CALL TO ORDER

The Full Board meeting was called to order at 3:01 p.m. by Chair Moore.

ATTENDANCE

Members present: Moore, Wittausch, Cunningham, Insua, Olson (3:24 – 4:58 p.m.), Six, and Watkins

Members absent: None

Staff present: Unzueta, Ozyilmaz, Ternovskaya, and John Doimas, Assistant City Attorney (until 5:20 p.m.)

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Anna Marie Gott

B. Approval of Minutes:

Motion: Continue the approval of the April 22, 2019 minutes to the next Full Board meeting.

Action: Cunningham/Six, 7/0/0. Motion carried.
C. Approval of the Consent Calendar:
Motion: Ratify the Consent Calendar of April 29, 2019, as reviewed by Board Member Wittausch.
Action: Six/Moore, 7/0/0. Motion carried.

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

1. Mr. Ozyilmaz announced the following:
   a. John Doimas, Assistant City Attorney will be standing in for Tava Ostrenger, Assistant City Attorney.
   b. Item 6, 926 Indio Muerto St. has been postponed to the May 20 agenda at the request of the applicant.
   c. 219 E. Haley Street will be reviewed by the Planning Commission on May 16, 2019. Board member Watkins will represent the ABR and provide a summary of the Board’s review of the project for the Commissioners.

2. Chair Moore announced that a meeting with Planning Staff was held in order to discuss Board training.

E. Subcommittee Reports:
No subcommittee reports.

(3:15PM) PROJECT DESIGN APPROVAL

1. **101 S CANADA ST**
   Assessor’s Parcel Number: 017-231-016
   Zone: R-2
   Application Number: PLN2016-00536
   Owner: Edward St. George
   Applicant: On Design LLC

(Proposal for three condominium units. Project consists of the construction of a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. The existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage, and one-car carport. The development on site will be 7,064 square feet with a residential density of 10 dwelling units per acre on an R-2 (Two-Unit Residential) zoned lot with a General Plan Land Use Designation of Medium Density Residential (max 12 du/acre. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is the demolition of two unpermitted sheds and a two-car garage. This proposal will address violations identified in Enforcement Case ENF2016-01675.)

Project Design approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on April 9, 2018.)
**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Olson recused himself from hearing this item. Board Member Olson has been involved in discussion with the Owner, Edward St. George, regarding a different project that is in proximity to Board Member Olson’s residence.

Actual time: 3:23 p.m.

Present: Noah Greer, Applicant, On Design LLC

**Staff comments:** Ms. Brodison clarified that the only findings required for the project are those made by the Staff Hearing Officer for the Tentative Subdivision Map.

Public comment opened at 3:52 p.m.

The following individual(s) spoke:

1. Anna Marie Gott
2. Crashena Vanhecke
4. John Kingsbury

Written correspondence from Crashena Vanhecke and Anna Marie Gott were acknowledged.

Public comment closed at 4:02 p.m.

Straw vote: How many Board Members feel that the towers, as presented, are acceptable? 1/6 Failed.

Straw vote: How many Board Members would like to see the new roof slopes all be consistent with the 4/12 roof slope? 1/6 Failed.

**Motion:** Continue two weeks with comments:

1. The project is compatible with the surrounding neighborhood, in terms of both style and scale.
2. Applicant to provide a lighting plan with cut-sheets.
3. Provide details of the roof edges, the window details, and further refine the mullion configurations and proportions on the windows and doors.
4. Reduce, at a minimum, the height of one third of the roof area for Building B on the northeast corner. Explore the possibility for vaulted ceilings.
5. The fencing separating the courtyard and the street should be solid masonry.
6. The towers should be eliminated.
7. Provide more vertical landscaping at the north property line adjacent to neighborly properties.

**Action:** Six/Cunningham, 5/2/0. (Watkins and Moore opposed. Olson absent.) Motion carried.
(3:55PM) CONTINUED: CONCEPT REVIEW

2. 11 ANACAPA ST
   Assessor’s Parcel Number:   033-112-010
   Zone:                     OC/SD-3
   Application Number:       PLN2017-00009
   Owner:                    Richlor Living Trust
   Applicant:                Ed DeVicente
   Architect:                Henry Lenny

   (Proposal for a commercial remodel of an existing structure. Project consists of remodeling and
   adaptive re-use of the existing 11,201 net square foot warehouse building located at 11 Anacapa Street. The project includes conversion of 2,500 net square feet to a restaurant use with 1,834 square-foot outdoor dining patio, conversion of 1,291 net square feet to retail, demolition of 1,310 net square feet of second floor area, a parking lot reconfiguration and accessibility improvements, and a new trash enclosure and transformer.)

   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 was last reviewed on April 22, 2019.

   Actual time:  4:58 p.m.

   Present:     Henry Lenny, Architect, Henry Lenny Design Studio; Edward DeVicente, DMHA Architecture; and Courtney Miller, Landscape Architect, CJM-LA

   Staff comments: Mr. Boughman clarified the Design Review process for the project and asked that the Board provide comments on the Project Compatibility Analysis for the Planning Commission.

   Public comment opened at 5:30 p.m.

   The following individual(s) spoke:

   1. Anna Marie Gott

   Written correspondence from Anna Marie Gott was acknowledged.

   Public comment closed at 5:32 p.m.

   Straw vote: How many Board Members can support a waiver for the reduction of perimeter planting at the parking? 4/3 Passed.

   Straw vote: How many Board Members can support the location of the trash enclosure and the reduction of landscaped area at the Anacapa Street property line? 4/3 Passed.
Motion: Continue indefinitely to the Planning Commission with comments:
1. The increased landscaping widths along the heads of the parking spaces, and the reduction in the width of the driveway, are positive changes since the previous meeting.
2. The waiver for the finger planter requirement in the southern row of nine parking spaces will be acceptable.
3. The waiver of the minimum 5 foot to 3 feet for a planter for parking lots adjacent to the property line would be acceptable.
4. A significant graphic and bold pattern is required for the center of the permeable paving due to the nature of the parking configuration.
5. The Board looks forward to reviewing a site lighting plan after the project goes to Planning Commission.
6. The building architecture, as previously approved, is acceptable.
7. The Board finds that the project tentatively meets the Compatibility Analysis Criteria (per SBMC 22.68.045.B.) as follows:
   a. As the Board has not heard otherwise from staff, the project is consistent with City Charter and Municipal Code requirements. The project design appears consistent with the Design Guidelines of the applicable location.
   b. The architecture is compatible with the neighborhood given the project’s proximity and centrality to the Funk Zone, a Zone with distinctive character.
   c. The size, mass, bulk, height, and scale of the project are appropriate given that the project is consistent with the existing fabric of the area.
   d. There are no adjacent Landmarks or other nearby designated historic resources.
   e. There are no public views of oceans given the existing fabric of the area.
   f. The use of open space and landscaping is appropriate.

Action: Six/Olson, 5/2/0. (Watkins and Cunningham opposed.) Motion carried.

* THE BOARD RECESSED FROM 6:08 TO 6:12 P.M. *

(4:30PM) FINAL APPROVAL

3. 3855 STATE ST
   Assessor’s Parcel Number: 051-010-010
   Zone: C-G/USS
   Application Number: PLN2018-00436
   Owner: Macerich La Cumbre LLC
   Agent: Sam Masterson
   Applicant: Darin Eng

(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 is proposed as part of the façade remodel.)

Final approval is requested. Project requires Substantial Conformance with the plans granted Project Design Approval on April 8, 2019.
Actual time: 6:12 p.m.

Present: Darin Eng, Applicant; and Sam Masterson, Agent, Bristol Farms

Public comment opened at 6:34 p.m., and as no one wished to speak, it closed.

**Motion:** Continue one week to Consent for with comments:
1. The real sandstone veneer should be smoother and 5-pointed in all situations.
2. The faux concrete sandstone should be etched rather than smooth modern.
3. The grout color of the real sandstone should be natural.
4. The clearstories above the front entryway should be heightened as much as possible in order to make the panes more vertical in proportion.
5. Replace the proposed 6-inch gutter with an 8-inch round gutter which shall be suspended by brackets and hangers.
6. The roof tile shall project 1-inch further from the stucco molding and the wood fascia.
7. The attachments for trellises shall be concealed both in Detail 7 and Detail 5 on Sheet A-602.

**Action:** Six/Cunningham, 7/0/0. Motion carried.

(5:20PM) PROJECT DESIGN APPROVAL

4. **220 LADERA ST**
   Assessor’s Parcel Number: 037-260-019
   Zone: R-MH
   Application Number: PLN2018-00514
   Owner: Vincent Family Real Estate, LLC
   Applicant: CSA Architects

(Proposal for an exterior remodel of an existing 43-unit residential apartment 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, converting the existing garage/maintenance building to a maintenance building with no parking, and legalizing an unpermitted parking lot restripe to increase parking by 6 spaces; from 59 spaces (approved) to 65 spaces (proposed). A waiver by the Public Works director is required to provide less than the required 43 bicycle parking spaces, and a waiver by the Architectural Board of Review is required to approve variations from the parking area landscape and fence standards. An updated landscape plan is also proposed.)

**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 was last reviewed on October 8, 2018.**

Actual time: 6:58 p.m.

Present: Natalie Phillips, CSA Architects; Erin O’Carroll, Landscape Architect; Elsa Reader, CSA Architects; and Scott Vincent, Owner

Public comment opened at 7:20 p.m., and as no one wished to speak, it closed.
Motion: Project Design Approval with comments:
1. 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 and complies with all City regulations and ABR Guidelines.
   b. The design of the project is compatible with the architectural character of the City and neighborhood. The proposed design is compatible due to the fact that it is remodeling an existing building that is consistent with the eclectic nature of the neighborhood.
   c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
   d. The project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
   e. The public views of oceans and mountains are not affected.
   f. The project includes an appropriate amount of open space and landscaping, which is nicely treated by the design.
2. The colors as proposed are acceptable.
3. The window types as proposed are acceptable.
4. The mesh guard rails as proposed are acceptable.
5. Reduce the 8-inch posts at the fencing.
6. Further define the bike parking area or a landscaped area at the north elevation of Building A.
7. The Board supports the waiver for the variation in parking area, landscape, and fence standards.

Action: Cunningham/Moore, 7/0/0. Motion carried.

The ten-day appeal period was announced.

(6:00PM) CONTINUED: CONCEPT REVIEW

5. 1317 PUNTA GORDA ST
   Assessor’s Parcel Number: 017-300-017
   Zone: R-M
   Application Number: PLN2018-00627
   Owner: Jim Carr
   Architect: Tom Ochsner
   Landscape Architect: Charles McClure

(Proposal for seven new residential duplexes developed under the Average Unit Density Incentive Program (AUD). Project includes demolition of an existing single residential unit, asphalt driveway, and site paving, and the construction of four residential structures housing 14 two-bedroom units ranging in size from 815 to 1,034 square feet with an average unit size of 896 square feet. The proposed density for this 23,847 square foot parcel is 25 dwelling units per acre on a site with a General Plan Land Use Designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Additional site improvements include a new parking lot with 14 parking spaces for the residential units, a permeable paver driveway, bicycle parking, common areas, fencing, paths, paved and landscaped area, and trash enclosure.)
Third Concept Review. 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, and Outdoor Lighting Design Guidelines. Project was last reviewed on April 8, 2019.

Actual time: 7:38 p.m.

Present: Tom Ochsner, Architect; and Charles McClure, Landscape Architect

Public comment opened at 7:51 p.m.

The following individual(s) spoke:

1. Anna Marie Gott

Public comment closed at 7:52 p.m.

Straw Vote: How many Board members feel the project, as proposed, would be ready for Project Design Approval at the next meeting with the inclusion of small modifications such as changes in colors, materials, roof pitching, and adding more light with the windows? 5/2 Passed.

Motion: Continue indefinitely with comments:
1. The restudy of both the site plan and the design of the overall project is appreciated.
2. Applicant to study variations in unit finishes and/or colors.
3. Study varying the roof height.
4. Study a lighter roofing color.
5. Study varying the eaves or extending the eaves.
6. Study a horizontal move in the building, potentially either a band or a cantilever.
7. Move the pathways away from the buildings, where practical.
8. Study the design of the bay windows and consider a wood material.
9. Study varying the size of the windows in order to add light.

Action: Moore/Insua, 5/1/0. (Watkins opposed.) Motion carried.

Individual comments: Board Member Watkins is opposed because he feels that it is unfair to ask the applicant to provide more individuality when previous designs provided individuality, and the applicant lost it when responding to the Board’s comments.
6:30PM) FINAL APPROVAL

6. 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.)

Item postponed to May 20, 2019 at the applicant's request.

* MEETING ADJOURNED AT 8:30 P.M. *