



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
OCTOBER 8, 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 3:03 p.m. by Vice Chair Moore.

ATTENDANCE

Members present: Moore, Cunningham (absent 3:43-3:51 p.m.), Six, Watkins (present until at 5:00 p.m.), and Wittausch (at 3:43 p.m.)
Members absent: Tripp
Staff present: Unzueta (from 3:30-4:15 p.m.), Mamulski and Goo

GENERAL BUSINESS

A. Public Comment:

1. Anna Marie Gott addressed the Board regarding training, and the process of Substantial Conformance Determinations for projects such as 711 N. Milpas Street, and appeals for approvals on other projects. Victor Reyes and Pat Huckabee, in addition to five other present individuals, ceded their time to Ms. Gott.
2. Christine Neuhauser addressed the Board regarding ABR Guidelines; a request to require applicant plan sets by Tuesday prior to design review meetings; and compatibility analysis for future appeals regarding review issues of inconsistencies in height, loss of commercial properties, flood gates, change of views to residential, and compatibilities with street and streetscape.
3. Jose Arturo Gallegos addressed the Board regarding Spanish/Mediterranean architectural design, a reduction in the amount of floors, neighborhood compatibility, and safe and available parking.
4. Natasha Todorovic addressed the Board regarding issues of Substantial Conformance Determinations and neighborhood compatibility.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **September 24, 2018**, as submitted.

Action: Cunningham/Moore, 2/0/2. (Cunningham and Six abstained. Tripp and Wittausch absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 8, 2018**, as reviewed by Board Members Cunningham and Watkins.

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

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

1. Ms. Mamulski announced the following:

- a. The Annual Recruitments deadline for City Advisory Group members is October 16, 2018, as the period for Annual Resignations deadline was October 4, 2018 has now passed.
- b. Chair Tripp will be absent from the meeting, and Vice Chair Moore will Chair the meeting.
- c. Board Member Wittausch will be in attendance later in the meeting.
- d. Due to conflicts of interest and absences the Board may lose quorum for some agenda items during the course of the meeting.

2. The Board requested that a discussion item regarding the Substantial Conformance Determination for projects, such as 711 N. Milpas Street, be arranged prior to the item returning for review. The following motion was made:

Motion: For staff to schedule and agendize a future discussion item regarding Substantial Conformance Determination for projects, such as 711 N. Milpas Street prior to the item returning for review.

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

3. Board Member Cunningham announced he will be stepping down from review of Item 1, 2700 Block of State Street due conflict of interest.

4. Board Member Watkins announced he will be leaving the meeting at 5:00 p.m., and will not be present to review Item 4, 22 Anacapa Street; Item 5, 220 Ladera Street; and Item 6, 1108 Olive Street.

5. Board Member Moore announced he will be stepping down from review of Item 4, 22 Anacapa Street, due conflict of interest.

E. Subcommittee Reports:

No subcommittee reports.

REVIEW AFTER FINAL**1. 2700 BLK STATE ST**

(3:15) Assessor's Parcel Number: ROW-000-454
 Application Number: MST2018-00287
 Owner: City of Santa Barbara
 Applicant: Behdad Gharagozli

(Proposal for right-of-way improvements at the intersection of State Street and Alamar Avenue. Project includes installation of pedestrian countdown timers, reconstruction of the existing access ramps to meet Americans with Disabilities Act (ADA) requirements, increased pervious surface, and enhancing the uncontrolled crossings with standard crosswalk signs and markings. The project also proposes the installation of 22 new streetlights at various locations in the City.)

(Review After Final of change in paver color from 'red' to 'buff'. Project was last reviewed on June 18, 2018.)

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

Actual time: 3:43 p.m.

Present: Behdad Gharagozli, Project Engineer, City of Santa Barbara

Public comment opened at 3:46 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final as submitted.

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

REVIEW AFTER FINAL**2. 517 W FIGUEROA ST****R-M Zone**

(3:35) Assessor's Parcel Number: 039-250-020
 Application Number: MST2011-00426
 Owner: Steven A. Johnson
 Architect: Alex Pujó

(Proposal for a new 17,475 square foot, three-story, 6-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing 9 units has expired. Minor architectural changes have been made by the new architect.)

(Review After Final of in-field changes to landscaping plan. Changes include removal of approved planters and vines previously proposed at the entrance of each unit. Project was last reviewed on October 16, 2017.)

Actual time: 3:51 p.m.

Present: Chuck McClure, Landscape Architect; and Steve Johnson, Owner

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

Motion: Continued two weeks to Consent with comments:

1. Return with vertical plants (i.e., shrubs or trees) in pots to reach a vertical height up to 10 feet against the building.
2. Modify the landscape design plan to include in-pot watering systems and reservoirs to water planters in lieu of a water system that was not installed, and in lieu of the vine plantings on the trellises.

Action: Cunningham/Six, 3/2/0. (Wittausch and Watkins opposed. Tripp absent.) Motion carried.

Board comment: Board Member Wittausch concurred with the comments regarding the landscaping; however, he voted against the motion as it did not include his strong opinion that the proposed galvanized steel trellises should be painted a warmer rust color to improve the aesthetics of the elevation.

CONCEPT REVIEW - NEW ITEM

3. 519 GARDEN ST

M-C Zone

(4:05) Assessor's Parcel Number: 031-202-008
 Application Number: MST2018-00490
 Owner: Alex Tate
 Architect: Tracy Burnell

(Proposal for a remodel of two existing commercial structures. Project consists of the conversion of a single-story warehouse to an event space and catering kitchen, and the addition of 16 square feet of office space to an existing single-story office building. Also proposed is the demolition of an existing site wall, façade remodels for multiple elevations, new flatwork, and new landscaping. Project proposes to reduce the number of on-site parking spaces from seven to six.)

(First Concept Review. Comments Only. Project requires further Environmental Assessment.)

Actual time: 4:14 p.m.

Present: Tracy Burnell, Architect; Isabel Green, Landscape Architect; and Alex Tate, Owner

Public comment opened at 4:26 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Board appreciates the upgrades to the project, the direction of the project, and the sensitivity shown to plantings and architecture.
2. Restudy or exhaust all possibilities to keep the front entry at the front elevation for ADA compliance, and if not, to develop the side entrance to read more architecturally, and to align or announce, both on the ground and

architecturally, the side entrance as the primary entry around the building to the back.

3. Study retaining all of the queen palm trees along the front property line to remain.
4. Of the detailing of the architecture, restudy the awnings and the flat parapet of the flat roof to be softened with possibly wrought iron appearance.
5. Restudy the detailing of the parapets without the exposed coping in lieu of the plaster wrapped over the top.

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

CONCEPT REVIEW - CONTINUED ITEM

4. 22 ANACAPA ST

OC/SD-3 Zone

(4:35)

Assessor's Parcel Number: 033-113-008
 Application Number: MST2018-00412
 Owner: Art Center, LLC

(Proposal for tenant improvements to a commercial building located in the Funk Zone. The project includes a new canopy, decorative metal and tempered glass fencing, wood counters, fire pit, painting exterior walls and doors, replacing exterior fencing and patio as required to install ADA parking, and the addition of a new shade trellis. Project includes alterations to existing murals as well as proposals for new murals.)

(First Concept Review. Comments Only. Project requires further Environmental Assessment. Project was postponed on August 13, 2018.)

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

Item postponed two weeks due to loss of quorum.

CONCEPT REVIEW - NEW ITEM

5. 220 LADERA ST

R-MH Zone

(5:10)

Assessor's Parcel Number: 037-260-019
 Application Number: MST2018-00514
 Owner: Vincent Family Real Estate, LLC
 Architect: CSA Architects

(Proposal for an exterior remodel of an existing 43-unit residential complex. Project consists of replacement of all doors and windows, refinishing of stucco, new siding, guardrails, horizontal wood fencing, and new patio enclosures with updated permeable paving. Project also consists of conversion of an existing storage room to an enclosed bicycle storage area for 24 bicycles. An updated landscape plan is also proposed.)

(First Concept Review. Comments Only. Project requires further Environmental Assessment.)

Actual time: 5:01 p.m.

Present: Elsa Reader and Trevor Wellman, Architects, CSA Architects; and Erin Carroll, Landscape Architect

Public comment opened at 5:16 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Board appreciates and supports the general direction of the upgrades to the proposed project with sensitivity to the existing building that is not overly stark, hard, or modern in design.
2. Add more trees to increase the density of trees on the south property line, pockets, and between the buildings and the south parking lot to provide additional screening measure for the adjacent buildings.
3. Settle on a landscape theme that is less eclectic, and narrow planting choices to support that landscape theme.
4. Restudy the proposed mesh railings for more interest and play, more cut-outs, and more character to the building.
5. Study a different color for the vertical walls between the pairs of windows so that they can be read as one unit.
6. Provide finely crafted details to match the contemporary nature of the proposed project.
7. Provide samples of window and door materials.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1108 OLIVE ST

R-M Zone

(5:45)

Assessor's Parcel Number: 029-180-012
 Application Number: MST2018-00476
 Owner: Andre Schneider

(Proposal for a four unit residential project to be developed using the Average Unit Size Density (AUD) Program. Project consists of the demolition of all structures on site, and the construction of two, two-story duplexes. Unit mix will include three, 2-bedroom and one studio apartments ranging in size from 315 to 1,128 square feet with an average unit size of 877 square feet. The proposed density on this 7,250 square foot lot is 25 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 covered parking spaces and changes to the on-site landscaping.)

(First Concept Review. Comments Only. Project requires further Environmental Assessment.)

Actual time: 5:42 p.m.

Present: Brian Pollard, Applicant; and Andre Schneider, Owner

Staff comments: Ms. Mamulski stated that the proposed project is subject to the NPO guidelines for additional findings to be made by the Board, supplemental materials are available at this meeting for the Board to better understand the project, and there are additional photographs of the surrounding neighborhood from the Urban Historian for the Board's review.

Public comment opened at 6:07 p.m.

The following people expressed opposition or concerns:

1. Sue Jackson, rear adjacent neighbor, spoke with concerns due to water drainage from the project site down onto her property on a lower elevation, in addition to privacy and natural light access concerns from adjacent windows and balconies.
2. Catherine Dunlinger, adjacent neighbor, spoke of concerns regarding traffic, and water drainage flooding from the project site down onto her driveway and street frontage.
3. Lucia Davis (submitted photographs) spoke of concerns regarding parking density concerns and neighborhood compatibility with single story buildings in the area for the proposed two story project.
4. Correspondence from Ryan Gould was acknowledged.

Public comment closed at 6:16 p.m.

Motion: Continue indefinitely with comments:

1. The Board finds the general style and details of the architecture acceptable.
2. Study the east elevation of the rear duplex, particularly at the corner, to reduce the apparent height around the staircase. Study the windows at the second level to reduce privacy concerns of the rear neighbor.
3. Return with photographs of the surrounding properties from the vantage point of the surrounding properties to show potential privacy issues with neighboring windows and doors, and open or back yards.
4. Utilize hip roofs as much as possible to reduce the apparent massing of the building.
5. Study reducing the mass of the second floor.
6. Provide site sections showing adjacent grades of neighboring buildings, and how the proposed grading relates to the existing grade on site.
7. Provide outlines of neighboring buildings dashed in on the site plans.
8. Provide denser landscape screening along the south property line in the form of additional canopy trees.
9. Study using solid site walls in lieu of wood fencing.

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

*** MEETING ADJOURNED AT 6:53 P.M. ***