



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
OCTOBER 21, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *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, Cunningham (absent 3:17 – 5:33 p.m.), Insua, Olson, Six, Watkins (until 3:50 p.m.)
Members absent: None
Staff present: Ostrenger (until 3:52 p.m.), Ozyilmaz, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Anna Marie Gott
2. Rick Closson

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **October 7, 2019**, as submitted.

Action: Cunningham/Olson, 6/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 14, 2019**, as reviewed by Board Members Moore, Watkins, and Six.

Action: Moore/Cunningham, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **October 21, 2019**, as reviewed by Board Members Cunningham and Olson.

Action: Cunningham/Olson, 6/0/0. Motion carried.

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

1. Mr. Ozyilmaz announced the following:

a. As of Tuesday, October 1, 2019, all project applicants must provide an electronic copy of their plans either as a pdf attachment to an e-mail or submitted on a portable electronic storage device (such as a CD or similar device). The electronic plans will be available to view on the City's website at the same time the agenda is available online. The new submittal requirements apply to the following review bodies: Architectural Board of Review, Historic Landmarks Commission, Single Family Design Board, Planning Commission, and Staff Hearing Officer.

b. Item 2, 219 E. Haley St. has been postponed two weeks at the applicant's request.

c. The ABR Special Meeting on October 18, 2019 was postponed due to a lack of quorum.

d. Board member Cunningham will be recusing himself from hearing Item 1, 600 W Carrillo St. and Item 3, 36 Hitchcock Way.

2. Ms. Ostrenger announced that a formal subcommittee may be formed for the review of the Joint City/County Olive Mill Roundabout project.

E. Subcommittee Reports:

Board Member Six reported that the awards of design excellence sub-committee has developed a Nomination for Awards sheet. The Nomination for Awards sheet will be issued every year to each Board. The Boards and Commissions may choose to abstain from nominations if they feel there is a lack of consensus on a given nomination. There will be two awards given by each Board, including the Historic Landmarks Commission, Single Family Design Board, and Architectural Board of Review.

(3:15PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**1. 600 W CARRILLO ST**

Assessor's Parcel Number: ROW-1965

Application Number: PLN2019-00163

Owner: City of Santa Barbara

Applicant: Eric Goodall

(Proposal for pedestrian improvements to Carrillo Street between Bath Street and Miramonte Drive. Project consists of reconstructing the Carrillo Street and San Andres Street pedestrian crossing to reduce the crossing width across Carrillo from 88 feet to 65 feet at the west crossing, and 85 to 56 feet

at the eastern crossing. Project includes new pedestrian access ramps for the crossing at San Pascual Street. A total of 29 new light fixtures are proposed to be installed between Bath Street and Miramonte Drive, and one new light fixture is proposed to be installed on Miramonte Drive.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Outdoor Lighting Design Manual. Project was last reviewed on May 20, 2019.

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: 3:18 p.m.

Present: Eric Goodall, Project Engineer, City of Santa Barbara; and Behdad Gharagozli, Supervising Transportation Engineer, City of Santa Barbara

Staff comments: Mr. Ozyilmaz clarified that because the project was previously noticed for design review by the Board, it will continue to be reviewed by the Board. However, these types of design standards will come before Staff for administrative approval in the future.

Public comment opened at 3:27 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The geometrics and materials other than the mulch areas are acceptable.
2. All lighting is acceptable as proposed.
3. Provide landscape plans which include workable plantings in the areas indicated as mulch and in the north east intersection parkway.

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

(3:50PM) PROJECT DESIGN APPROVAL

2. 219 E HALEY ST

Assessor's Parcel Number: 031-202-014

Zone: M-C

Application Number: PLN2016-00078

Owner: Price Living Trust
John Price, Trustee

Applicant: Ed De Vicente, Architect

(Proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Program. The proposal includes the demolition of seven existing structures housing eight residential units and the construction of a four-story, 34 unit, mixed-use development. Unit mix will include 15 two-bedroom units, 14 one-bedroom units, and 5 studios ranging in size from 400 to 1,105 square feet, with an average unit size of 725 square feet. Also proposed are two commercial spaces totaling 1,826 square feet. The proposed density on this 23,974 square foot parcel will be 61.8 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 4 covered parking spaces for the commercial area, with 38 spaces required.

Project requires a Development Plan Approval finding for a Small Non-Residential Addition as defined in section 30.170.020 of the Municipal Code.)

Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Haley/Milpas Design Guidelines, and Outdoor Lighting Design Guidelines. Project was last reviewed on March 25, 2019.

Item postponed two weeks at the applicant's request.

*** THE BOARD RECESSED FROM 3:50 TO 5:05 P.M. ***

(5:20PM) CONTINUED ITEM: CONCEPT REVIEW

3. 36 HITCHCOCK WAY

Assessor's Parcel Number: 051-040-059
Zone: R-2/USS
Application Number: PLN2018-00513
Owner: Channel Islands YMCA
Applicant: Shawn Dahlen
Architect: Charles McClure

(Proposal to reconfigure areas within the parking lot of the YMCA. Project consists of the addition of 37 new parking spaces, removal of existing hardscape and landscaping to accommodate new parking, removal and replacement of 16 trees, removal of walls and fencing, and the installation of new landscaping, irrigation and permeable paving. Project requires Staff Hearing Officer review for parking in the front setback.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Upper State Street Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed 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 the close proximity of the project to his residence.

Actual time: 5:05 p.m.

Present: Shawn Dahlen, Applicant, Channel Islands YMCA; Larry Ruffle, Facilities Chair; Craig Prentice, Executive Director, Channel Islands YMCA; and Tony Boughman, Assistant Planner, City of Santa Barbara

Staff comments: Mr. Boughman stated that the project proposes changes that need to be in substantial conformance with its Conditional Use Permit and that a setback modification will be required.

Public comment opened at 5:18 p.m., and as no one wished to speak, it closed.

Written correspondence from Barbara & Alan Wann and Herbert Simpkins were acknowledged.

- Motion: Continue to the Staff Hearing Officer for return to the Full Board with comments:**
1. The potential impact from the modification required for additional parking has been mitigated by the proposed landscape. The location on the site does not impact the adjacent street.
 2. Applicant shall return with full landscape plans, including all specifications for planting, hardscape, and sample materials for all proposed hardscape or painting.
 3. The Historic Landmarks Commission’s Landscape Reviewer shall review and make comments on the proposed plan.
- Action:** Moore/Olson, 4/0/0. (Cunningham and Watkins absent.) Motion carried.

*** THE BOARD RECESSED FROM 5:32 TO 5:35 P.M. ***

(5:50PM) NEW ITEM: CONCEPT REVIEW

- 4. 1225 COAST VILLAGE RD**
- | | |
|---------------------------|-------------------------------|
| Assessor's Parcel Number: | 009-291-034 |
| Zone: | C-1/SD-3 |
| Application Number: | PLN2019-00480 |
| Owner: | Coast Village Investments, LP |
| Applicant: | Rex Ruskauff |

(Proposal for an exterior remodel of an existing commercial structure. Project entails removing existing canopies and replacing them with metal canopies, removing existing guardrails and replacing them with cable railing, and removing the existing storefront and replacing it with a frameless glass storefront. A new stone veneer is also proposed for the front façade. No change in floor area is proposed.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis.

Actual time: 5:35 p.m.

Present: Rex Ruskauff, Applicant

Public comment opened at 5:43 p.m.

The following individual(s) spoke:

1. Anna Marie Gott, opposed.

Written correspondence from Anna Marie Gott was acknowledged.

Public comment closed at 5:45 p.m.

Straw vote: How many Board Members can support the board form concrete planter? 1/4 Failed

Motion: Continue indefinitely with comments:

1. Provide modifications to the veneer, canopy, and planter finishes.
2. Manipulate the west elevation to provide architectural features that justify the end of the veneer.
3. Address on the east elevation where the veneer ends and the plaster starts.
4. The rework of the ramp is acceptable.
5. The frameless storefronts are acceptable.
6. Provide photographs of all elevations of the structure.
7. Any proposed rooftop equipment shall be screened and any screening must be compatible with the rest of the structure.

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

*** MEETING ADJOURNED AT 6:13 P.M. ***