Proposal to demolish an existing 12,000 square foot commercial building, and construct an approximately 55,000 square foot, 45-foot tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 111 rooms, and a 115 space semi-subterranean parking lot with supportive amenities. Planning Commission approval was granted on May 18, 2017 for Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

(Action may be taken if sufficient information is provided. Project requires a Substantial Conformance Determination, and must comply with Planning Commission Resolution No. 010-17. Project was last reviewed on April 9, 2018.)

Actual time: 5:55 p.m.

Present: Ken Marshall, Dudek; David Thiel, Architect, AGI; and John Cuykendall, Applicant
Public comment opened at 6:08 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support giving the project, Project Design Approval? 4/0 Passed

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

1. The Board finds the mass, bulk, and scale of the proposed project acceptable.
2. Simplify and restudy the detailing; such as the arches on the first floor.
3. Eliminate the secondary recess and extend the full thickness of the wall back from the face of the building, as provided in the photograph at the top right corner of plan Sheet A11.
4. Precast sandstone surrounds on plan Sheet A11 should meet the opening recess back at the opening or the precast sandstone.
5. The precast sandstone arches should extend down to meet the sandstone columns.
6. Restudy the pedestrian entrance and vehicle archway to be in true sandstone rather than using imitation material.
7. Restudy the plaster detail at the main entrance tower in keeping with the Santa Barbara style.
8. Provide eave, roof, and plaster parapet details consistent with those found in Santa Barbara.
9. Provide a wainscot to help reduce the apparent height in a combination of sandstone or pre-cast sandstone or simply painted as appears on photographs on the plans.
10. Provide drawings and elevations without hard shadow lines to better show building features.
11. Restudy varying the chimney pop-out details to add more visual interest.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 632 E DE LA GUERRA ST

R-M Zone

(6:00)

Assessor's Parcel Number: 031-102-004
 Application Number: MST2018-00243
 Owner: Kristen Hove
 Architect: Karl Kras

(Proposal for a new residential unit and garage. Project consists of the demolition of a 225 square foot detached accessory building on a site developed with a 1,145 square foot single-unit residential building, and the construction of a two-story 1,670 square foot structure containing a two-car garage, laundry, and studio residential unit. Project requires Staff Hearing Officer review for an open yard modification.)

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

Actual time: 6:47 p.m.

Present: Karl Kras, Architect

Public comment opened at 6:54 p.m.

Richard Rosenthal, neighbor, spoke of concerns regarding the changes to the north east elevation, explained that the proposed Spanish style architecture with a tile roof is not neighborhood compatible, and suggested a standing seam metal roof.

Public comment opened at 7:00 p.m.

Motion: Continue two weeks to Full Board with comments:

1. The proposed mass, bulk, and scale of the proposed project appears to be compatible with the neighborhood; however, a final determination cannot be made without review of photograph documentation of the surrounding neighborhood.
2. Provide photographs of the surrounding structures on Pico and both sides of De La Guerra Street.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 2843 STATE ST

R-MH/USS Zone

(6:45)

Assessor's Parcel Number: 051-131-006
 Application Number: MST2018-00020
 Owner: Santa Barbara Community Housing Corp.
 Owner: Emmet Hawkes, Jr.
 Applicant: Thomas Ochsner, AIA Architects

(Proposal for exterior alterations to an existing motel. Project consists of the removal of a 3'-6" overhang on the first floor of a 3,089 square foot motel, and the construction of a 6-foot overhang, as well as a new trash enclosure. A like-for-like replacement of a window is also proposed for the site. Project requires a Minor Zoning Exception for the trash enclosure located in the north interior setback.)

(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for a trash enclosure in the interior setback.)

*** Due to technical difficulties, this item was not video recorded. ***

Actual time: 7:15 p.m.

Present: Thomas Ochsner, Applicant, AIA Architects

Public comment opened at 7:21 p.m., and as no one wished to speak, it closed.

Motion: Continue one week to Consent with comments:

1. The Board is generally supportive of the proposed Minor Zoning Exception.
2. Provide surrounding photograph documentation of the existing carport area, and identify the adjacent parking spaces on the plans.
3. Show existing fencing on plans.

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

*** THE BOARD RECESSED FROM 7:26 TO 7:48 P.M. ***

PROJECT DESIGN REVIEW**7. 1412 CASTILLO ST****R-MH Zone****(7:10)**

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; two interior setback modifications are requested for the permitting of the as-built addition to Building "B"; and a change in roof pitch above the nonconforming garage. Project will address violations identified in enforcement case ENF2016-01132.)

(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 must comply with Staff Hearing Officer Resolution No. 017-18. Review of the project's consistency with the Infill Design Guidelines was completed on March 6, 2018. Project was last reviewed on August 28, 2017.)

Actual time: 7:48 p.m.

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

Public comment opened at 8:02 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support giving the project, Project Design Approval? 3/1 Passed

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

1. Restudy the color scheme and, at minimum, make one of the units a different color than the currently proposed yellow color to help break up the visual massing.
2. Provide adequate and livable space, and confirm that the bedrooms and closets are of usable dimensions.
3. Eliminate the glass on the gable end at the rear elevation to simplify the roof over the steps.
4. Provide true divided lights on the street-facing unit.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 8:42 P.M. ***