



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JULY 2, 2018

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

BOARD MEMBERS:

Amy Fitzgerald Tripp, *Chair*
Kevin Moore, *Vice Chair*
Bob Cunningham
Richard Six
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Matthew Cameron.

ATTENDANCE

Members present: Cunningham (until 4:01 p.m.), Moore, Tripp, Watkins, and Wittausch (at 3:14 p.m.)
Members absent: Six
Staff present: Unzueta (until 3:14 p.m.), Cameron, and Krystal Vaughn, Acting Senior Commission Secretary

GENERAL BUSINESS

A. Mid-Year 2018 Election of Chair and Vice Chair.

Nominations for Chair: Tripp

A vote was taken, and Board Member Tripp was elected as Chair.

Nominations for Vice Chair: Moore

A vote was taken, and Board Member Moore was elected as Vice Chair.

B. Public Comment:

No public comment.

C. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **June 18, 2018**, as amended.

Action: Cunningham/Watkins, 3/0/0. (Cunningham abstained. Wittausch and Six absent.) Motion carried.

D. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 25, 2018**, as reviewed by Board Members Moore and Cunningham.

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

Motion: Ratify the Consent Calendar of **July 2, 2018**, as reviewed by Board Member Cunningham and Tripp.

Action: Cunningham/Tripp, 4/0/0. (Wittausch and Six absent.) Motion carried.

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

1. Mr. Cameron announced the following:

- a. Richard Six has been appointed to the Architectural Board of Review by City Council.
- b. Staff requested that one of the makers of the motion for 402 Anacapa Street, a short-term rental conversion at Anacapa and Gutierrez Streets, attend the appeal hearing at City Council on Tuesday, July 10, 2018; Chair Trip agreed to attend the hearing.
- c. Item 3, 2 South Quarantina Street and Item 4, 443 Corona Del Mar Drive have been postponed indefinitely at the applicants request.
- d. Board Member Cunningham will be stepping down from Item 2, 500 Fowler Road.

2. Chair Tripp announced that she will attend Consent Review meetings through the Summer months, and Vice Chair Moore will take over in September.

F. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW**1. 15 S ALISOS ST****R-2 Zone****(3:15)**

Assessor's Parcel Number: 017-172-018
Application Number: MST2017-00493
Owner: Jeff Persson
Architect: CSA Architects

(Proposal for an additional duplex on a parcel currently developed with two residential units. Project involves the demolition of a detached 770 square foot two-car garage and accessory structure, and the construction of a two story, 3,478 square foot duplex. Unit mix on this 14,625 square foot lot will be four, 2-bedroom units ranging in size from 669 to 1,439 square feet. Also proposed are alterations to the existing landscaping, reconfiguration of the parking arrangement to include eight parking spaces, and 692 cubic yards of grading. A Minor Zoning Exception is requested for the over-height fence and pillars within ten feet of the front property line. The project is also requesting approval for an Alternative Open Yard design.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 12, 2018.)

Actual time: 3:14 p.m.

Present: Trevor Wellman, Elsa Reader, and Natalie Cope, CSA Architects; and Kevin Small, Planning Design Group

Public comment opened at 3:25 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. Provide a larger tree to replace the Star Magnolia tree between Unit D's garage and Unit B.
2. Provide a tree in the planter in front of Unit B.
3. Replace the ground cover between Unit D and Unit D's garage with possibly blue sage or other species that will thrive in the shade.
4. Study the pedestrian plan, and provide a pedestrian path to each of the units.
5. Restudy the entrance at the driveway to provide the required visibility; it was suggested to remove the two pillars adjacent to the driveway.
6. Provide screening for the existing air conditioning unit that is to remain.
7. Provide the door and window specifications.
8. The Board supports the alternative open yard design.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 500 FOWLER RD****A-F/SD-3 Zone****(3:35)**

Assessor's Parcel Number: 073-450-003
Application Number: MST2017-00640
Owner: City of Santa Barbara
Applicant: Randy Arntson
Engineer: John Maloney

(Proposal for seven new photovoltaic solar carports to be located in the City of Santa Barbara Airport's Long-Term parking lot. Project consists of the installation of four 35'x394' carports and three 35'x250' carports to be mounted with a combined total of 1 Megawatt solar photovoltaic panels within the 798-space Long-Term parking lot. The proposal does not reduce the number of parking spaces. The structures will be installed in sections to not displace more than 160 parking spaces at a time to keep the remaining parking lot open and available for long-term parking during construction. Project is within the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Fourth Concept review. Comments Only. Project requires Planning Commission review. Project was last reviewed on January 16, 2018.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item.

Actual time: 4:01 p.m.

Present: Randy Arntson, Applicant

Public comment opened at 4:07 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can feel the gutter system is necessary? 1/3 Failed

Motion: Continue indefinitely to Full Board with comments:

1. The Board is in support of the project.
2. The Historic Landmark Commission Landscape Architect should review the drawings and consider the previous comments regarding additional screening along the road;
3. Provide photographs of the proposed plantings.
4. All existing trees and light poles should be identified on the drawings or renderings.
5. Update the rendering at the transformer equipment to show the proposed palm trees that will remain.
6. Provide a materials board showing all colors proposed, including materials used at the site walls, tile, and wrought iron, etc.
7. Landscape architect to restudy the use and necessity of the mesh in conjunction with the wrought iron.
8. Provide a cut sheet for the light fixtures on the underside of the structures; and provide a warmer light temperature.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2 S QUARANTINA ST****M-1/SD-3 Zone****(4:05)**

Assessor's Parcel Number: 017-113-024
Application Number: MST2018-00284
Owner: Pride of Ownership Property, LLC
Applicant: Heidi Jones
Architect: Robert Coles
Engineer: Mike Hamilton

(Proposal for a new industrial structure in the Coastal Zone. Project consists of the demolition of all existing structures on site, and construction of a 22,046 square foot, two-story industrial building. Site improvements include a new parking lot, landscaping, and trash enclosure. Project requires Planning Commission review for a Coastal Development Permit, and Development Plan Approval. Project proposes to abate violations identified in enforcement case ENF2017-01218.)

(Comments only. Project requires Planning Commission review.)

Item postponed indefinitely at the Applicant's request.

CONCEPT REVIEW - NEW ITEM**4. 443 CORONA DEL MAR DR****R-4/SD-3 Zone****(4:45)**

Assessor's Parcel Number: 017-322-017
Application Number: MST2018-00328
Owner: G6 Hospitality Real Estate, LLC
Applicant: The Dimension Group
Architect: Stayton Wood
Engineer: Ken Okamoto and Associates, Inc.
Landscape Architect: Roderick Horne

(Proposal for a remodel of an existing Motel 6 in the Coastal Zone. Project consists of an interior remodel, and improvements to the exterior of the two existing motel buildings including new windows and doors, new roofing, new railings and fencing, metal parking trellises, and upgrades to the pool area. Changes in landscaping are proposed as part of this project, as well as the introduction of planters to the rear parking lot. No change in the number of parking spaces, and no change in the number of rooms are proposed.)

(Comments Only. Project requires further Environmental Assessment.)

Item postponed indefinitely at the Applicant's request.

*** MEETING ADJOURNED AT 4:28 P.M. ***