



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
DECEMBER 16, 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 3:00 p.m. by Chair Moore.

ATTENDANCE

Members present: Moore (until 5:04 p.m.), Cunningham (absent 4:48 - 5:04 p.m.), Insua, Olson (absent 4:48 – 5:04 p.m.), Six (at 3:14 p.m.) and Watkins (absent 5:51 – 6:54 p.m.)

Members absent: None

Staff present: Ostrenger, Ozyilmaz, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Jose Arturo Gallegos

Written correspondence from Anna Marie Gott was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **December 2, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 9, 2019**, as reviewed by Board Member Cunningham.

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

Motion: Ratify the Consent Calendar of **December 16, 2019**, as reviewed by Board Member Watkins.

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

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

1. Mr. Ozyilmaz announced that Item 2, 11 Anacapa St. was postponed indefinitely due to an appeal to the California Coastal Commission.
2. Chair Moore announced that he will be leaving the meeting early at 6:00 p.m.
3. Board Member Cunningham announced that he will be recusing himself from hearing Item 3, 29 S. Milpas St. due to prior contract work.
4. Board Member Olson announced that he will be recusing himself from hearing Item 3, 29 S. Milpas St. due to prior contract work.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW**1. 2 S QUARANTINA ST**

Assessor's Parcel Number: 017-113-024

Zone: M-1/SD-3

Application Number: PLN2019-00585

Owner: Pride of Ownership Property LLC

Applicant: John Cuykendall

(Proposal for a new non-residential structure and staging area. Project entails the demolition of all structures on site and the construction of a new 3,151 square foot, single story industrial structure. The project also proposes two staging areas for equipment and vehicles, new trash enclosure, perimeter planters, and storm water basin. Five parking spaces are 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, Outdoor Lighting Design Guidelines.

Actual time: 3:09 p.m.

Present: John Cuykendall, Applicant, Dudek; Robert Coles, RJC Inc.; Heidi Norman, RJC Inc.; and Kelly Brodison, Associate Planner, City of Santa Barbara

Staff comments: Ms. Brodison stated that the applicant has submitted for a Coastal Development Permit. Staff are reviewing the project for compliance with public improvements such as sidewalks, curbs and gutters, tree replacement, and compliance with the Coastal Development Permit findings.

Public comment opened at 3:25 p.m.

The following individuals spoke:

1. Sandy McLeod, opposed.
2. Janice Foote, opposed.
3. Sage Whipple, opposed.
4. Melissa Gentzle, opposed.
5. Jose Arturo Gallegos, opposed.
6. Uri Dolev, opposed.
7. Will Covert, in support.
8. Guy Dolev, opposed.

Written correspondence from Jonathan Dolev, Adolfo Robles, Henry Bartley, Steve Olsen, Joe Mathews, Kathy Da Ros Mackins and Alan Lash were acknowledged.

Public comment closed at 3:41 p.m.

Straw vote: How many Board Members feel this building should be a Spanish-Mediterranean design?
1/5 Failed

Motion: Continue indefinitely with comments:

1. The Board appreciates the opportunity to take an early look at the project and provide feedback.
2. Applicant to study additional landscaping and adding large evergreen trees on the north and west property lines to screen the lot from the freeway and surrounding streets.
3. Increase the width of the planter along Quarantina Street to accommodate larger trees.
4. Provide a well-articulated six to eight foot combination of wall and/or fencing around the perimeter of the site. The wall shall be stucco or incorporate typical Santa Barbara details.
5. Study addressing the building to the street. Rework the retention basin.
6. Provide substantial planting, including trees, in all striped areas.
7. The general massing of the proposed structure appears to be acceptable but further study of the exterior appearance of the building is suggested. Either have the facades be more compatible with a Spanish industrial style, focus on simple construction, but with deep recessed openings to emphasize the appearance of bearing walls. Or, provide a design of more industrial character but with an elevated level of design and materiality.
8. Relocate the exterior HVAC equipment away from the property line, so that it is not visible from the street.

9. Applicant to study retaining the existing Eucalyptus street tree at the Quarantina Street entrance. Study varying the sidewalk at that location to accommodate the street tree.

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

(3:55PM) PROJECT DESIGN APPROVAL

2. 11 ANACAPA ST

Assessor's Parcel Number: 033-112-010
 Zone: OC/SD-3
 Application Number: PLN2017-00009
 Owner: Hannah Beachside LLC
 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.)

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 May 6, 2019.

Item 2 postponed indefinitely due to an appeal to the California Coastal Commission.

*** THE BOARD RECESSED FROM 4:48 TO 4:55 P.M. ***

(4:40PM) REVIEW AFTER FINAL APPROVAL

3. 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 requires a Minor Zoning Exception for an increase in building height within the north interior setback, a Parking Area Landscape and Fence Standards Waiver, and a Voluntary Lot Merger to merge two adjoining parcels (APNs 017-171-024 and 017-171-004).)

Review After Final Approval is requested for changes to façade colors, additional metal screening, changes in parking configuration, installation of three new floodlights, and new decorative wall lights. Project was last reviewed on December 2, 2019.

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

Actual time: 4:45 p.m.

Present: Paul Poirier, Applicant; and Randy Poltl, Owner, S & P Investments

Public comment opened at 4:59 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final as submitted.

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

(5:10PM) FINAL APPROVAL

4. 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.)

Final Approval is requested. Project plans require substantial conformance with the plans granted Project Design Approval on September 23, 2019.

Actual time: 5:09 p.m.

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

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

Motion: Final Approval and continue indefinitely to Consent with comments:

1. The Board feels that this is an excellent project, and is successful in providing quality design that is compatible with the neighborhood in terms of massing, scale, and bulk.
2. The color choices are acceptable.
3. The lighting is acceptable.
4. The composite material for the fences along the perimeter is acceptable.
5. The two pergolas are acceptable in terms of color and design.
6. Provide landscape screening for backflow device that is no lower than three feet and does not look like obvious screening.
7. Reduce the footprint of the condensing units pads in an effort to push them closer to structure and allow for screening. Planting shall not be shorter than the height of condenser.
8. The hardware support bracket on Detail 6, Sheet A9.1 shall be changed to a more concealed hardware connection.
9. On Sheet A8.4, references to single casements windows shall be changed to double casements.

Action: Watkins/Olson, 5/0/0. (Moore absent.) Motion carried.

(6:00PM) COURTESY REVIEW**5. 1122 N MILPAS ST**

Assessor's Parcel Number: 029-202-001
 Zone: RS-15
 Application Number: PLN2019-00621
 Owner: County of Santa Barbara
 Applicant: Thomas Hashbarger

(This is a Courtesy Review for a project not within the City's jurisdiction. Proposal for a slope remediation and storage room at the Santa Barbara Bowl. Project entails constructing a 1,270 square foot storage building, new retaining walls, as well as grading, landscaping, and a small concrete plaza. Project is under the Jurisdiction of the County of Santa Barbara.)

No final appealable decision will be made at this hearing. This is a courtesy review for a project which will be processed through the County of Santa Barbara's Planning Department.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Watkins recused himself from hearing this item due to prior work with the owner.

Actual time: 5:51 p.m.

Present: Thomas Hashbarger, Applicant

Public comment opened at 6:05 p.m., and as no one wished to speak, it closed.

Board comments:

Board Member Six stated that the project is well done and sensitively handled.

*** THE BOARD RECESSED FROM 6:12 TO 6:54 P.M. ***

(7:05PM) FINAL APPROVAL**6. 1412 CASTILLO ST**

Assessor's Parcel Number: 039-052-024
 Zone: R-MH
 Application Number: PLN2016-00529
 Owner: Charles Butler
 Applicant: Craig Goodman, Architect

(THIS IS A REVISED PROJECT DESCRIPTION: Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The project will comprise the remodel of two existing units and the construction of two additional units. Unit mix will include two, 2-bedroom units and two, 3-bedroom units ranging in size from 899 to 1,147 square feet with an average unit size of 997 square feet. The proposed density on this 8,172 square foot parcel will be 22 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. Also proposed are four covered and three uncovered parking spaces; as well as a new deck, landscaping, and trellis. Project will address violations identified in enforcement case ENF2016-01132.)

Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on June 4, 2018. Project was last reviewed on September 23, 2019.

Actual time: 6:55 p.m.

Present: Craig Goodman, Applicant; and Charles Butler, Owner

Public comment opened at 7:15 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support removing the wall? 2/3 Failed

Motion: Final Approval with conditions:

1. The proposed plans are in substantial conformance with the plans granted Project Design Approval. The applicant has maintained the height of the structures, and decreased the impact of the front building.
2. Applicant shall show the backflow preventer up against the back side of the existing portion of the front wall.
3. Use a *Cedrus deodara* in lieu of the Norfolk Island Pine.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 7:42 P.M. ***