

**BOARD MEMBERS:**

Kevin Moore, *Chair*
Richard Six, *Vice Chair*
Lauren Anderson
David Black
Leon A. Olson
Dennis Whelan

CITY COUNCIL LIAISON:

Mike Jordan

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

TUESDAY, JUNE 1, 2021

3:00 P.M.

This Meeting was Conducted Electronically

CALL TO ORDER

The Full Board meeting was called to order at 3:01 p.m. by Chair Moore.

ATTENDANCE

Members present: Moore, Anderson, Black, Olson, Six, and Whelan
Members absent: None
Staff present: Unzueta; William Russell, Planning Technician; McGuire, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 17, 2021**, as amended.

Action: Six/Black, 6/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 17, 2021**, as reviewed by Board Members Black, Anderson, and Six.

Action: Anderson/Black, 5/0/1. (Moore abstained.) Motion carried.

Motion: Ratify the Consent Calendar of **May 24, 2021**, as reviewed by Board Members Black, Anderson, and Six.

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

Motion: Ratify the Consent Calendar of **June 1, 2021**, as reviewed by Board Members Anderson and Six.

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

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

1. Ms. McGuire announced that William Russell, Planning Technician will be managing the plans.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. **421 S MILPAS ST**

Assessor's Parcel Number: 017-313-012

Zone: HRC-1/SD-3

Application Number: PLN2020-00603

Owner: Riven Barton (Blue Sands LLC)

Applicant: Trish Allen, SEPPS

Architect: Hyun Bae Cho, Sherry & Associates Architects

Proposal for improvements and accessibility upgrades to the Blue Sands Inn. Exterior alterations to the hotel include: constructing a new stair tower with storage below, replacement of the covered entry porch roof with a new upper deck, new Juliet balcony, window and door improvements, and new lighting fixtures. Project includes removal of some existing landscaping, removal of a Canary Island Palm Tree, installing a new accessible ramp and handrail, and enhancements to the pool area including new permeable paving, adding a spa, trellis, pool lift, and outdoor amenities. Interior upgrades include miscellaneous improvements to existing rooms, converting a non-accessible room to an accessible room, and the manager's bedroom to a hotel room. Staff Hearing Officer review and approval is required for improvements in the required 20'-0" Front Setback, and a Coastal Development Permit for the conversion of the manager's bedroom to a hotel room. Improvements located in the 10'-0" Milpas Street Widening Setback are under PLN2021-00116.

Concept 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 and Outdoor Lighting Design Guidelines. Project was last reviewed on January 25, 2021.

Actual time: 3:15 p.m.

Present: Dawn Sherry, Applicant; Trish Allen, SEPPS; Chris Gilliland, Landscape Architect; and Pilar Plummer, Assistant Planner, City of Santa Barbara

Public comment opened at 3:42 p.m.

The following individual(s) spoke:

1. Sunae Mester
2. Andrew Mester

Written correspondence from Sunae Mester was acknowledged.

Public comment closed at 3:49 p.m.

Motion: Continue indefinitely to the Staff Hearing Officer with comments:

1. The overall architecture is an upgrade to the existing project. The project is very successful and good looking. The patio area and associated improvements proposed under PLN2021-00116 are not being considered with this review.
2. The front elevation, including those architectural elements that are extending into the front setback, is very nice in design and the architectural elements are important to deliver a highly textured in and out to the front elevation.
3. The rear stair tower shall be restudied to reduce its mass and height as much as possible, and the applicant shall maintain fire protection at the property line as required. Show shade and shadow studies upon return along with restudied stair tower.
4. Applicant shall study ways to enhance the patio wall adjacent to the parking lot with planting or decorative materials such as designs, tiles, pavers, etc.
5. Return with a complete design of a more traditional and less cantilevered trellis at the pool.
6. One Board Member finds that the walkway to the main entry from street should be widened and more inviting at property line.
7. The Board preliminarily finds that the Project Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. 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.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. For the most part, the size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. There is understanding that there will be a restudy of the rear stair tower.
 - d. There are no adjacent Landmarks or other nearby designated historic resources or natural features.
 - e. There are no established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

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

*** THE BOARD RECESSED FROM 4:29 TO 4:33 P.M. ***

(3:40PM) PRE-APPLICATION REVIEW

2. **421 S MILPAS ST**
- | | |
|---------------------------|--|
| Assessor's Parcel Number: | 017-313-012 |
| Zone: | HRC-1/SD-3 |
| Application Number: | PLN2021-00244 |
| Owner: | Riven Barton (Blue Sands LLC) |
| Applicant: | Trish Allen, SEPPS |
| Architect: | Hyun Bae Cho, Sherry & Associates Architects |
| Landscape Designer: | Christopher Gilliland |

(This is a One-Time Pre-Application Consultation to receive feedback on a proposal for a new permeable paver patio enclosed with a 5'-0" tempered glass wind screen and associated improvements located in the 10'-0" Milpas Street Widening Setback. The project includes a new planter surrounding the patio, door, relocation of a fence and gate, and accessibility improvements including ADA ingress/egress ramps with handrails, and striping for an existing ADA space. This project will require City Council approval of a Variance for improvements in the 10'-0" Milpas Street Widening Setback and a Front Setback Modification for improvements and alterations within the required 20'-0" front setback. Hotel improvements that are outside of the Milpas Street Widening Setback are under PLN2020-00603.)

This is a One-Time Pre-Application Consultation. No final appealable decision will be made at this hearing.

Actual time: 4:33 p.m.

Present: Dawn Sherry, Applicant; Trish Allen, SEPPS; Chris Gilliland, Landscape Architect; and Pilar Plummer, Assistant Planner, City of Santa Barbara

Public comment opened at 4:45 p.m.,

The following individual(s) spoke:

1. Sunae Mester

Public comment closed at 4:48 p.m.

Board comments:

1. Vice Chair Six commented that a patio with screening of the glass in some portions would be an enhancement to this area. The present proposal is too linear, applicant shall provide more ins and outs, perhaps clipping the glass at the corners. Perhaps provide patios and uses behind the project to acknowledge that some portions are private rooms, some areas are kitchens, and others are major congregation areas. It is essential to provide planting in front of the project. He agrees with Chair Moore there should be augmentation and finesse to iron supports and/or railings in order to emphasize the wrought iron nature of the fence rather than the simple glass panels.
2. Board Member Anderson does not support the use of glass but would like to see a restudy of the enclosure with additional landscaping, or would like to see materiality that works better with the architectural style would be appropriate

3. Board Member Olson can accept the project as proposed, if that is the only alternative allowed by the Public Works Department due to the encroachment in the Milpas Street Widening Setback. If the applicant is willing to soften the use of glass along the lines of Vice Chair Six's comments that would make the project better. The project is an improvement on what is existing.
4. Board Member Black agrees with Board Member Olson's comments. He finds that if articulation is provided to break up the linearity of the project, encroachment into the square footage of the patio may occur. However, with a more traditional treatment of the wrought iron post, such as providing twisted seal posts or finial posts that tie to the building architecture, the project along with the landscaping would be acceptable as proposed.
5. Board Member Whelan does not believe the glass is appropriate and would recommend either a low wall or landscaping materials, or even a metal railing to a certain height that is similar to the one used on the project. The project is too linear, and he would like to see crenulation provided to divide the different areas.
6. Chair Moore finds the patio in concept to be a great improvement that will enhance and add to the safety of the street. He commented that the materials should be appropriate to the neighborhood and architecture, and suggested a low plaster wall similar to what is adjacent at the pool with some screening material on top, ideally not just glass, and perhaps some decorative element with glass panels if needed.

(4:20PM) CONTINUED ITEM: CONCEPT REVIEW

3. 701 N. MILPAS STREET (FORMERLY 711 N. MILPAS STREET)

Assessor's Parcel Number: 031-121-025
Zone: C-G
Application Number: PLN2015-00561
Owner: 711 N Milpas Partners, LP
Applicant: RRM Design Group

(Proposal for a new four-story mixed-use building consisting of 1,245 square feet of commercial retail space, 82 residential units (including 16 moderate-income affordable units), and community amenities consisting of a fitness room, leasing office, and business center with conference rooms. The project includes 104 residential parking spaces, including 22 spaces created by mechanical parking lifts, and 6 commercial parking spaces. Project requires approval of a Development Agreement by the Planning Commission and City Council; Height Exception and Setback Modification by the Planning Commission; and Project Design and Final approvals by the ABR.)

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, Haley/Milpas Design Manual, and Outdoor Lighting Design Guidelines. Previous project was last reviewed on February 8, 2021.

Actual time: 5:23 p.m.

Present: Jarrett Gorin, Applicant; Elijah Pierce, Applicant; Detlev Peikert, Applicant; Tony Tomasello, Applicant, RRM Design Group; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Ms. Kennedy stated that there is an error in the project footer, and the project is not subject to the Haley/Milpas Design Manual.

Public comment opened at 5:44 p.m.,

The following individual(s) spoke:

1. Natalie Govoni
2. Victoria Valente

Public comment closed at 5:49 p.m.

Motion: Continue indefinitely with comments:

1. The Board is appreciative of the changes to the design and the steps that the applicant has made are moving in the right direction. However, the Board has issues with the repetitive nature of the window layouts, window proportions, detailing, and general monolithic design appearance of the project.
 2. The Board suggests that the applicant study visually breaking the project down into smaller components and mimicking the rhythm of other parcels along Milpas Street to attempt to bring the building into closer compatibility with the area.
 3. The Board recommends that the applicant study opportunities to reduce the apparent mass of the fourth floor by modulating the building roof slopes and find areas at the perimeter to add sloped roofs.
 4. The Board is generally accepting of the design exceeding the 48 foot height limit, however, as proposed there are roof areas that are too tall. .
 5. At this time, the Board cannot find that the project meets the Project Compatibility Analysis criteria with the following comments:
 - a. The project is consistent with the City Charter and Municipal Code and the Board is supportive of the setback modification, with the understanding that there are future exemptions to be processed.
 - b. The project is not consistent with infill design guidelines and therefore not compatible to neighborhood.
 - c. Size, bulk, and scale is not completely appropriate as portions of the building are too tall and the apparent mass has not been successfully resolved. The extent of maximum height proposed is too much.
 - d. The project is not adjacent to historic landmarks and resources, as the Santa Barbara Junior High School has been determined to be too far
 - e. The project does not block public views.
 - f. The project does provide open space and landscaping.
 6. The Board can accept the setback modification for the proposed parking arrangement.
- Action: Moore/Anderson, 3/3/0. (Six, Olson, and Whelan opposed.) Motion failed.

Individual comments: Vice Chair Six stated that he is opposed because the motion supports the setback modification for the parking and leads to inappropriate massing of the building. He supports the height exception.

Motion: Continue indefinitely with comments:

1. The Board is appreciative of the changes to the design and the steps that the applicant has made are moving in the right direction. However, the Board has issues with the repetitive nature of the window layouts, window proportions, detailing, and general monolithic design appearance of the project.
2. The Board suggests that the applicant study visually breaking the project down into smaller components and mimicking the rhythm of other parcels along Milpas Street to attempt to bring the building into closer compatibility with the area.
3. The Board recommends that the applicant study opportunities to reduce the apparent mass of the fourth floor by modulating the building roof slopes and find areas at the perimeter to add sloped roofs.
4. The Board is generally accepting of the design exceeding the 48 foot height limit; however, as proposed, there are roof areas that are too tall.
5. At this time, the Board cannot find that the project meets the Project Compatibility Analysis criteria with the following comments:
 - a. The project is not consistent with the Municipal Code and the Board is not supportive of the setback modification.
 - b. The project is not consistent with infill design guidelines and therefore not compatible to neighborhood.
 - c. Size, bulk, and scale is not completely appropriate as portions of the building are too tall and the apparent mass has not been successfully resolved. The extent of maximum height proposed is too much.
 - d. The project is not adjacent to historic landmarks and resources, as the Santa Barbara Junior High School has been determined to be too far.
 - e. The project does not block public views.
 - f. The project does provide open space and landscaping.
6. The Board cannot accept the setback modification due to the way it results in an overbuilt project.

Action: Six/Whelan, 4/2/0. (Moore and Olson opposed.) Motion carried.

*** MEETING ADJOURNED AT 7:11 P.M. ***