



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JULY 30, 2018

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

BOARD MEMBERS:

Amy Fitzgerald Tripp, *Chair*
Kevin Moore, *Vice Chair*
Bob Cunningham
Richard Six
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 3:04 p.m. by Vice Chair Moore.

ATTENDANCE

Members present: Moore (absent 5:36-6:12 p.m.), Cunningham (absent 4:45-5:36 p.m., and 6:12-6:53 p.m.), Six, Watkins (at 3:08 p.m.), and Wittausch
Members absent: Tripp
Staff present: Unzueta (from 4:01-4:47 p.m.), Cameron, and Goo

GENERAL BUSINESS

A. Public Comment:

Anna Marie Gott requested information on the Architectural Board of Review training with regard to Special Design Districts.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **July 16, 2018**, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 23, 2018**, as reviewed by Board Members Tripp and Cunningham.

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

Motion: Ratify the Consent Calendar of **July 30, 2018**, as reviewed by Board Member Cunningham.

Action: Cunningham/Moore, 4/0/1. (Six abstained. Tripp absent.) Motion carried.

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

1. Mr. Cameron announced the following:
 - a. Monday's December 24, 2018 ABR meeting has been cancelled due to the City's scheduled holiday closure.
 - b. Mid-Year Updates have been made to the 2018 ABR Roster, including information from new Board Member Six, and one appointed liaison correction.
 - c. Chair Tripp will be absent from the meeting, and Vice Chair Moore will substitute as Chair.
 - d. Board Member Cunningham will step down from agenda Item 4, 103 S. Calle Cesar Chavez, and Item 6, 926 Indio Muerto Street.
 - e. Vice Chair Moore will be stepping down from agenda Item 5, 401 Orilla Del Mar Drive, and Board Member Watkins will substitute as Chair for the review of that agenda item.
2. Board Member Watkins announced that he is available for Consent Review moving forward and it was determined that the Board will re-examine Consent Review appointments and rotation at the next Full Board meeting.

E. Subcommittee Reports:

No subcommittee reports.

PRE-APPLICATION REVIEW

1. 300 BLK CANON DR 184 SEG ID

(3:15)

Assessor's Parcel Number:

ROW-000-184

Application Number:

MST2018-00379

Applicant:

Crown Castle/NG West, Inc.

(One-Time Pre-Application Consultation to establish standards of review for upcoming wireless facility projects. Comments are requested for future projects which propose standard side-mounted antennas, and associated wireless equipment to be located at various locations in the City on existing utility poles.)

(Comments Only.)

Actual time: 3:22 p.m.

Present: Trisha Knight, Applicant/Agent for Crown Castle

Staff comments: Mr. Cameron clarified that this proposed project is one of approximately 20 future wireless facility proposals and that this review is to *establish standards for review for future consent agendas of side-mounted antennas* and associated wireless equipment to be located on existing utility poles at various locations in the City. He cautioned the Board that there exists a State Law that prohibits local Municipalities from impacting the capacity of proposed cell sites, and comments and conditions should focus on aesthetic treatments such as color and, in some situations, site locations on a case-by-case basis.

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support that the proposed brown color in the presented renderings is acceptable? 5/0 Passed

Straw vote: How many Board Members can support that the proposed associated wireless equipment and antennas should be condensed as much as possible on a case-by-case basis? 4/1 Passed

Board comments:

1. Board Member Wittausch requested information on the orientation of the side-mounted antennas, and how the overall height of the equipment is determined. He also asked about the possibility of collapsing the structure in order to make it smaller in size. He also found the proposed colors acceptable.
2. Board Member Watkins commented that the dimensions of the shroud and the configurations would have to be reviewed on a case-by-case basis, and that he would like to review the RAF reports and any guidelines or reviews of the types of equipment and any clearance findings would be important for health and safety considerations (Staff stated that this information would be available only in the project file). He also noted the importance of compliance with the neighborhood according to proposed height, size, location, appearance, etc., within the context of the acceptable aesthetics of the equipment. He also commented that distance radius to the next successive pole will be important to include in reviews, and requested the requirement of photographs of the surrounding neighborhood from a pedestrian point of view.
3. Board Member Six concurred that the precise distance radius to the next successive pole would be important to include in the reviews on a case-by-case basis within the context of the acceptable aesthetics of the equipment, and not necessarily to influence the capacities of the equipment.
4. Chair Moore concurred that understanding the full scope of the proposal will be important within the context of the acceptable aesthetics of the equipment, the precise distance radius pole-to-pole, and any negative visual impacts of equipment, poles, and lines to neighborhoods and view corridors including possible screening from the public would be important to include in reviews on a case-by-case basis.
5. A majority of the Board found the proposed brown color in the presented renderings was acceptable.
6. A majority of the Board found the proposed associated wireless equipment and antennas should be condensed as much as possible on a case-by-case basis.

PRE-APPLICATION REVIEW**2. 800 BLK W VALERIO ST 1727 SEG ID**

(3:35) Assessor's Parcel Number: ROW-001-727
Application Number: MST2018-00380
Applicant: Crown Castle/NG West, Inc.

(One-Time Pre-Application Consultation to establish standards of review for upcoming wireless facility projects. Comments are requested for future projects which propose standard top-mounted antennas, and associated wireless equipment to be located at various locations in the City on existing utility poles.)

(Comments Only.)

Actual time: 3:52 p.m.

Present: Trisha Knight, Applicant/Agent for NG West, Inc.

Staff comments: Mr. Cameron again clarified that this proposed project is one of approximately 20 future wireless facility proposals and that this review is to establish standards for review for future consent agendas of top-mounted antennas and associated wireless equipment to be located on existing utility poles at various locations in the City. He cautioned the Board that there exists a State Law that prohibits local Municipalities from impacting the capacity of proposed cell sites, and comments and conditions should focus on aesthetic treatments such as color and, in some situations, site locations on a case-by-case basis.

Public comment opened at 3:55 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members preferred the side-mounted antennae? 5/0 Passed.

Board comments:

1. Board Member Six and Chair Moore both preferred the side-mounted antennas less intrusive on a case-by-case basis of review due to the negative additional height of top-mounted antennas.
2. Board Member Wittausch requested information on the orientation of the side-mounted antennas, and how the overall height of the equipment is determined. He also asked about the possibility of collapsing the structure in order to make it smaller in size. He also found the proposed colors acceptable.
3. Board Member Watkins commented that the dimensions of the shroud and the configurations would have to be reviewed on a case-by-case basis, and that he would like to review the RAF reports and any guidelines or reviews of the types of equipment and any clearance findings would be important for health and safety considerations (Staff stated that this information would be available only in the project file). He also noted the importance of compliance with the neighborhood according to proposed height, size, location, appearance, etc., within the context of the acceptable aesthetics of the equipment. He also commented that distance radius to the next successive pole will be important to include in reviews, and requested the requirement of photographs of the surrounding neighborhood from a pedestrian point of view.
4. Board Member Six concurred that the precise distance radius to the next successive pole would be important to include in the reviews on a case-by-case basis within the context of the acceptable aesthetics of the equipment, and not necessarily to influence the capacities of the equipment.

5. Chair Moore concurred that understanding the full scope of the proposal will be important within the context of the acceptable aesthetics of the equipment, the precise distance radius pole-to-pole, and any negative visual impacts of equipment, poles, and lines to neighborhoods and view corridors including possible screening from the public would be important to include in reviews on a case-by-case basis.
6. A majority of the Board found the proposed brown color in the presented renderings was acceptable.
7. A majority of the Board found the proposed associated wireless equipment and antennas should be condensed as much as possible on a case-by-case basis.
8. A majority of the Board found the side-mounted antennas more acceptable and less intrusive than the top-mounted antennas on a case-by-case basis of review.

REVIEW AFTER FINAL

3. 402 ANACAPA ST

M-C Zone

(3:50)

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

(Proposal to convert an existing residential unit to a three-guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot, two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations include relocating an existing driveway gate. 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 1 two-guestroom short-term rental. The project requires Development Plan Approval findings for conversion of residential floor area into commercial use.)

(Review After Final for changes to the parking lot configuration, relocation of the trash enclosure, and installation of A/C units and associated screening. Project requires a waiver for an Alternative Parking Landscape Design. Project was last reviewed on April 9, 2018.)

Actual time: 4:01 p.m.

Present: Trish Allen, Suzanne Elledge Planning and Permitting Services (SEPPS); and Dwight Gregory, Architect

Staff comments: Mr. Cameron clarified that the scheduled appeal was reviewed by City Council on July 10, 2018, where Council denied the appeal and requested an additional third parking space be added to the site and that the project return to the ABR for a review after final. He also stated that in addition to returning for approval of this third parking space, the applicant was requesting an alternative landscape design to provide sufficient turning radius on site to prevent guests from backing out onto the street.

Public comment opened at 4:15 p.m.

Anna Marie Gott spoke of concerns regarding illegal short-term vacation rental use on the project site, requested additional vegetation to ensure there is no additional parking use, and that the proposed gate is not neighborhood compatible.

Correspondence in opposition from Anna Marie Gott was acknowledged.

Public comment closed at 4:18 p.m.

Motion: Continue two weeks to Consent to with comments:

1. Provide an updated site plan with a minimum of 2.5 feet of the planting area at the north and northeast borders of the parking area, and include a planting plan with appropriate ground cover and more vertical elements.
2. Restudy the location of the westerly condenser units.
3. The Board grants a landscape waiver of an Alternative Parking Landscape Design for a reduction of landscaping at the perimeter of the parking area to a minimum of 2.5 feet at the property line, and full elimination of a landscaping requirement between the parking area and the structure.
4. The Board finds the location of the proposed trash enclosure acceptable.

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

*** THE BOARD RECESSED FROM 4:45 TO 4:47 P.M. ***

PROJECT DESIGN REVIEW

4. 103 S CALLE CESAR CHAVEZ

OM-1/SD-3 Zone

(4:15)

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. A Substantial Conformance Determination was made for this project by the Planning Commission on June 28, 2018.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 16, 2018.)

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

Actual time: 4:47 p.m.

Present: Suzanne Elledge, Agent, SEPPS; and Ed de Vicente and Ryan Mills, Architects, DMHA

Staff comments: Mr. Cameron clarified that Julio Veyna, Landscape Architect for the Historic Landmarks Commission (HLC) reviewed the proposed landscape plan and found it acceptable and very thoughtful.

Public comment opened at 5:00 p.m.

The following people expressed opposition or concerns:

1. Anna Marie Gott commented that the project is not compatible with the proposed waterfront location and would be out of place in that neighborhood.
2. Christine Neuhauser spoke of concerns regarding the proposed penitentiary-like appearance of the project and believes it not appropriate for the waterfront location.
3. Tim Warner was appalled with the proposed modern architecture which does not belong in the proposed waterfront location.

Public comment closed at 5:03 p.m.

Straw vote: How many Board Members can support the proposed design with stucco and reglets matches the previously approved design enough to grant a Project Design Approval? 0/4 Failed

Motion: Continue two weeks to Full Board with comments:

1. The Board finds the proposed stucco and reglets material an unacceptable treatment for the entire façade.
2. Study alternative methods of applying the cement board finish in portions of the project.
3. The Board may find additional horizontal break-ups acceptable in design.
4. The Board strongly suggests the applicant provide alternative material "options" or combination of materials for the Board to review to save time.
5. Study alternative schemes using other exterior cladding materials.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone****(4:40)**

Assessor's Parcel Number: 017-321-016
 Application Number: MST2018-00147
 Owner: Ray Fazendin
 Applicant: Michelle McToldridge

(Proposal for the redevelopment of an existing residential duplex in the Coastal Zone. Project consists of the demolition of the majority of the existing 1,094 square foot, single story duplex, and the construction of 2,667 square foot, three story duplex. Also proposed are site work, landscaping, and four on-site parking spaces. Project requires review by the Staff Hearing Officer for a Coastal Development Permit.)

(Comments Only. Project requires further Environmental Assessment and review by the Staff Hearing Officer.)

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

Actual time: 5:37 p.m.

Present: Michelle McToldridge, Applicant

Public comment opened at 5:47 p.m.

The following people expressed opposition or concerns:

1. David Thomas, adjacent property owner, spoke of concerns regarding the proposed narrow third story element that appears to extend up and out from the building, limits solar access for adjacent neighbors, and is out of character and incompatible with the neighborhood.
2. Tim Werner spoke of concerns regarding the proposed size, bulk, and scale of the third story. He doesn't supports development of the property, but height of the proposed project.

Public comment closed at 5:51 p.m.

Straw vote: How many Board Members can support a complete third story addition? 0/4 Failed

Straw vote: How many Board Members can support non-habitable outdoor spaces or design element at the third level? 3/1 Passed

Motion: Continue indefinitely to Full Board with comments:

1. The Board appreciates the quality of the proposed design.
2. The Board cannot support the third story as currently proposed.
3. Study alternative ways of incorporating a third story element.
4. Further refine elements of massing and bulking in favor of character, scale, and detailing.

Action: Watkins/Six, 4/0/0. (Moore and Tripp absent.) Motion carried.

IN-PROGRESS REVIEW

6. 926 INDIO MUERTO ST

C-2/SD-3 Zone

(5:15)

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'-0" 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 a Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

(Comments Only.)

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

Actual time: 6:12 p.m.

Present: David Thiel and Jeff Schabell, Architects, Architectural Group International (AGI)

Public comment opened at 6:24 p.m.

The following people expressed opposition or concerns:

1. Anna Marie Gott spoke of concerns regarding the neighborhood compatibility of some of the architectural design details such as broken up windows.
2. Christine Neuhauser spoke of concerns regarding the proposed mass, bulk, and scale for neighborhood compatibility, and negative impacts to traffic, parking, and private views.
3. Natasha Todorovic, Citizens for Livable Neighborhoods, spoke of some positive negotiated changes with the applicant, but still had concerns regarding preservation of private views and the mass, bulk, and scale of the project.

Public comment closed at 6:31 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board appreciates the opportunity for an in-progress review of the proposed project, and the applicant's thorough response to previous comments.
2. Study ways to add additional charm, character, and whimsy, to the proposed project; such as modulating window sizes on the elevations, and ways to add character to the chimneys.
3. The Board finds the proposed wainscot detailing acceptable.
4. Study the archway at the vehicular entry to be less rigid in form.
5. Study adding additional ornaments at the driveway entrance, such as planting urns.
6. Study providing alternatives to the typical molding detail at the parapet cap.

Action: Moore/Wittausch, 2/1/1. (Watkins opposed. Six abstained. Cunningham and Tripp absent.) Motion carried.

Individual comment: Board member Watkins opposed the proposed massing.

PROJECT DESIGN REVIEW

7. 15 S ALISOS ST

R-2 Zone

(5:45)

Assessor's Parcel Number:	017-172-018
Application Number:	MST2017-00493
Owner:	Jeff Persson
Owner:	William McCarty
Architect:	CSA Architects

(Proposal for an additional duplex on a parcel currently developed with two residential units. Project involves the demolition of a detached 770 square foot two-car garage and accessory structure, and the construction of a two story, 3,478 square foot duplex. Unit mix on this 14,625 square foot lot will be four, 2-bedroom units ranging in size from 669 to 1,439 square feet. Also proposed are alterations to the existing landscaping, reconfiguration of the parking arrangement to include eight parking spaces, and 692 cubic yards of grading. A Minor Zoning Exception is requested for the over-height fence and pillars within ten feet of the front property line. The project is also requesting approval for an Alternative Open Yard design.)

(Action may be taken if sufficient information is provided. Project requires a waiver for an Alternative Open Yard design, and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on July 2, 2018.)

Actual time: 6:53 p.m.

Present: Trevor Wellman, Elsa Reader, and Natalie Cope, CSA Architects; and Kevin Small, Planning Design Group

Public comment opened at 7:03 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support granting the waiver for an Alternative Open Yard design, along the driveway? 4/0 Passed

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. The Board grants the waiver for an Alternative Open Yard design along the driveway.
2. 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 design matches existing architecture and is consistent with design guidelines applicable to its location, matches existing conditions, and is comparable to the massing of the neighborhood and the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project, and matches existing details and colors, and is similar in size and scale to its surrounding neighborhood.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood of one and two story structures.
 - d. There are no applicable adjacent Landmarks or other nearby designated historic resources near the project site.
 - e. There are no established scenic public vistas at the project site and location.
 - f. The project includes an appropriate amount of landscaping, thus the granting of the waiver.

Action: Moore/Cunningham, 4/0/1. (Six abstained. Tripp absent.) Motion carried.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 7:12 TO 7:38 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**8. 443 CORONA DEL MAR DR****R-4/SD-3 Zone**

(6:40) Assessor's Parcel Number: 017-322-017
 Application Number: MST2018-00328
 Owner: G6 Hospitality Real Estate, LLC
 Applicant: The Dimension Group
 Architect: Stayton Wood
 Engineer: Ken Okamoto and Associates, Inc.
 Landscape Architect: Roderick Horne

(Proposal for a remodel of an existing Motel 6 in the Coastal Zone. Project consists of an interior remodel, and improvements to the exterior of the two existing motel buildings including new windows and doors, new roofing, new railings and fencing, metal parking trellises, and upgrades to the pool area. Changes in landscaping are proposed as part of this project, as well as the introduction of planters to the rear parking lot. No change in the number of parking spaces, and no change in the number of rooms are proposed.)

(Comments Only. Project requires further Environmental Assessment. Project was last postponed on July 2, 2018.)

Actual time: 7:38 p.m.

Present: Stayton Wood, Architect; April Palencia, Agent, Vanguard Planning; Anna Arias, Interior Designer, The Dimension Group; Roderick Horne, Landscape Architect; and Mike Oxley, Project Manager

Public comment opened at 7:51 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks to Full Board with comments:

1. Restudy the overall materiality and design aesthetics of the proposed project to make it more appropriate to its location.
2. Provide a more natural canopy material; the proposed contemporary materials are incompatible with the area.
3. Add additional landscaping where possible, including along the back property line.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 333 S CANADA ST****R-M Zone****(7:10)**

Assessor's Parcel Number: 017-300-021
 Application Number: MST2018-00066
 Owner: Jorge Escamilla

(Proposal for a new duplex using the Average Unit-Size Density (AUD) Program. Project consists of the construction of a 1,690 square foot, two-story duplex on a site currently developed with a single residential unit. Unit mix on the site will be two 2-bedroom units, and one 1-bedroom unit ranging in size from 677 to 942 square feet with an average unit size of 789 square feet. The proposed density of this 5,053 square foot lot would be 25 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential which allows for between 15-27 dwelling units per acre. Also proposed are a new second story deck above an existing three-car garage, and an exterior remodel of the existing single residential unit. No grading and no landscape alterations are proposed as part of this project.)

(Comments Only. Project requires further Environmental Assessment.)

Actual time: 8:32 p.m.

Present: Jorge Escamilla, Owner

Staff comments: Mr. Cameron clarified that during cursory plan check, staff determined that the existing dimensions in the side yard were not sufficient to meet the requirements for a private outdoor living space, and as an alternative, staff identified a potential to "co-locate" the required Private Outdoor Living Space and Open Yard in the area between the structures.

Public comment opened at 8:39 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members agree the new and existing roof should match? 1/4
 Failed

Motion: Continue indefinitely to Full Board with comments:

1. Study introducing various siding materials.
2. Study adding further wood detailing, especially at the sides of the balcony and stairs.
3. Study the entry and back doors on the new unit and add architectural entry announcements.
4. Restudy the length and detailing of the proposed second story balcony on the existing unit to soften its impact.
5. Study adding some elements such as corbels, etc., to visually soften the full extension of the six foot overhang.
6. Remove or conceal visible wires or other extraneous material on the exterior of the existing building.
7. The proposed canopies over the doors should match in color and materials.
8. Applicant to refer to the City Arborist for locations in the parkway to add more street trees.
9. Demonstrate and show on the site plan resident access to and from each unit's private outdoor living space.

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

*** MEETING ADJOURNED AT 9:08 P.M. ***