



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
OCTOBER 22, 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 Chair Tripp.

ATTENDANCE

Members present: Tripp, Moore (absent 4:06-4:15 p.m.), Cunningham (absent from 3:08-4:06 p.m., until 5:16 p.m.), Six (absent 4:06-4:15 p.m.), Watkins (until 4:30 p.m.), and Wittausch

Members absent: None

Staff present: Tava Ostrenger, Assistant City Attorney (until 5:16 p.m.), 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 **October 8, 2018**, as amended.

Action: Six/Cunningham, 5/0/1. (Tripp abstained.) Motion carried.

C. Consent Calendar:

Consent Calendar of **October 15, 2018** was cancelled.

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

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

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

1. Mr. Cameron announced the following:
 - a. Board Member Moore recused himself due to conflict of interest issues from Agenda Item 2, 121 Yanonali Street.
 - b. Board Member Cunningham recused himself due to conflict of interest issues from Agenda Items 1, 604 E. Ortega Street; Item 4, 36 Hitchcock Way; and Item 5, 401 S. Hope Avenue.
 - c. Board Member Watkins will be leaving the meeting at 4:30 p.m.
2. Board Member Six recused himself due to conflict of interest issues from Agenda Item 2, 121 Yanonali Street.

E. Subcommittee Reports:

No subcommittee reports.

APPLICATION REVIEW

1. 604 E ORTEGA ST

P-R Zone

(3:15)

| | |
|---------------------------|-----------------------|
| Assessor's Parcel Number: | 031-172-002 |
| Application Number: | MST2018-00508 |
| Owner: | City of Santa Barbara |
| Applicant: | George Thomson |

(This is a one-time Pre-Application Consultation: Proposal for renovations for Ortega Park. Project consists of a new playing field, expanded pool, waterslide, basketball court, skate park, bocce ball courts, cornhole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review and has not been reviewed for compliance with the Santa Barbara Municipal Code, Title 30.)

(Comments Only.)

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

Actual time: 3:08 p.m.

Present: Jeff Ferber, ASLA, Principal Architect, RRM Design Group; George Thomson, Parks Capital Projects Supervisor; and Rich Hanna, Assistant Parks and Recreation Director, Parks and Recreation Department, City of Santa Barbara

Public comment opened at 3:22 p.m.

Jeremy Grey discussed concerns regarding night parking density issues and requested either no over-night parking allowed or instituting evening permit parking in the area of the park in consideration of local neighborhood residents. He was also concerned about homelessness issues of congregating in the area of the park.

Public comment closed at 3:23 p.m.

Board comments:

Board Member Wittausch:

- Appreciated the transformative park planned for the neighborhood.
- Study providing thematic colored and/or textured walkway surfaces.
- Study providing more 90-degree parking spaces to maximize available parking.
- Study re-allocating dedicated space for games and activities, and include areas for passive recreation.

Board Member Moore:

- Study limiting the number of activities to improve the overall experience in the park.
- Integrate smaller activity areas and redistribute space for larger activity sports.
- Add more shade canopy trees in lieu of palms.

Board Member Six:

- Study peak use amounts to determine needed parking and impacts neighborhood parking.
- Study southwest entry.
- Provide high quality fencing throughout the perimeter of the park to adequately provide security and yet feel open during the day.
- Add more shade canopy trees in lieu of palms.
- Study undergrounding all overhead utilities.
- Provide sound mitigation for mechanical pool equipment building.

Board Member Watkins:

- Restudy access areas and realign proportions of activity areas for usability and functionality.
- Study providing more park amenities such as picnic benches, barbeques, used-charcoal refuse bins, etc.
- Provide further shaded spectator areas.
- Study providing more walkways and pathways in proximity to kids' activities.
- Study providing some programming for passive tree grove at southern border.
- Study providing art murals.

Chair Tripp:

- Concurred with most Board Member comments.
- Provide more revitalization and simplification of pathways and materials.
- Study ratio of paved areas to landscaping for more opportunities for decomposed granite (DG) and planting areas rather than concrete.
- Study spacing between activity areas and provide more areas for passive recreation.
- Provide more meandering pathways and shading.
- Study incorporating plantings in conjunction with the proposed fencing for the appearance of openness; see Alice Keck Park Memorial Gardens for reference.
- Study parking circulation at night in the neighborhood.
- Study restricted parking for park visitors during the day.
- Provide sound mitigation for mechanical pool equipment building.

CONCEPT REVIEW - NEW ITEM**2. 121 E YANONALI ST****OC/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 033-054-028
 Application Number: MST2018-00538
 Owner: Castagnola Italo Etal Trustees
 Architect: Andrulaitis & Mixon

(Proposal for a new mural to be located on the west elevation of an existing non-residential building at the corner of Gray and Yanonali Streets.)

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

RECUSAL: To avoid any actual or perceived conflict of interest, Board Members Moore and Six recused themselves from hearing this item.

Actual time: 4:06 p.m.

Staff comments: Mr. Cameron and Ms. Ostrenger stated that applicant will have to return to Consent review to receive approval on the removal of the previously existing two wood trellises tagged on the building that were removed by the architect for general aesthetic reasons. Staff will revise the project description for Consent to include the proposed window, bougainvillea plantings, and wire details, and the removal of the previously existing two wood trellises on the building.

Present: Joe Andrulaitis, Architect, Andrulaitis & Mixon Architects

Public comment opened at 4:10 p.m., and as no one wished to speak, it closed.

Motion: Continue one week to Consent with comments:

1. Provide window, bougainvillea plantings, and wire details.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 3855 STATE ST****C-G/USS Zone****(4:05)**

Assessor's Parcel Number: 051-010-010
 Application Number: MST2018-00436
 Owner: Macerich La Cumbre, LLC
 Applicant: Darin Eng
 Agent: Sam Masterson

(Proposal for a tenant improvement to an existing commercial use. Project consists of a multiple elevation remodel of an existing grocery store in preparation for occupation by Bristol Farms. Alterations include new stucco, stone, paint, and tile roofing, relocation of entry doors, and the installation of new storefront windows. An increase in height from 25 feet to 37 feet in proposed as part of the façade remodel.)

(Second Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on August 27, 2018.)

Actual time: 4:15 p.m.

Present: Darin Eng, Applicant/Retail Senior Associate, and Henry Kwon, Studio Principal Retail, Little Diversified Architectural Consulting; and Sam Masterson, Exec. Vice President/Chief Development Officer, Good Food Holdings (Bristol Farms)

Public comment opened at 4:33 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support trellis only at the service entrance gate area, and eliminate them entirely from the east front elevation? 4/2 Passed

Motion: Continue indefinitely with comments:

1. The Board appreciates the improvements of the current design.
2. The pilasters at front of building should be square.
3. Reduce the height of the roof element north of the tower and reduce the amount of visible plaster above the cart storage.
4. Incorporate more wood timber elements on the façade south of the tower.
5. Incorporate more Santa Barbara sandstone, especially at the entry base.
6. Restudy the cohesion of the fenestration.
7. The planter pots at the front elevation shall be a traditionally Spanish “padre” style.
8. The egress door to the north of the tower shall be of a similar quality of detail as the rest of the design.
9. Retain the existing shade canopy trees in the parking lot.
10. Study the rake detail at the tower to help reduce the overall mass of the structure.
11. Further reduce the height of the entry tower.
12. Incorporate a similar plaster parapet cornice molding as the adjacent Panda Express building.
13. Accurately portray the structural columns on the southern portion of the façade.
14. Differentiate the wall material at the base of the cart storage area.
15. Study significantly increasing the size of the roof overhangs, beams, trellises, medallions, lanterns, and wood detailing to be consistent with the scale of the proposed building.
16. Provide the proposed trellis only at the service gate area.

Action: Six/Wittausch, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM

4. 36 HITCHCOCK WAY

R-2/USS Zone

(4:35) Assessor's Parcel Number: 051-040-059
 Application Number: MST2018-00513
 Owner: Channel Islands, YMCA
 Applicant: Shawn Dahlen
 Architect: Charles McClure

(Proposal to reconfigure areas within the parking lot of the YMCA. Project consists of the addition of 37 new parking spaces, removal of existing hardscape and landscaping to accommodate new parking, removal and replacement of 16 trees, removal of walls and fencing, and the installation of new landscaping, irrigation and permeable paving.)

(Comments Only. Project requires further Environmental Assessment.)

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

Actual time: 5:16 p.m.

Present: Shawn Dahlen, Facilities Director of SB Family YMCA; Charles McClure, Landscape Architect; and Mike Evans, Executive Director of SB Family YMCA

Public comment opened at 5:25 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Landscaping shall be integrated in a more permanent way.
2. Provide a photograph of the elevation proposed to be altered.
3. Provide planting details.
4. The Historic Landmarks Commission's Landscape Architect shall review the landscape plan.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 401 S HOPE AVE****RS-7.5/ACS/SP4-RA/USS Zone****(5:05)**

Assessor's Parcel Number: 051-240-018
Application Number: MST2017-00697
Owner: SB Automotive, LLP
Applicant: Lusardi Construction Co.

(Proposal for a remodel to an existing auto dealership comprising enclosure of a 1,037 square foot existing roofed display area, and demolition and reconstruction of floor area, resulting in a total of 1,760 square feet of new enclosed floor area. The remodel also includes upgrading the existing showroom and restrooms, demolition of non-load bearing partition walls, new paint, new flooring, and new storefront systems with a similar look and color. The total area of work, including the new enclosed area, is approximately 8,954 square feet. Other exterior alterations include the demolition of an existing vehicle display and demonstration course, new and reconfigured parking spaces, and landscaping around the building entrance per vehicle brand specifications. Planning staff has granted a Substantial Conformance Determination (Level II) for new floor area that the Planning Commission previously approved under Resolution No. 020-95.)

(Comments Only.)

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

Actual time: 5:33 p.m.

Present: Mike Ramsey, Applicant, Lusardi Construction Co./Santa Barbara Auto Group; and Duane Sanders, Executive Manager, Santa Barbara Auto Group

Public comment opened at 5:38 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Provide a roof plan.
2. Study the connection between the addition and the existing adjacent building.
3. The Board finds the architectural style appropriate.
4. The proposed store front shall match the existing store fronts.
5. The Historic Landmarks Commission's Landscape Architect shall review the landscape plan.

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

*** MEETING ADJOURNED AT 5:50 P.M. ***