



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
AUGUST 12, 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 3:02 p.m. by Chair Moore.

ATTENDANCE

Members present: Moore, Wittausch, Cunningham (at 4:52 p.m.), Insua, and Olson
Members absent: Six and Watkins
Staff present: Ostrenger (until 6:00 p.m.), Ozyilmaz, and Ternovskaya

(3:00 PM) JOINT PUBLIC HEARING:

- CITY OF SANTA BARBARA ARCHITECTURAL BOARD OF REVIEW (ABR) AND COUNTY OF SANTA BARBARA MONTECITO BOARD OF ARCHITECTURAL BOARD OF REVIEW (MBAR)**

NEW ITEM: CONCEPT REVIEW:

INTERSECTION OF OLIVE MILL RD, COAST VILLAGE RD, AND JAMESON LN

Assessor's Parcel Number: ROW-2812 AND ROW-2819
Application Number: PLN2019-00115 (City)
19BAR-00000-00116 (County)
Owner: City of Santa Barbara,
County of Santa Barbara,
Caltrans
Applicant: Laura Yanez (City), Morgan Jones (County)
Designer: James Faber, TY Lin International

(This is a Joint Public Hearing of the ABR and the MBAR. It is a proposal for improvements to the intersection of Coast Village Road, North Jameson Lane, Olive Mill Road, and United States Highway 101 by creating a new intersection configuration. The project proposes to enhance the traffic operations and safety of the intersection by reconfiguring the intersection to a single-lane roundabout, adding sidewalks, directional crosswalks, and landscaping. Tree removals and replacement street lighting are also proposed. This project will be reviewed by the City's Architectural Board of Review in conjunction with the County of Santa Barbara's Montecito Board of Architectural Review. Members of the Montecito Board of Architectural Review will be in attendance at the meeting to comment on the project.)

No final appealable decision will be made at this hearing. Project requires compliance with the City's Project Compatibility Analysis and the following guidelines: Highway 101 Coastal Parkway Design Guidelines (City), Outdoor Lighting and Streetlight Design Guidelines (City), and Montecito Architectural Guidelines and Development Standards (County).

- 1.A. **Convening and introduction of MBAR Special Meeting**
- 1.B. **Joint public hearing**
- 1.C. **Staff Report**
- 1.D. **Applicant Presentation**
 - i. Public Comment: Any member of the public may speak to this item for up to two minutes
 - ii. Joint ABR/MBAR Questions
 - iii. Joint ABR/MBAR Comments
- 1.E. **Adjourn MBAR Special Meeting**

Actual time: 3:08 p.m.

Present: Laura Yanez, Supervising Civil Engineer, City of Santa Barbara; Nicole Lieu, Planner, County of Santa Barbara; James Faber, Designer, TY Lin International; Laurie Romano, Landscape Architect, Arcadia Studios; John Maloney, JMPE Electrical Engineering; and Megan Arciniega, Project Planner, City of Santa Barbara;

Staff comments: Ms. Arciniega clarified the public meeting procedures for members of the public. She stated that the Olive Mill Road Roundabout project stems from the Caltrans Highway 101 widening project as a means to address the additional traffic load expected as a result of highway widening. The proposed Olive Mill Road Roundabout is a Caltrans project designed by both County and City Public Works Staff. Further, the intersection lies on the boundary of City and County property, and therefore the project requires permit approvals from both City and County jurisdictions.

Mr. Ozyilmaz clarified that members of the public may provide comments and ask questions during public comment, but the Board will not be able to respond.

Public comment opened at 3:37 p.m.

The following individuals spoke:

1. Libby Aubrey
2. Rex Ruskauff, in support.

- 3. Dennis Naiman, in support.
- 4. Robert Ludwick. Thorn Robertson ceded time to Mr. Ludwick.
- 5. Alan Brumberger
- 6. Chris Gabriel
- 7. Richard Janssen
- 8. Roger Rittner, opposed.
- 9. Jim Youngson, representing Price Management, opposed.
- 10. Trey Pinner
- 11. Anna Marie Gott
- 12. Jason Copus

Written correspondence from Roger Rittner and Doris Christy, Michael J. Maloco, Maryan Schall, Dick Shaikewitz, Nick Zemke, and Bob Ludwick were acknowledged.

Public comment closed at 3:52 p.m.

Montecito Board of Architectural Review

To view comments made by the MBAR please visit CountyofSB.org/PlnDev/Hearings/MBAR.sbc for MBAR, August 12, 2019 Approved Minutes

City of Santa Barbara Architectural Board of Review

Motion: Continue indefinitely with comments:

- 1. The project is a much needed improvement for the intersection, and will be a great step forward for this area.
- 2. Board is generally in favor of the landscape palette and approach, and would like to see future details and refinement.
- 3. Provide the history and studies of the geometry and location of the roundabout justifying this solution.
- 4. The Board is concerned about the impacts of the project on the northeast corner property, particularly impacts to the property’s southern yard and the owner’s privacy. Provide alternate solutions to mitigate impacts on the homeowner.
- 5. Board member Wittausch is concerned about traffic flow during natural disasters, or any other peak time, and would like to see what volume of traffic the circle size can handle.
- 6. Provide information showing why the landscaping is heavier on the northwest side of the intersection versus the northeast side of intersection, if possible provide a better balance of volume and quality of landscaping on both sides.

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

*** THE BOARD RECESSED FROM 4:37 TO 5:15 P.M. ***

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Anna Marie Gott

Written correspondence from Anna Marie Gott was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **July 29, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Public comment opened at 5:21 p.m.

The following individuals spoke:

1. Anna Marie Gott

Public comment closed at 5:23 p.m.

Motion: Ratify the Consent Calendar of **August 5, 2019**, as reviewed by Board Members Cunningham, Olson, and Six.

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

Motion: Ratify the Consent Calendar of **August 12, 2019**, as reviewed by Board Member Cunningham and Board Member Olson.

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

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

1. Mr. Ozyilmaz announced that 1108 Olive Street has been appealed to City Council, and is scheduled to be heard on September 24, 2019. He requested that a member of the Board representing the prevailing vote attend the meeting.

2. Ms. Ostrenger announced that 101 S. Canada Street had received Project Design Approval with less than four voting members, and that at the previous meeting she had asked Board members to e-mail her if they would like to reconsider the Project Design Approval. She did not receive any requests that the project be brought back before the Board for Project Design Approval.

E. Subcommittee Reports:

No subcommittee reports.

(5:20PM) DISCUSSION ITEM

- 3. **DISCUSSION ON DISCRIMINATION/HARASSMENT POLICY – For Information:**
 Recommendation: That Access Advisory Committee receive a presentation from City Staff on Non-Discrimination and Harassment Policy.

Reference Number: PLN2019-00249
 Staff: Sarah Gorman, City Clerk Services Manager

Actual time: 5:29 p.m.

Present: Sarah Gorman, City Clerk Services Manager, City of Santa Barbara

Public comment opened at 5:21 p.m., and as no one wished to speak, it closed.

Discussion Held.

Ms. Gorman discussed and defined discrimination that is prohibited under the City’s Discrimination and Harassment policy and Board members signed an acknowledgement of said policy.

(5:25 PM) CONTINUED ITEM: CONCEPT REVIEW

- 4. **333 S CANADA ST**
 Assessor’s Parcel Number: 017-300-021
 Zone: R-M
 Application Number: PLN2018-00066
 Owner: Jorge Escamilla, Applicant

(Proposal for a new duplex using the Average Unit-Size Density (AUD) Program. Project consists of the construction of a 1,690 square foot, two-story duplex on a site currently developed with a single residential unit. Unit mix on the site will be two 2-bedroom units, and one 1-bedroom unit ranging in size from 677 to 942 square feet with an average unit size of 789 square feet. The proposed density of this 5,053 square foot lot would be 25 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential which allows for between 15-27 dwelling units per acre. Also proposed are a new second story deck above an existing three-car garage, and an exterior remodel of the existing single residential unit. No grading and no landscape alterations are proposed as part of this project.)

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 July 30, 2018.

Actual time: 5:32 p.m.

Present: Jorge Escamilla, Applicant

Public comment opened at 5:42 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members feel that the project is ready for Project Design Approval? 4/0 Passed.

Motion: Continue indefinitely with comments:

1. Provide a street tree per the City Arborist's recommendation, preferably near the northern side of the existing driveway.
2. Provide a complete landscape plan per the requirements for approval.
3. Project the fascia of the entry dormer beyond the face of the fascia of the eave on the west elevation.
4. Provide complete detailed drawings.
5. The proposed colors and materials are acceptable.
6. The Overcast by Behr paint color is preferred.
7. Provide exterior lighting specifications.
8. Show any gutters and downspouts and specify the material.
9. Show where all details where materials meet and come together.

Action: Moore/Cunningham, 4/0/1. (Insua abstained. Six and Watkins absent.) Motion carried.

(5:55 PM) NEW ITEM: CONCEPT REVIEW

5. 2840 DE LA VINA ST

Assessor's Parcel Number: 051-220-023
 Zone: C-R/USS
 Application Number: PLN2019-00197
 Owner: Storch Family Living Trust
 Bernd and Miyako Storch, Trustees
 Applicant: Mark Pettit

(Proposal for a commercial remodel of an existing shopping center. Project consists of replacement of existing storefronts, repair and maintenance of concrete and asphalt, installation of a new trash enclosure, and infill of an existing planter to provide more parking spaces. Project requires a waiver for an alternative parking lot landscape design. A change in color is also proposed.)

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, Upper State Street Design guidelines.

Actual time: 6:00 p.m.

Present: Mark Pettit, Applicant; and Girem Kwon, Designer

Public comment opened at 6:10 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Consider relocating the trash enclosure.
2. Consider introducing finger planters with as many trees as possible along the front of the project in order to provide buffer and landscaping.
3. Simplify the elevations on all three sides by using the original material, the split faced block.

4. Restudy the colors to be compatible with the existing color of the split face block, shingles, and fascia. Unify the elevations of the two buildings.
5. Remove the applied arches.
6. The Board appreciates the budget value of the marketplace, but would like the applicant to study improving the landscaping.
7. Provide archived plans of the project.

Action: Wittausch/Cunningham, 5/0/1. (Moore opposed. Six and Watkins absent.) Motion carried.

*** MEETING ADJOURNED AT 6:49 P.M. ***