



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
FEBRUARY 25, 2019

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

BOARD MEMBERS:

Kevin Moore, *Chair*
Wm. Howard Wittausch, *Vice Chair*
Bob Cunningham
Ivan Insua
Leon A. Olson
Richard Six
David R. Watkins

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

John Campanella

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Ozyilmaz, Planning Technician
Kathleen Goo, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Members present: Moore, Wittausch (at 3:13 p.m.), Insua, Olson, and Cunningham (absent 3:22-3:48 p.m.; 4:44-6:16 p.m.; 7:04-8:00 p.m.; and after 8:33 p.m.)
Members absent: Six and Watkins
Staff present: Ozyilmaz, Goo, and John Doimas, Assistant City Attorney (until 7:04 p.m.).

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Anna Marie Gott

Written correspondence from Ms. Gott was submitted and acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **February 11, 2019**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 19, 2019**, as reviewed by Board Members Cunningham and Moore.

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

Motion: Ratify the Consent Calendar of **February 25, 2019**, as reviewed by Board Member Cunningham and Board Member Moore.

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

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

1. Mr. Ozyilmaz announced the following:

- a. 329 Alameda Padre Serra was noticed for today's meeting, but has been postponed to the March 11, 2019 meeting at the applicant's request.
- b. Board Members Richard Six and David Watkins will be absent from the meeting.
- c. Board Member Bob Cunningham recused himself from review of agenda Items 1, 350 Hitchcock Way; Item 3, 219 E. Haley St.; Item 5, 1298 Las Positas Rd.; and Item 7, 211 Stearns Wharf.
- d. John Doimas, Assistant City Attorney will be standing in for Tava Ostrenger, Assistant City Attorney.
- e. Staff requests the Chair ask for disclosure of any and all *ex parte* communication at the beginning of each agenda item, which includes any conversations with applicants, architects, other board members, and the public. At that time, Board members will be asked and required to disclose the content of any conversation they've had regarding the subject project.

E. Highway 101 Roundabout *Ad hoc* Subcommittee Appointments (with Megan Arciniega, Project Planner):

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

Nomination were made, accepted, and appointments were made for Board Members: Insua named as primary representative, with Olson as an alternate.

Motion: To accept Highway 101 Roundabout *Ad hoc* Subcommittee appointees Board Members Insua as primary representative, with Board Member Olson as an alternate.

Action: Cunningham/Wittausch, 5/0/0. (Six, and Watkins absent.) Motion carried.

F. Subcommittee Reports:

No subcommittee reports.

REVIEW AFTER FINAL**1. 350 HITCHCOCK WAY****RS-7.5/ACS/USS Zone****(3:15)**

Assessor's Parcel Number: 051-240-003
 Application Number: MST2015-00090
 Owner: DCH California Investments, LLC
 Applicant: Suzanne Elledge Planning & Permitting (SEPPS)
 Architect: Robert Plant

(Proposal to demolish an approximately 15,936 square foot existing service bay structure, including 2,363 square feet of commercial floor area, and construct a new 36,752 square foot, two-story automobile dealership building. The building will include three automobile showrooms, business and automobile parts area, enclosed service bays, and interior car storage. The project includes 99 parking spaces. The subject property is identified as Parcel 2 of an approved subdivision approved under MST2014-00166. This project received Planning Commission approval of a Development Plan and P-D Development Plan on April 7, 2016.)

(Request for Review After Final Approval for the addition of a metal branding arch to the front façade and change to exterior wall finishing. No new floor area is proposed as part of this change. Project was last reviewed on January 28, 2019.)

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

Actual time: 3:22 p.m.

Present: Robert Plant, Architect, Flex Designs

Staff confirmed with the Board that no *ex parte* communications occurred prior to review of this agenda item.

Public comment opened at 3:26 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comments:

1. The Board finds the proposed change from the ASM material to a stucco material with a smooth trowel finish is acceptable.
2. The color is acceptable as proposed.
3. The entry is acceptable as proposed.

Action: Moore/Olson, 3/1/0. (Wittausch opposed. Cunningham, Six, and Watkins absent.)
 Motion carried.

PROJECT DESIGN APPROVAL**2. 519 GARDEN ST****M-C Zone**

(3:45) 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 demolition of 13 square feet of office space to an existing single story office building. Also proposed as 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.)

(Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on January 28, 2019.)

Actual time: 3:48 p.m.

Present: Tracy Burnell, Architect; Isabelle Greene, Landscape Architect; and Trish Allen, Suzanne Elledge Planning and Permitting Svcs. (SEPPS)

Staff comments: Mr. Ozyilmaz clarified the provided memorandum from staff regarding issues of the Board's purview, excluding land-use, conditional use permits issuance, and parking requirements for the project, requested the Board state the compatibility analysis findings in their motion, and confirmed with the Board that no *ex parte* communications occurred prior to review of this agenda item.

Public comment opened at 3:59 p.m.

The following individual(s) spoke:

1. Anna Marie Gott in opposition, Arturo Gallegos ceded his time to Ms. Gott.

Public comment closed at 4:00 p.m.

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

1. At least two of the three palm trees within the front yard setback are to remain with possible buffer plantings.
2. Provide smaller scale shade trees to replace the proposed albizia plantings.
3. Provide additional archways at the pathway between the adjacent building and Building A.
4. Set the fence at the sidewalk back 12 to 18 inches.
5. 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 is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and works well with other buildings and the neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for an existing building with only slight modification.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately, and does not impede views to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping and meets the Zoning Ordinance.
6. 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: Cunningham/Moore, 4/1/0. (Wittausch opposed. Six and Watkins absent.) Motion carried.

Individual comments: Board Member Wittausch stated that he could not agree with part of the findings in the Compatibility Analysis.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 219 E HALEY ST

M-C Zone

(4:30) Assessor's Parcel Number: 031-202-014
 Application Number: MST2016-00078
 Owner: Price Living Trust
 Architect: Ed DeVicente

(Proposal for a new mixed-use development using the Average Unit Density (AUD) Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units and the construction of a four-story, 35 unit, mixed-use development. Unit mix will include 14 two-bedroom units, 16 one-bedroom units, and 5 studios ranging in size from 412 to 1,011 square feet, with an average unit size of 719 square feet. Also proposed are two commercial spaces totaling 1,816 square feet. The proposed density on this 25,541 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, and 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 35 covered parking spaces for the residential units and 5 covered parking spaces for the commercial area, with 38 spaces required. Planning Commission review is required.)

(No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines. Project

requires review by Planning Commission. Project received a pre-application consultation on March 27, 2017.)

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

Actual time: 4:44 p.m.

Present: Ed DeVicente, Principal Architect, DMHA; Ryan Mills, Principal Designer, DMHA; and Kelly Brodison, Associate Planner

Staff comments: Mr. Ozyilmaz clarified the extent of the Board's purview for this project, and confirmed with the Board that no *ex parte* communications occurred prior to review of this agenda item.

Public comment opened at 5:13 p.m.

The following individual(s) spoke:

1. John McGowan.
2. Jose and Rita Morales, opposed
3. Natalia Govoni, opposed
4. Edward Deras, opposed. Mr. Deras also submitted written correspondence.
5. Anna Marie Gott, opposed. Arturo Gallegos ceded his time to Ms. Gott.

Written correspondence from Carla Trott Lejade, and Deras were acknowledged.

Public comment closed at 5:26 p.m.

Straw vote: How many Board Members finds the project is ready for approval and meets the compatibility analysis? 1/3 Failed

Motion: Continue two weeks to the Full Board with comments:

1. Provide additional perspective views of the project, such as from east Haley Street.
2. Study alternate materials to the proposed metal railings and trellis elements.
3. The Board appreciates the previous design changes made on the project.
4. The general modulation of the parapet heights and setbacks provided on the upper podium level are sufficient.
5. The Board has concerns about the general massing on southwest corner.
6. The proposed landscaping appears adequate; however, study providing additional landscaping along the east property line at ground level.
7. Study providing warmer materials on the vertical elevation elements, including the metal elements.

Action: Insua/Wittausch, 3/1/0. (Olson opposed. Cunningham, Six, and Watkins absent.) Motion carried.

PROJECT DESIGN APPROVAL**4. 501 E MICHELTORENA ST****R-M Zone****(5:20)**

Assessor's Parcel Number: 027-260-024
 Application Number: MST2017-00795
 Owner: Roscoe Villa
 Architect: DesignArc

(This project has been revised from its previously approved design in response to direction from City Council following their decision to uphold an appeal of the approval of the project on the basis of neighborhood compatibility on August 14, 2018. 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 405 to 1,417 square feet with an average unit size of 890 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.)

(Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project requires conditions for the Average Unit-Size Density Program Annual Residents Survey. Project was last reviewed on May 21, 2018.)

Actual time: 6:16 p.m.

Present: Mark Kirkhart, Architect, DesignArc, Inc. and Chris Gilliland, Landscape Architect

Staff comments: Mr. Ozyilmaz clarified that any reduction in units requires a finding of a negative impact to health and safety of the compatibility analysis criteria, and confirmed with the Board that no *ex parte* communications occurred prior to review of this agenda item.

Public comment opened at 6:33 p.m., and as no one wished to speak, it closed.

The following individual(s) spoke:

1. Pat Saley, opposed.
2. Petra Reese, in support.
3. Anna Marie Gott, opposed. Arturo Gallegos ceded his time to Ms. Gott.

Written correspondence from Anna Marie Gott was acknowledged.

Public comment closed at 6:41 p.m.

Motion: Continue two weeks with comments:

1. The Board finds the project is ready for Project Design Approval.

2. Study using wood siding throughout project to match the corner one-story unit in the front.
3. Simplify the corner column posts to be more craftsmen-like in style.
4. Further articulate the north elevation above the carport.
5. Study using stucco materials and provide caps for the walls.

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

IN-PROGRESS REVIEW

5. 1298 LAS POSITAS RD

RS-1A/P-R Zone

(6:00)

Assessor's Parcel Number: 047-010-034
 Application Number: MST2013-00141
 Owner: City of Santa Barbara
 Applicant: Dean Noble, Executive Director
 Architect: Ray Hicks

(Proposal for demolition of an existing 872 square foot office/restroom building at a City tennis facility and construction of a 1,927 square foot tennis recreation building with restrooms, court director office, pro shop, and multipurpose room. The proposal also includes replacement of the existing stadium court seating with stepped planting areas and new stairs down to the courts. New hardscape will provide ADA access and the existing parking lot will be repaired and restriped. The existing concrete practice facility and backboard will be retained, with the addition of a new roof and solar panels. Grading includes 220 cubic yards of cut and 22 cubic yards of fill. The Parks and Recreation Commission made project findings on May 25, 2016.)

(No final appealable decision will be made at this hearing. Project was last reviewed on January 28, 2019.)

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

Actual time: 7:04 p.m.

Present: Ray Hicks, Architects; and Joe Andrulaitis, Elings Park Board

Staff comments: Mr. Ozyilmaz reminded the Chair to ask for disclosure of any and all *ex parte* communication at the beginning of each agenda item, which includes any conversations with applicants, architects, other board members, and the public.

Public comment opened at 7:11 p.m.

The following individual(s) spoke:

1. Bruce Griffin, in support.
2. Dean Noble, in support.
3. Patty Bryant, in support.

Written correspondence from David Niles, and Hovik Yekiazarian were read into the record.

Public comment closed at 7:18 p.m.

Motion: Continue indefinitely with comments:

1. Provide complete drawings.
2. Return with samples of materials and colors. Plan drawings should reflect the colors proposed on the color board.
3. Provide enlarged plan section details for free standing shade structures or trellis.
4. Provide enlarged plan section eave details and shade structure.
5. Provide roof edge conditions.
6. Limit the light pole height to 15-feet; increase the spacing as necessary to get the required ground light lumens; and use smaller light fixtures.

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

*** THE BOARD RECESSED FROM 7:30 TO 8:00 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**6. 443 CORONA DEL MAR DR****R-4/SD-3 Zone****(6:50)**

Assessor's Parcel Number:	017-322-017
Application Number:	MST2018-00328
Owner:	G6 Hospitality Real Estate, LLC
Agent:	Jarrett Gorin
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, 55 unit, 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. Project requires review by the Staff Hearing Officer for an interior setback modification, and a parking modification to permit the as-built reduction in parking spaces from 52 required to 4647 provided.)

(No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project requires Staff Hearing Officer review. Project was last reviewed on September 24, 2018.)

Actual time: 8:00 p.m.

Staff comments: Mr. Ozyilmaz reminded the Chair to ask for disclosure of any and all *ex parte* communication at the beginning of each agenda item, which includes any conversations with applicants, architects, other board members, and the public.

Present: Jarrett Gorin, Agent

Public comment opened at 8:14 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Staff Hearing Officer for return to the Full Board with comments:

1. The Board appreciates the additional landscaping at the rear of the property.
2. The Board finds that the proposed modification for the trash enclosure will have minimal adverse impacts to the properties adjacent to the subject property.
3. Provide three additional trees along the rear property line.
4. Provide vine plantings along the screens on the south elevations of the ground floor units.
5. The Board finds the amount of landscaping provided for the new parking configuration is more than acceptable and mitigates the impact of the proposed modification.
6. The Board carried forward all previous September 24, 2018 comments:
 - a. The Board appreciates the direction of the proposed project.
 - b. The Board finds the proposed materials, colors, and finishes acceptable.
 - c. Provide all lighting and fixture details and changes on the plans.
 - d. Provide all railing details on the plans. The Board finds the sample railing acceptable.
 - e. Verify with Building & Zoning Division staff for acceptable cable railing details.
 - f. The proposed plant palette is acceptable.
 - g. Study adding vine plantings for screening the parking area.
 - h. Provide mahogany screening details at their full height on the plans.
 - i. Minimum tree size shall be 15-gallon size, with the exception of the Coral tree.
 - j. The Coral tree is an acceptable species at a minimum 36-inch box size.
 - k. Provide a planting plan depicting plant locations by species, including plant list details indicating quantity, container sizes, botanical & common names, and required standard water conservation information by the City.
 - l. Shrub planting sizes are at the discretion of the applicant.
7. 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 is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics of the City and neighborhood for an existing building and is located in an area of similar architecture.
 - c. The size, mass, bulk, height, and scale of the project are still appropriate for the neighborhood as the location has not changed.
 - d. There are no sensitive to adjacent Landmarks or other existing designated historic resources near the project.
 - e. The design of the project does not negatively impact established scenic public vistas of ocean or mountains.
 - f. The project includes an appropriate amount of open space, and additional landscaping.

Action: Moore/Cunningham, 3/0/2. (Insua and Insua abstained. Six and Watkins absent.)
Motion carried.

ABR-PRE-APPLICATION REVIEW**7. 211 STEARNS WHARF****HC/SD-3 Zone**

(7:20) Assessor's Parcel Number: 033-120-022
Application Number: MST2019-00068
Owner: City of Santa Barbara
Applicant: Blake Johnson

(This is a courtesy review for a solar panel project on the Ty Warner Sea Center. The Architectural Board of Review does not have purview over solar photovoltaic systems. Project consist of the installation of a 56.6 Kilowatt photovoltaic solar roof mounted system using 160 solar panels. Project is located within the Permitting Jurisdiction of the California Coastal Commission.)

(No final appealable decision will be made on this project by the Architectural Board of Review.)

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

Actual time: 8:33 p.m.

Present: Blake Johnson, Contractor; Richard Smalldon, Senior Operations Manager; and April Price, Renewable Energy & Efficiency Specialist, Community Environmental Council

Public comment opened at 8:38 p.m., and as no one wished to speak, it closed.

Board comments:

1. Board Member Wittausch requested a sample or drawing of the proposed roof-mounted 160 solar photovoltaic panel system for the further review, and requested the raised profile and clearance measurements for air circulation and cooling purposes be no more than 3.97 inches (1.97-inches + 2-inches) to minimize the profile as much as possible.
2. Chair Moore stated that the visibility of the solar panels might serve as an example of an acceptable roof-mounted solar photovoltaic panel system. He also requested the applicant study ways to route the hidden conduit and paint it to match existing as much as possible, and to gather and isolate all extraneous exterior boxes together to reduce the visual impact.
3. Board Member Olson suggested even placement of all extraneous exterior boxes might provide a less conspicuous and better reduction in the visual impact.
4. Board Member Insua concurred with Board Member Wittausch that the profile and clearance measurements should be reduced as much as possible. The solar panels similar aesthetic appearance to skylights is acceptable for a Waterfront structure. The proposed panels are similar in appearance to the existing glazed windows of the Ty Warner Sea Center. He stated that the project is appropriate for the proposed location with the required sunlight, has an acceptable solar panel layout for the desired performance, and the appearance is appropriate for the proposed location and building.

*** MEETING ADJOURNED AT 9:45 P.M. ***