



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JULY 1, 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
Mary Ternovskaya, Commission Secretary

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 (absent 3:30 – 4:49 p.m., until 7:00 p.m.), Insua, Olson (until 7:00 p.m.), Six, and Watkins (at 3:15 p.m.)
Members absent: None
Staff present: Ostrenger (until 6:30 p.m.), Unzueta (from 4:50 p.m. – 6:26 p.m.), Ozyilmaz, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

The following individual(s) spoke:

1. Anna Marie Gott. Jose Arturo Gallegos and Bonnie Donovan ceded time to Ms. Gott.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **June 17, 2019**, as submitted.
Action: Six/Olson, 6/0/0. (Watkins absent.) Motion carried.

C. Approval of the Consent Calendar:

Public comment opened at 3:13 p.m.

The following individuals spoke:

1. Anna Marie Gott

Public comment closed at 3:14 p.m.

Motion: Ratify the Consent Calendar of **June 24, 2019**, as reviewed by Board Members Six and Cunningham.

Action: Olson/Six, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **July 1, 2019**, as reviewed by Board Member Six, Board Member Olson, and Board Member Cunningham.

Action: Cunningham/Olson, 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. 302 W. Montecito Street and 308 W. Montecito Street will be reviewed by the Planning Commission on July 11, 2019, and Chair Moore will represent the ABR at the meeting. Story poles will be erected on July 5, 2019 for viewing.
- b. A meeting on the changes to the Multi-Unit Housing program will be held on July 17, 2019 at the Faulkner Gallery.
- c. Board Member Cunningham will be recusing himself from Item 1, 1200 Block Las Positas Road, and will be leaving the meeting after Item 3, 443 Corona Del Mar.
- d. The new tentative date for the Olive Mill – Coast Village Road Roundabout meeting will be either August 8, 2019 or August 22, 2019.

2. Ms. Arciniega announced that the Olive Mill – Coast Village Road Roundabout joint jurisdiction meeting will either be on August 8 or August 22, 2019.

3. Ms. Ostrenger asked that any ex-parte communication be disclosed at the beginning of each agenda item.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**1. 1200 BLK LAS POSITAS RD**

Assessor's Parcel Number: ROW-002-943

Application Number: PLN2014-00055

Applicant: City of Santa Barbara, Owner

(Proposal for the Las Positas Road Multiuse Path Project. The proposal involves the design of a 2.6 mile-long separated multiuse pathway for bicyclists and pedestrians in City Right-of-Way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive. The project will provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Outdoor Lighting Design Guidelines. Project was last reviewed on December 19, 2016.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to prior contract work with the City of Santa Barbara.

Actual time: 3:31 p.m.

Present: Ashleigh Shue, Supervising Engineer, City of Santa Barbara; Brian Hannegan, RRM Design Group; Derrick Bailey, Supervising Traffic Engineer, City of Santa Barbara; Megan Arciniega, Project Planner, City of Santa Barbara

Staff comments: Ms. Arciniega clarified that project is funded by the Active Transportation Program. The project began in 2014 and is now in its final stages, requesting both Project Design Approval and Final Approval.

Public comment opened at 3:55 p.m.

The following individual spoke:

1. Jim Marston

Public comment closed at 3:57 p.m.

Straw vote: How many Board Members can support the sandstone color option for the guard rails?
4/2 Passed

Motion: Project Design Approval and Final Approval with conditions:

1. Applicant to color the concrete guard rails with the sandstone or pebble color.
2. The jersey wall guard rail shall be set back from the edge of the pavement to the face of the guard rail with a consistent 2 feet of landscaping, but may be a minimum of one foot where slope presents an issue. The landscaping shall be seeded with Hydro seed.
3. 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 of the particular neighborhood surrounding the project.
- c. The design elements make the project an appropriate size, mass, bulk, height, and scale.
- d. There are no adjacent Landmarks or other nearby designated historic resources.
- e. The design of the project does not affect established scenic public vistas.
- f. The project includes an appropriate amount of open space and landscaping.

Action: Six/Olson, 5/0/1. (Watkins abstained. Cunningham absent.) Motion carried.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:43 TO 4:49 P.M. ***

(3:50PM) PROJECT DESIGN APPROVAL

2. 1108 OLIVE ST

Assessor's Parcel Number: 029-180-012

Zone: R-M

Application Number: PLN2018-00476

Owner: Andre Schneider

Applicant: Kirk Gradin, Architect

(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 487 to 1,215 square feet with an average unit size of 867 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. A Minor Zoning Exception for an overheight fence is requested for a site wall plus fencing to be 9.5' in height instead of the maximum of 8' in height allowed.)

Project Design Approval is requested. Project requires a new Project Design Approval and compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on June 17, 2019.

Actual time: 4:49 p.m.

Present: Kirk Gradin, Applicant; and Danny Kato, Senior Planner, City of Santa Barbara

Staff comments: Mr. Kato gave a presentation clarifying the project's compliance with the Solar Access Ordinance.

Public comment opened at 5:37 p.m.

The following individuals spoke:

2. Jack Zehren, opposed. Stephanie Poole and Darlene Zehren ceded time to Mr. Zehren.
3. Anna Marie Gott. Jose Arturo Gallegos ceded time to Ms. Gott.

Written correspondence from Jack Zehren, Nancy Cohen, Mark Weinke, and Duke McPherson were acknowledged.

Public comment closed at 5:51 p.m.

- Motion: Project Design Approval and Minor Zoning Exception Approval with conditions:**
1. Increase the variety of the types, sizes, colors, and textures of the trees.
 2. The railing on Unit C on the east elevation shall be solid.
 3. Provide samples of lighting fixtures.
 4. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. To the extent that the Board has been advised by Staff, 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. It is consistent with Urban Design Guidelines and Infill Guidelines.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project. It is Spanish colonial style.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location on the property and the neighborhood.
 - d. There are no adjacent Landmarks or other nearby designated historic resources in the neighborhood.
 - e. The design of the project responds does not affect any established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping. The courtyard is nicely detailed.
 5. The Board finds that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties because the fencing and hedge help maintain privacy;
 - c. The improvement will be compatible with the existing development and character of the neighborhood. '
 - d. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

Action: Wittausch/Cunningham, 6/1/0. (Watkins opposed.) Motion carried.

The ten-day appeal period was announced.

(4:25PM) FINAL APPROVAL

3. **443 CORONA DEL MAR DR**
 Assessor's Parcel Number: 017-322-017
 Zone: R-4/SD-3
 Application Number: PLN2018-00328

Owner:	G6 Hospitality Real Estate LLC
Applicant:	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 motel buildings comprised of 52 units, 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, resurfacing and redesign of the parking lot totaling 47 parking spaces, as well as the introduction of planters to the parking lot. Project requires a Parking Lot Landscape Waiver.)

Final approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on June 17, 2019.

Actual time: 6:26 p.m.

Present: Jarrett Gorin, Agent, Vanguard Planning; and Brooklyn Kelly, Vanguard Planning

Public comment opened at 6:45 p.m., and as no one wished to speak, it closed.

Motion: Continue one week to Consent with comments:

1. Provide detail of doors and windows.
2. Expressly show choice of PTAC vent screening.
3. Provide actual roofing detail depicting how the manufacturer's details will be applied to the project.
4. Show locations of downspouts on elevations and the roof plan
5. Show soffit lighting detail and provide a lighting cut-sheet.
6. Parking lot screening details shall be coordinated.
7. Specify pool enclosure details.
8. Specify cedar wrap cap details.
9. Provide a copper or other metal cap for the cedar wrap.
10. The list provided is not comprehensive, and any other details such as the transition at the bottom of the stairs, the transition where the stair slopes, and the transition of the railing at the corner should be addressed.

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

(5:05PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4. 29 S MILPAS ST

Assessor's Parcel Number:	017-171-024
Zone:	C-R
Application Number:	PLN2018-00682
Owner:	S & P Investments
Applicant:	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, which results in a demolition credit of 1,091 square feet. Also proposed are changes to parking lot circulation and configuration, new trash enclosure, new bicycle parking, new landscaping and site lighting, and storm water management improvements. Project will include a Voluntary Lot Merger to merge two adjoining parcels (APNs 017-171-024 and 017-171-004).)

Project Design and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project requires a Minor Zoning Exception for the increased roof height within an interior setback, and a Parking Area Landscape and Fence Standards Waiver. Project was last reviewed on June 17, 2019.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to a prior contract deal 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: 7:00 p.m.

Present: Martha Degasis, Arcadia Studio; Paul Poirier, Paul Poirier & Associates Architects; and Randy Poltl, Owner

Staff comments: Mr. Ozyilmaz stated that Julio Veyna, the Historic Landmarks Commission's landscape reviewer, has reviewed the landscape plan because Board Member Cunningham has recused himself from the review of the project.

Public comment opened at 7:27 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue one week to Consent for Final Approval with conditions:

1. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. Without other indication from Staff, 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 of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. There are no adjacent Landmarks or other nearby designated historic resources.
 - e. There are no established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
2. The Board finds that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;

- b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The improvement will be compatible with the existing development and character of the neighborhood.
3. The project meets the Urban Design Guidelines and the Haley/Milpas Design Manual.
 4. The Board is supportive of the Parking Area Landscape and Fence Standards Waiver.
 5. Board approves color scheme three, in which the entry, arcade and major building color is PC 1.
 6. The decorative poles on either side of the archway entry shall have the Steve Handelman 12-inch fixture.
 7. The proposed landscape in the parking lot with the palms is acceptable.
 8. Present different slate tile samples upon return to Consent.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 7:40 P.M. ***