



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
SEPTEMBER 9, 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 3:00 p.m. by Chair Moore.

ATTENDANCE

Members present: Moore, Wittausch, Cunningham (absent 3:08 – 4:43 p.m.), Insua (at 3:03 p.m.), Olson, Six, and Watkins
Members absent: None
Staff present: Ostrenger (until 5:03 p.m.), Ozyilmaz, Ternovskaya, and John Doimas, Assistant City Attorney (at 5:02 p.m.)

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Maria Zate Clark, Anna Marie Gott, and Robert Ooley were acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **August 12, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 19, 2019**, as reviewed by Board Members Olson, Six, and Cunningham.

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

Motion: Ratify the Consent Calendar of **August 26, 2019**, as reviewed by Board Member Six.

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

Motion: Ratify the Consent Calendar of **September 3, 2019**, as reviewed by Board Member Six.

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

Motion: Ratify the Consent Calendar of **September 9, 2019**, as reviewed by Board Members Olson and Cunningham.

Action: Olson/Cunningham, 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. Board member Cunningham will be recusing himself from hearing Item 1, 604 E. Ortega Street.
- b. Item 3, 15 S. Alisos Street and Item 4, 16 W. Mission Street are postponed. Item 3, 15 S. Alisos Street will be re-noticed for the September 23, 2019 hearing and Item 4, 16 W. Mission Street will also be continued to the September 23, 2019 hearing.
- c. A letter of resignation has been received from Board member Wittausch. His final meeting is to be determined.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW**1. 604 E ORTEGA ST**

Assessor's Parcel Number: 031-172-002

Zone: P-R

Application Number: PLN2018-00508

Owner: City of Santa Barbara

Agent: Santos Escobar

Applicant: George Thomson

(Proposal for renovations for Ortega Park. Project entails a new playing field, expanded pool, water slide, basketball court, skatepark, bocce ball courts, cornhole courts, splash pad, shade structures, and

two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review.)

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 received a Pre-Application Consultation on October 22, 2018.

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.

Actual time: 3:08 p.m.

Present: George Thomson, Parks Capital Projects Supervisor, City of Santa Barbara; Jeff Ferber, Landscape Architect, RRM Design Group; Elijah Pierce, Architect, RRM Design Group; and Anna Schmitz, RRM Design Group

Staff comments: Mr. Ozilymaz stated that the public comment format has changed. Members of the public are asked to speak at the podium unless they are requested by the Chair or Board members to approach the plans.

Public comment opened at 3:31 p.m.

The following individuals spoke:

1. Jose Arturo Gallegos, in support
2. Aaron Goldschmidt

Written correspondence from Richard Rosenwald was acknowledged.

Public comment closed at 3:36 p.m.

Motion: Continue indefinitely with comments:

1. The Board finds that the project is a huge improvement and appreciates that the Applicant has listened to suggestions from the Board and the community for making this project better.
2. The majority of the Board's access concerns are satisfied, but the soccer field still needs a second or third viable entry.
3. The scale of the proposed structures is acceptable.
4. The style of the architectural structures is acceptable.
5. Detailing throughout the project could be minimized and the architecture simplified.
6. The small details, for instance the doors depicted with classic Santa Barbara style elements is appreciated. The Board would like to see these elements remain.
7. The south access shall be continuous to the center shade structure area, and shall primarily be a pedestrian pathway. Any skateboard park elements shall be secondary.
8. The attention to possible mural locations is appreciated. Study providing more organic and less structured mural locations.

9. Provide lighting studies, particularly for the ball field. Provide photometric studies showing that light levels will be acceptable.
10. Provide lighting specifications and locations for the remainder of the site.
11. Study the possibility of providing a true wrought iron gate at the major entry locations. Transition to a less expensive material around the ball field, etc.
12. Study possible color alternatives to the rubber playground underlayment.
13. Consider more locations for public art, and possibly temporary locations by invitation to surrounding public.
14. Attempt to minimize the standard grey concrete.
15. The Board requests additional input either from the Historic Landmarks Commission Landscape Architect or from an alternative review body.
16. Explore adding arcades and full shade cover at the pool areas and buildings.

Action: Six/Wittausch, 6/0/0. (Cunningham absent.) Motion carried.

Individual comments: Board Member Six stated that he would like to see more real turf used throughout the project rather than synthetic turf.

(4:15PM) PROJECT DESIGN APPROVAL

2. 1317 PUNTA GORDA ST

Assessor's Parcel Number: 017-300-017
Zone: R-M
Application Number: PLN2018-00627
Owner: Jim Carr
Applicant: Tom Ochsner, Architect
Landscape Architect: Charles McClure

(Proposal for seven new residential duplexes developed under the Average Unit-Size Density 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.)

Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, and Outdoor Lighting Design Guidelines. Project was last reviewed on May 6, 2019.

Actual time: 4:43 p.m.

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

Staff comments: Mr. Ozilymaz stated that the project recently went through Application Completeness Review as part of the California Permit Streamlining Act. Once a project has been deemed complete, the decision body has 60 days to make a decision. This project requires action by October 25, 2019.

Public comment opened at 4:58 p.m.

Written correspondence from Anna Marie Gott was acknowledged.

Public comment closed at 4:59 p.m.

Motion: Project Design Approval with comments:

1. Add California Gables on Units 1 and 2 on the south elevation of Sheet 6.3.
2. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. Without hearing anything to the contrary 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, given that the neighborhood consists of mixed residential architecture and materials.
 - b. The design of the project is compatible with architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project, given that the neighborhood consists of mixed residential architecture and materials.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood, given that the neighborhood has a number of second story structures.
 - d. There are no adjacent Landmarks or other nearby designated historic resources.
 - e. The project does not affect established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
3. The Alternative Open Yard design is necessary to provide flexibility in architectural style and site organization such as preservation of natural features, enhanced circulation, shared amenities and/or the protection or creation of scenic views; and
4. The approval of the Alternative Open Yard design will meet the purpose of the required open yard as described.

Action: Six/Watkins, 3/4/0. (Cunningham, Wittausch, Olson, and Moore opposed.) Motion failed.

Motion: Continue two weeks with comments:

1. The proposed site layout is appropriate, as it provides a sense intimacy and privacy for each respective unit.
2. The architecture is compatible with the surrounding neighborhood in materials, quality, detailing, and scale. The massing is appropriate, as numerous one and two story units are found throughout the nearby community.
3. The Alternative Open Yard design is acceptable, as it supports the enhanced characteristics of the architecture and provides a unique sense of shared amenities not commonly found in multifamily housing.
4. Revise the site layout to provide some flexibility in orientation of buildings, and provide variation in the appearance of the project from neighboring communities and within the site.

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

Individual comments: Board Member Cunningham stated that he would like the applicant to explore placing some of the units on an angle at the property line.

(5:00PM) NEW ITEM: CONCEPT REVIEW**3. 15 S ALISOS ST**

Assessor's Parcel Number: 017-172-018
Zone: R-2
Application Number: PLN2019-00339
Owner: Three J. Investment Alisos LLC
Applicant: Michael Holliday

(Proposal for a new transitional housing project administered through the Salvation Army. The project consists of the construction of a 2,767 square foot, 10 bedroom manufactured housing facility to match the materials, design and finishes of the existing adjacent structures. A wooden deck on the west side of the new building will provide ADA ramp compliant access to new structure. The driveway area behind the existing home will be modified to accommodate an ADA van parking space and three standard parking spaces. New landscaping and site drainage are also proposed.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following design guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines.

Item postponed two weeks for re-noticing.

(5:50PM) NEW ITEM: CONCEPT REVIEW**4. 16 W MISSION ST**

Assessor's Parcel Number: 025-311-014
Zone: C-G
Application Number: PLN2019-00398
Owner: 16 W. Mission LLC C/O Oliver Fries
Applicant: Heidi Jones

(Proposal for the conversion of an existing mixed-use complex into a residential complex using the Average Unit-Size Density (AUD) program and the State Bonus Density Law. Project entails an interior conversion of the existing floor area to include a unit mix of nine studio, eleven one-bedroom, and three two-bedroom units ranging in size from 330 square feet and 895 square feet with an average unit size of 520 square feet. The proposed density on this 28,224 square foot lot is 35 dwelling units per acre on a lot with a General Plan Land Use Designation of Medium High Density Residential which allows for 15-27 dwelling units per acre, and using the State's Bonus Density Law which allows for up to 11% more units above base density. As part of the State Density Bonus Law, the proposed conversion includes two units designated for "Very Low" income level tenants. Also proposed is a 130 square foot addition.)

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, and Outdoor Lighting Design Guidelines.

Item postponed two weeks at the applicant's request.

*** MEETING ADJOURNED AT 5:35 P.M. ***