

**BOARD MEMBERS:**

Kevin Moore, *Chair*  
Richard Six, *Vice Chair*  
David Black  
Bob Cunningham  
Leon A. Olson  
David R. Watkins  
Dennis Whelan

**CITY COUNCIL LIAISON:**

Cathy Murillo

**PLANNING COMMISSION LIAISON:**

Roxana Bonderson

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Christina McGuire, Assistant Planner  
Mary Ternovskaya, Commission Secretary

# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### MINUTES

### DECEMBER 14, 2020

3:00 P.M.

This Meeting was Conducted Electronically

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#### CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Moore.

#### ATTENDANCE

Members present: Moore, Black, Olson, Six, Watkins, and Whelan  
Members absent: Cunningham  
Staff present: Timmy Bolton, Associate Planner; Unzueta; McGuire; Ted Hamilton, Assistant Planner; and Ternovskaya

#### GENERAL BUSINESS

A. Public Comment:

Written correspondence from Richard Closson was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **November 30, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 14, 2020**, as reviewed by Board Members Black and Whelan.

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

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

and appeals:

1. Ms. McGuire announced that Board Member Cunningham has resigned from the ABR effective immediately.
2. Jessica Metzger, Project Planner requested for two members to serve on a Working Group to develop new Floor-to-Lot Area Ratios for multi-unit housing development. The group will be composed of appointees from Historic Landmarks Commission, Architectural Board of Review, and Planning Commission. Chair Moore and Vice Chair Six were appointed to the Working Group. Board Member Watkins will serve as an alternate member.

E. Subcommittee Reports:

No subcommittee reports.

### **(3:20PM) PROJECT DESIGN APPROVAL**

1. **2700 BLOCK DE LA VINA ST 558 SEG ID**  
Assessor's Parcel Number: ROW-000-558037-041-024  
Application Number: PLN2017-00041  
Owner: City of Santa Barbara  
Applicant: Cody Stults, Public Works, City of Santa Barbara

(Proposal for the replacement of the De La Vina Street Bridge over Mission Creek. Project is comprised of the demolition of the existing bridge including the bridge foundation, construction of a new bridge spanning Mission Creek, reconstruction/re-profiling portions of De La Vina Street and sidewalks, reconstruction of storm drains, reconstruction of City water and sewer utilities, restoration of a portion of the Mission Creek, and roadway and/or Pedestrian lighting and crossing improvements.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the Urban Design Guidelines. Project was last reviewed on June 18, 2018.**

Actual time: 3:15 p.m.

Present: Cody Stults, Project Engineer, City of Santa Barbara; Laura Yanez, Supervising Engineer, Public Works; Thomas Conti, Bangle Engineering; and Natira Jones, Landscape Architect

Public comment opened at 3:32 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to the Full Board with comments:**

1. The Board generally supports design and direction of the project.
2. The majority of landscape design is effective and well designed.
3. The Board favors the Type B railing system.
4. Explore providing additional tinted paved areas along the ends of the crosswalks, and it will be up to discretion of the applicant to design the overall sizes of the paving areas.
5. Provide a connection with the creek bed along Vernon Street through the landscape and site features. Provide a walkway along the landscape area, although the proposed paving of the walkway is to be determined by the applicant.
6. Provide a small planting area along the north of the bridge in between crosswalks.

Action: Watkins/Olson, 6/0/0. (Cunningham absent.) Motion carried.

**(4:00PM) PROJECT DESIGN APPROVAL****2. 825 DE LA VINA ST**

Assessor's Parcel Number: 037-041-024  
Zone: C-G  
Application Number: PLN2020-00108  
Owner: JV De La Vina, LLC  
Applicant: Edward DeVicente

(Proposal for a four-story mixed-use project on a site currently developed with a private surface level parking lot using the Average Unit-Size Density (AUD) program. Project entails construction of a 19,767 square foot, 21 unit rental complex, with 387 square feet dedicated to commercial floor area. Unit mix includes five, 2-bedroom, ten, 1-bedroom, and six studio units ranging in size from 482 to 1,419 square feet with an average unit size of 776 square feet. Two of the units will be designated for inclusionary housing. The proposed density on this 14,625 square foot lot is 62 dwelling units per acre on a site within the Priority Housing Overlay which allows between 37-63 dwelling units per acre. Proposal also includes 23 parking spaces, and 36 bike parking spaces.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project is located within a Historic Sensitivity Area. Project requires a Waiver for Mechanical Equipment screening. Project was last reviewed on April 20, 2020.**

Actual time: 4:22 p.m.

Present: Ed DeVicente, Applicant, DMHA; Guillermo Gonzalez, Landscape Architect; and Ryan Mills, DMHA

Public comment opened at 4:42 p.m.,

The following individual(s) spoke:

1. Fred Sweeney on behalf of Don Sharpe
2. Brad Pepper

Public comment closed at 4:47 p.m.

Straw vote: How many Board Members can support waiving the story pole requirements? 4/2 Passed

**Motion: Continue indefinitely with comments:**

1. The mass, bulk, and scale given the parameters of the project are acceptable due to the fact that the front building is three stories and is similar to the structures to the north.
2. The unscreened transformer cannot be supported.
3. Applicant shall push the architecture back from the atriums of the northern property structure.
4. Restudy the material and arrangement of the planter boxes at the perimeters of the podium to be more traditional and less modern.
5. Restudy the trellises on second floor east, fourth floor south, and third floor above the bike storage to avoid the simple extension of the perimeters of the walls below.
6. Provide more finesse and development of the architectural detailing and steer away from a modern expression. Provide a clearer expression of identifiable architectural character.
7. Reduce the massing atop the elevator and stair tower.
8. Study more finished materials for the finishes of the first floor surfaces of the podium.
9. The Board finds the project is exempt from story poles because the applicant has provided adequate three dimensional simulations. The proposed structures are clearly consistent in terms of size, bulk, and scale with other buildings.

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

**\* THE BOARD RECESSED FROM 6:26 TO 6:31 P.M. \***

**(5:00PM) NEW ITEM: CONCEPT REVIEW**

3. **425 SANTA BARBARA ST**  
 Assessor's Parcel Number: 031-271-008  
 Zone: M-C  
 Application Number: PLN2020-00426  
 Owner: SBID, LLC  
 Applicant: Shelby Messner

(The project consists of constructing a four-story 19 unit residential apartment building, comprised of (1) two bedroom unit, eight (8) one-bedroom units and ten (10) studio units, on a vacant lot within the Priority Housing Overlay area of the City. The project is designed to comply with the City's Average Unit Size Density Incentive (AUD) Program (SBMC Chapter 30.150), California State Density Bonus Program (CA Gov. Code §65915-65918), and the Streamlined Housing Project Program (CA State Senate Bill 330). The units range in size from 489 square feet (net) to 995 square feet (net) with an average unit size of 608 square feet (net). Two (2) of the units are proposed to be restricted to "Very Low Income" tenants under the State's Density Bonus Program; additionally, one (1) of the units is required to be restricted to "Moderate Income" tenants under the City's Inclusionary Program (SBMC §30.150.110), with an additional in-lieu fee payment to replace a second "Moderate Income" unit. Per the "Priority Housing" General Plan designation of the lot, 13.23 (14) units is the maximum base density (63 dwellings units/acre), with AUD and State Density Bonus, the 19 proposed units are allowable (90.48 dwelling units/acre). Under the State's Density Bonus program, the project proposes the following concessions from City development standards: 1) to allow a reduction in the minimum private outdoor living space dimensions for each unit, and 2) to allow the proposed building to exceed the 48'-

0" height limit for AUD projects in the M-C zone. The project proposes no on-site parking, and one on-street car sharing space on Santa Barbara Street. Each unit will be provided a private, secure, covered storage area that includes bicycle parking.)

**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.**

Actual time: 6:31 p.m.

Present: Shelby Messner, Applicant; and Noah Greer, Architect

Public comment opened at 6:53 p.m.,

The following individual(s) spoke:

1. Robin Donaldson
2. Michael Bishop

Written correspondence from Robin Donaldson was acknowledged.

Public comment closed at 7:00 p.m.

**Motion: Continue indefinitely with comments:**

1. The Board is concerned about the lack of parking and the impact on the limited street parking.
2. The Board is very concerned with the neighborhood compatibility of the project, understanding that the neighborhood is in transition, yet there needs to be more work on the massing of the building to provide a transition between the surrounding neighborhood.
3. Provide documentation, block long elevations, or three dimensional images so that the Board can understand the impact of the proposed massing.
4. Some Board members find that the internal courtyard scheme makes the mass of the building extreme, and suggests that other overall site uses and layouts be studied, such as collapsing the interior courtyard and accessing the units through much smaller or enclosed corridors.
5. The project needs to relate more to the streetscape as far as action, space, windows, etc.
6. Provide solutions to alleviate the height concession such as adjusting floor heights. With restudy of the interior courtyard, more outdoor living spaces can be accommodated.
7. The project currently does not comply with Urban Design Guidelines or Infill Design Guidelines

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

**(6:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

4. **702 E GUTIERREZ ST**

Assessor's Parcel Number: 031-361-005  
Zone: M-I  
Application Number: PLN2020-00434  
Owner: Southern California Edison Co.  
Applicant: Madeline Chaney  
Engineer: Glen Hunt

(Proposal for alteration to an existing wireless communication stealth pole installation on an industrial site. Project consists of removing and replacing the existing 36 inch diameter stealth pole and six panel antennas with a new 54 inch diameter stealth pole and six new panel antennas.)

**Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and no Visual Impact Findings. Project was last reviewed on September 14, 2020 Consent agenda and referred to the Full Board.**

**Item 4 postponed indefinitely at the applicant's request.**

**\* MEETING ADJOURNED AT 8:00 P.M. \***