CALL TO ORDER

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

ATTENDANCE

Members present: Moore, Wittausch, Cunningham (at 6:07 p.m.; absent 8:24 – 9:03), Insua, Olson (absent 8:24 – 9:03), Six (absent 6:07 – 7:09 p.m.), and Watkins

Members absent: None

Staff present: Ostrenger (until 7:11 p.m.), Ozyilmaz, Ternovskaya, and Krystal Vaughn, Senior Commission Secretary

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:


B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of February 25, 2019, as submitted.

Action: Six/Olson, 6/0/0. (Cunningham absent.) Motion carried.
C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of March 4, 2019, as reviewed by Board Members Cunningham.
Action: Olson/Six, 6/0/0. (Cunningham absent.) Motion carried.

Motion: Ratify the Consent Calendar of March 11, 2019, as reviewed by Board Member Wittausch and Board Member Cunningham.
Action: Olson/ Six, 6/0/0. (Cunningham absent.) Motion carried.

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

1. Mr. Ozyilmaz announced the following:
   a. Ms. Ostrenger will be leaving after Item 3, 115 W. Anapamu St.
   b. Item 4, 501 E. Micheltorena has been postponed to the March 25, 2019 meeting for re-noticing.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) FINAL APPROVAL

1. 926 INDIO MUERTO ST
   Assessor's Parcel Number: 017-284-003
   Zone: C-2/SD-3
   Application Number: PLN2014-00415
   Owner: LWF 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 Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

Final approval is requested. Project requires substantial conformance with the Project Design Approval plans approved on June 4, 2018. Project was last reviewed on July 30, 2018.

Actual time: 3:17 p.m.

Present: David Thiel, Architect, Architectural Group International (AGI); Jeff Schabell, Architect, AGI; Ken Marshall, Dudek; and Kelly Brodison, Associate Planner, City of Santa Barbara.

Staff comments: Ms. Brodison discussed the history of the project and the Substantial Conformance Determination list approved by the city in order to reduce the overall size and mass of the project.
Public comment opened at 3:41 p.m.,

The following individual(s) spoke:


Public comment closed at 3:45 p.m.

**Motion:** Continue indefinitely to Full Board with comments:

1. The Board appreciates the design and direction of the project, return with further development of detailing.
2. Eliminate straight barrel vault material for the roof tile.
3. Clarify details such as radiuses, wainscot detailing, and gym windows.
4. Clarify wainscot detail, material, and thickness off the wall in order to understand relationship.
5. Restudy the size, proportion, spacing, and alignment of gym windows details which are inconsistent with the Spanish Colonial Revival style.
6. Continue the parapet details over the top of parapet wall in locations visible to the public eye.
7. Study and simplify the coping detail at parapets to create a unified theme and differentiate details at the guard rail or plaster wall by scale.
8. Further develop wrought iron guard rails including connections to walls, adjacent columns, etc.
9. Show and detail wrought iron balcony floors.
10. Clarify the size of the wrought iron members on all situations.
11. Restudy the relationship of solid to railing conditions to be consistent with Spanish vernacular style on the 4th floor on Indio Muerto elevation of plan Sheet A7, and on the 3rd floor on Highway 101 elevation.
12. Overall color renderings should be provided to visualize the project.
13. Sandstone is preferred material to limestone.
14. Applicant to return with a steel trough finish all around the building.
15. Provide more articulation along the roofline for massing and scaling.
16. Restudy different balcony configurations in order to have a more consistent theme.
17. Use clay tile vents at the rake walls.
18. Study adding one or two Japanese style palms in the 3rd floor planter area.
19. Show the urns on the elevations and plans with dimensions.
20. Study and show the ridges, eaves and rakes details on the plans.
21. Make the arch above the driveway more parabolic, with a point of tangency, and have it sit on the wall.
22. If using control joints, show them on the plans and minimize them to be less visible.
23. The proposed windowsill detail is too shallow, thicken up the assembly to further develop the exterior face and provide a deeper recesses at the windows.
24. Study the transition between wood framing and consider ways to provide and enhance a detail for transition from Concrete Masonry Unit (CMU) to wood framing on the exterior face.

**Action:** Watkins/Wittausch, 4/0/2. (Six and Insua abstained. Cunningham absent.) Motion carried.
2. **219 E HALEY ST**
   - Assessor's Parcel Number: 031-202-014
   - Zone: M-C
   - Application Number: PLN2016-00078
   - Owner: Price Living Trust
   - Architect: Ed De Vicente

(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, 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, Infill Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines. Project requires review by planning commission. Project was last reviewed on February 25, 2019.

Actual time: 4:43 p.m.

Present: Ryan Mills, Applicant; and Ed De Vicente, Architect, DMHA.

Public comment opened at 4:56 p.m.

The following individuals spoke:

1. Sebastian Aldana Jr., opposed.
2. Anna Marie Gott.

Written correspondence from Paulina Conn and Natalia Govoni was acknowledged.

Public comment closed at 5:01 p.m.

**Motion:** Continue indefinitely to Full Board with comments:
1. Study lowering the project into the ground.
2. Explore ideas for a basement area below the parking in order to put things such as storage and other non-accessible spaces down below.
3. The architecture from the podium and above is successful and moving in the right direction.
4. Study recessing the windows.

**Action:** Six/Wittausch, 2/4/0. (Olson, Insua, Moore, and Watkins opposed. Cunningham absent.) Motion failed.
Motion: Continue two weeks with comments:
1. Study modulating the parking, the configuration of the storage areas, and wall along the eastern property line to provide areas for planning and relief from the adjacent property.
2. The changes to the podium level are appreciated.
3. The trellis elements are appreciated and add a quality that is present in other Pueblo style architecture.
4. Applicant to study carrying the balcony configuration on the east to the west elevation.
5. Provide recessed widows along the Haley Street elevation
6. Provide recessed windows throughout the project.
Action: Moore/Olson, 3/3/0. (Olson, Six and Watkins opposed. Cunningham absent) Motion failed.

Motion: Continue two weeks with comments:
1. Study modulating the parking and configuration of the storage areas and wall along the eastern property line to provide areas for planting and relief from the adjacent property.
2. The changes to the podium level are appreciated.
3. The trellis elements are appreciated and add quality that is present in other pueblo style architecture.
4. Applicant to study carrying the balcony detailing that is happening on the west to the east elevation.
5. Provide windows with a minimum 6 inch recess throughout the project.
6. Provide a deeper recess on widows along the Haley street elevation.
7. Study sloping the access drive aisle to the greatest extent feasible.
Action: Moore/Olson, 6/0/0. (Cunningham absent.) Motion carried.

* THE BOARD RECESSED FROM 6:02 TO 6:07 P.M. *

(4:35PM) PRE-APPLICATION CONSULTATION

3. 115 W ANAPAMU ST
Assessor's Parcel Number: 039-222-002
Zone: C-G
Application Number: PLN2016-00436
Owner: Sanctuary House of Santa Barbara
Applicant: The Cearnal Collective, LLP
(Proposal for a new mixed use project using the Average Unit Size Density (AUD) Program and Density Bonus. The existing development on site consists of two single-story detached residential units, one two-story 8-unit apartment building, and 20 uncovered parking spaces. The proposal would demolish the two detached residential units and parking lot, maintain the 4,574 square foot 8-unit apartment building, and construct a new five-story, 59 foot tall, mixed-use building. Following the initial ABR Concept Review, the project will go before the Planning Commission for a hearing to consider the required findings for a Community Benefit project to exceed 45 feet in height. Unit mix will be 34 affordable studios with an average unit size of 458 square feet with a resident population including adults living with mental illness, and veterans. A community benefit designation will be requested for the proposed new nonresidential floor area totaling 7,031 square feet consisting of a medical and dental
clinic, offices, and meeting rooms providing mental health services for residents. A total of nine parking spaces will be provided on-site and on the adjacent alley, and 16 bicycle parking spaces.)

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, Infill Design Guidelines, Outdoor Lighting Design Guidelines.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Six recused himself from hearing this item due to a close family relative owning an adjacent building.

Actual time: 6:07 p.m.

Present: Christine Pierron, Architect, The Cearnal Collective; Barry Shoer, Executive Director, The Sanctuary Centers of Santa Barbara; Martie Levy, Board Chair, The Sanctuary Centers of Santa Barbara; and Tony Boughman, Assistant Planner, City of Santa Barbara.

Staff comments: Mr. Boughman explained that he was part of the Development Application Review Team (DART) and stated that he would answer questions on the process and ordinances for exceeding the height limit.

Public comment opened at 6:29 p.m.

The following individual(s) spoke:

1. Paulina Conn, opposed. Ms. Conn submitted written correspondence.
2. Patricia Wheatley, support.
3. Rob Fredericks, support.
4. Steve Hausz, support.
5. Anna Marie Gott.

Written correspondence from Karen L. Ramstrum, Karen L. Ramstrum on behalf of Fred & Elisabeth Shima, and Lawrence Ramstrum were read into the record.

Public comment closed at 6:40 p.m.

Board comments:

Board Member Watkins
- Appreciates the project.
- Study reducing the height of the project.
- Provide further detailing and articulation of the facades.
- Study reallocated square footage from the fifth floor to other areas of the site.

Board Member Wittausch
- Finds the paseo element successful.
- Height of the project is acceptable, and the location of the project towards the interior of the street block is successful.

Board Member Cunningham
• Agreed with Board Member Wittausch that the site of the project is acceptable.

Board Member Insua
• Study reducing the size of the units on the fifth floor to minimize the impact of the proposed height.

Board Member Olson
• Stated that he appreciates the direction of the project, and that it was deserving of a Community Benefit designation.

Board Member Moore
• Agreed with Board Member Insua and suggested reconfiguring units on the fifth floor to reduce impact of the proposed height.

(5:25PM) PROJECT DESIGN APPROVAL

4. 501 E MICHELTORENA ST
   Assessor's Parcel Number: 027-260-024
   Zone: R-M
   Application Number: PLN2017-00795
   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. 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 188 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 and an environmental finding for a CEQA guidelines section 15183 exemption - projects consistent with the general plan. Project was last reviewed on February 25, 2019.)

Item postponed to March 25, 2019.
(6:00PM) CONCEPT REVIEW (NEW)

5. 420 E CARRILLO ST

Assessor's Parcel Number: 029-302-028
Zone: C-G
Application Number: PLN2019-00057
Owner: QCI 420 Carrillo LLC
Architect: Anacapa Architecture

(Proposal for a façade remodel and non-residential addition to an existing commercial structure. Project consists of repainting the existing exterior brick and installation of wood cladding to existing architectural features. The project also includes a new elevator shaft to improve access to the second floor, new railings and stairs, and new rooftop equipment. Also proposed is a reconfiguration of the parking lot, and installation of new landscaping at the upper and lower parking lots. Project proposes to reallocate square footages to exclude existing mechanical equipment rooms and add 85 square feet of net new non-residential floor area. Project requires a Development Plan Approval finding from the Architectural Board of Review as well as a waiver for an alternative parking lot landscape design.)

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, Outdoor Lighting Guidelines. Project requires a Development Plan Approval for an addition of non-residential square footage.

Actual time: 7:09 p.m.


Staff comments: Mr. Ozyilmaz announced that under Title 30, Development Plan Approval is not required for this project.

Public comment opened at 7:26 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the proposed means of painting the masonry? 2/5 Failed.

Straw vote: How many Board Members can support screening of the curved elements? 4/3 Passed.

Motion: Continue two weeks with comments:
1. Restudy the proposed treatment of the existing masonry.
2. Provide photos of the existing roof equipment to demonstrate how visible it is from the public view.
3. The majority of the Board finds the proposed wood slat screening elements acceptable.
4. The proposed elevator location and the treatment of the elevator tower are acceptable.
5. The proposed treatment of the façade is acceptable.
6. The proposed balcony railings are acceptable.
7. Study ways to incorporate more trees into the existing landscaping.
8. Study adding trees to the existing planter locations.
9. The board is in favor of supporting a parking lot landscape design waiver.
10. Provide a diagram on the plan to demonstrate what was previously approved versus what is proposed.

Action: Moore/Cunningham, 6/1/0. (Wittausch Opposed) Motion carried.

* THE BOARD RECESSED FROM 7:58 TO 8:24 P.M. *

(6:55PM) CONCEPT REVIEW (NEW)

6. 29 S MILPAS ST
   Assessor's Parcel Number: 017-171-024
   Zone: C-R
   Application Number: PLN2018-00682
   Owner: S & P Investments
   Architect: Paul Poirier & Associates Architects

(Proposal for a remodel of an existing commercial shopping center. Project consists of a façade remodel including new colors, copper gutters, sandstone bases, and extended eaves. A new 33 foot tall entry tower is proposed for a new grocery store location. A reallocation of non-residential floor area is proposed with demolition of a 1,697 square foot mezzanine and construction of a 606 square foot loading dock. Also proposed are changes to parking lot circulation and configuration, new landscaping and site lighting, and storm water management improvements. Project requires a Minor Zoning Exception for an increase in building height within the north interior setback. An application for the removal of two street trees, a Metrosideros Excelsa and Ficus Benjamina, has been submitted for review by the City's Parks and Recreation Department.)

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, Haley/Milpas Design Manual. Project Requires Findings For A Minor Zoning Exception For Increasing Roof Height Within An Interior Setback.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to a contract deal he is involved in and Board Member Olson also recused him from hearing this item due to his involvement with the Santa Barbara Arts Collaborative and Paul Poirier & Associates Architects.

Actual time: 8:24 p.m.

Present: Martha Degases, Arcadia Studio; and Paul Poirier, Architect.

Public comment opened at 8:46 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:
   1. The project is ready for Project Design Approval.
   2. Study the proposed colors and consider the use of lighter shades.
   3. Investigate the feasibility of the location of permeable pavers adjacent to trees.
   4. Consider adding more shade trees to the parking area as feasible.
   5. The Board is in favor of a Minor Zoning Exception.
   6. Provide more explicit information on the proposed lighting scheme.

Action: Wittausch / Moore, 5/0/0. (Cunningham and Olson absent.) Motion carried.
(7:25PM) PRE-APPLICATION CONSULTATION

7. **329 ALAMEDA PADRE SERRA**
   - Assessor’s Parcel Number: 031-392-025
   - Zone: R-2
   - Application Number: PLN2019-00040
   - Owner: Salvador & Maria Rodriguez
   - Applicant: Jan Hochhauser

(This is a one-time Pre-Application Consultation. Proposal for two residential duplexes. Project consists of the demolition of an existing one-and-two-story single residential unit and the construction of two, two-and-three-story duplexes. Units will range in size from 2,412 to 3,640 net square feet. Site work will include new landscaping, driveways, courtyards, and patios. This project has not been reviewed for compliance with all applicable City development standards.)

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, Infill Design Guidelines, Outdoor Lighting Design Guidelines.

Actual time: 9:03 p.m.

Present: Jan Hochhauser, Architect; Salvador Rodriguez, Owner.

Public comment opened at 9:19 p.m.

Written correspondence from Ingo Koch and Jasmine Flores were read into the record.

Public comment closed at 9:22 p.m.

Board comments:

Board Member Olson
- The site plan and site circulation are clever.
- The plan from the streetscape is interesting.

Board Member Insua
- Agrees with Board Member Olson’s comments.
- Appreciates the use of the slope to avoid overpowering the single story unit surrounding the property.
- Suggests turning the door on Units A and C to avoid the public walkway area and provide some privacy.

Board Member Cunningham
- Finds the site plan well thought out.
- Would like to see the project incorporate more traditional Spanish style.
Board Member Six

- Is concerned with the privacy of the neighboring properties.
- Requests photos of the properties located to the east and south of the project.
- Suggests implementing pitched roofs rather than flat roofs.
- Is looking forward to seeing details and locations for the trash program.

Board Member Moore

- Sees the project as a fairly low impact proposal
- Suggest reducing the mass of the project and agrees that the roofs should be sloped to help reduce the impact of the projects massing.
- Request that when the applicant returns a diagram be provided with photos showing a neighborhood study.

Board Member Wittausch

- Appreciates the design of the bridge over the driveway.
- Agrees that the project would be better served if designed in a classic Spanish Colonial style.
- Suggested using tile roofs instead of metal roofs.
- Would like to see a reduction in the monolithic nature of the building.
- Is concerned with the proposed common open space and would like the applicant to study ways to better implement the sites common open space.
- Suggest that the applicant consider implementing chimneys into the design.

Board Member Watkins

- Agrees with all commissioners comments
- Sees the current design as rigid and suggest implementing more play; study window location and using the projects topography as a benefit, to better articulate the two buildings.
- Is concerned with the common area being located at the front of the building, believes it will be treated as more of a corridor than a common gathering space for people to enjoy; Suggest the common open space be relocated to improve its use.

* MEETING ADJOURNED AT 9:50 P.M. *