

**BOARD MEMBERS:**

Kevin Moore, *Chair*
Richard Six, *Vice Chair*
Lauren Anderson
David Black
Steve Nuhn
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
William Russell, Assistant Planner
Mary Ternovskaya, Commission Secretary

City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

MINUTES

NOVEMBER 15, 2021

3:00 P.M.

This Meeting was Conducted Electronically

CALL TO ORDER

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

ATTENDANCE

Members present: Moore (absent 3:36 – 4:45 p.m.), Six, Anderson, Black, Nuhn, and Olson
Members absent: Whelan
Staff present: Unzueta; Ted Hamilton, Assistant Planner; Russell, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Letty Quezada was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **November 1, 2021**, as amended.

Action: Olson/Black, 5/0/1. (Moore abstained. Whelan absent.) Motion carried.

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

1. No announcements.

D. Subcommittee Reports:

No subcommittee reports.

(3:15PM) REVIEW AFTER FINAL APPROVAL**1. 801 CLIFF DRIVE**

Assessor's Parcel Number: 045-250-008
Zone: R-2/SD-3
Application Number: PLN2014-00586
Owner: Edward St. George, Unknown Dream, LLC
Applicant: Lonnie Roy, ON Design Architects
Landscape Architect: Earthform Design

(The project was approved in 2016 to address violations in enforcement case ENF2014-00616 for extensive unpermitted tree removals, landscaping alterations, architectural changes, and other site improvements. The current request is for ABR "review after final" review of proposed changes to the landscape plan so that the plan matches existing conditions on-site. On September 1, 2021, the property owner planted 27 Monterey Cypress trees along the perimeter of the property. This placement differs from the original approval for 20 of the trees to be planted along the perimeter and 7 in interior areas of the site. This landscape plan is separate from, and does not involve changes to, the habitat restoration plan for the undeveloped riparian and Monarch Butterfly habitat area on the site.)

Review After Final Approval requested for changes to the landscape plan which was approved on November 21, 2016. Project requires compliance with Planning Commission Resolution No. 020-16 and ABR Landscape Design Guidelines. The Project was last reviewed on July 26, 2021.

Actual time: 3:07 p.m.

Present: Lonnie Roy, Applicant, ON Design Architects; Sam Maphis, Landscape Architect, Earthform Design; and Tony Boughman, Associate Planner, City of Santa Barbara

Staff comments: Mr. Boughman stated that the applicant has provided photographs of each tree and he requested that the Board review their locations. He asked that they pay particular attention to tree number seven, as its placement may not be appropriate. He was available to answer any questions.

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comment that the Board requests that staff investigate the extension of the monitoring period for the new Monterey Cypress trees.

Action: Olson/Moore, 6/0/0. (Whelan absent.) Motion carried.

The ten-day appeal period was announced.

(4:00PM) NEW ITEM: PRE-APPLICATION REVIEW**2. 35 ANACAPA ST**

Assessor's Parcel Number: 033-112-002
Zone: OC/SD-3
Application Number: PLN2021-00226
Owner: Jeff Theimer, 35 Anacapa, LLC
Applicant: Troy White, TW Land Planning & Development
Architect: DesignARC Inc.

(The project consists of a new three-story development on a 0.5-acre vacant lot located at the southwest corner of Anacapa Street and E. Mason Street. The proposal includes an airspace condominium map for development of one building consisting of two small, six-room hotels, corner market/bodega, various types of restaurants (sit down, coffee shop, and fast casual kitchens), a tasting room, artist studios, an art gallery, and other retail space. The project would require a Parking Modification (SBMC §28.92.110); Coastal Development Permit (SBMC §28.44.060); Development Plan (SBMC Chapter 28.85); two Conditional Use Permits (SBMC Chapter 28.94 and 28.71.030); and a Tentative Subdivision Map (SBMC Chapter 27.07).)

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

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Moore recused himself from hearing this item due to a potential conflict of interest with a nearby project he is working on.

Actual time: 3:36 p.m.

Present: Mark Kirkhart, Architect, DesignARC; Melisa Turner, Project Manager, DesignARC; Troy White, Principal, TW Land Planning & Development; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Mr. Russell stated that no final appealable decision will be made at this hearing. He requested that the Board provides individual comments regarding the project and then that the Vice Chair provide a summary at the end of the comments period.

Public comment opened at 3:53 p.m., and as no one wished to speak, it closed.

Board comments:

- Most of the Board is supportive of the design and expressed excitement regarding the design, except for one Board Member.
- The stairway is a very positive feature.
- The majority of the Board finds that the materials used fit in with the vernacular and materials of the Funk Zone.
- The architectural massing is very successful.
- The setback from the streets on Mason Street and Anacapa Street are successful.
- One Board Member would like to see more landscaping along the stairway.
- Several Board Members were concerned that an art program be established.
- One Board Member believes that the architecture and the forms are busy and could be simplified.

- One Board Member encouraged the applicant to confirm the compatibility of vertical mounted recycled wood with the surrounding area.
- Most Board Members find that the uses, and the distribution of the uses, throughout the building are exciting.
- One Board Member is concerned about the project being too contemporary and would like to see the project be a little more eclectic and industrial, as well as more in harmony with the more humble architecture in the area representing the Funk Zone.
- One Board Member is concerned about the viability of having commercial activity on the second floor level above the ground floor.
- Two Board Members would like to see more setback provided on the west elevation.

*** THE BOARD RECESSED FROM 4:22 TO 4:45 P.M. ***

(5:00PM) NEW ITEM: PRE-APPLICATION REVIEW

3. **425 GARDEN ST**
Assessor's Parcel Number: 031-272-006
Zone: M-C
Application Number: PRE2021-00246
Owner: Greg Reitz
Architect: Ken Vermillion, Bildsten Architecture

(The project consists of demolition of all on-site structures and construction of a 33-unit apartment complex with rooftop amenities. Consistent with the City's Average Unit-Size Density (AUD) Program, the City's Inclusionary Housing Ordinance and the State's Density Bonus Law, there will be: two (2) Moderate-Income units, five (5) Low-Income Units, and twenty six (26) market rate units. No parking is proposed on-site, consistent with the ADU Ordinance. The project is proposed at a density of 86.84 units/acre, which is allowable with the State Density Bonus Law.)

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

Actual time: 4:47 p.m.

Present: Ellen Bildsten, Architect, Bildsten Architecture and Planning; Greg Reitz, Owner; Ken Vermillion, Bildsten Architecture and Planning, and Stephanie Swanson, Associate Planner, City of Santa Barbara

Staff comments: Ms. Swanson stated that this is a one-time concept review and a zoning review has not been completed. The AUD Ordinance allows for a maximum of one parking space per unit, therefore providing no parking is acceptable. The project uses the State Density Bonus Program, meaning that the General Plan density can be exceeded by the project. The applicant has submitted for a pre-application review before this hearing, and Staff has confirmed that the proposed density is allowed as proposed. The allowable height for the project is 48 feet, however the height needs to include the roof parapet. The 48 foot marker on the elevations currently does not include the parapet and the project appears over height. The stair towers and elevator towers do not count towards the height limit as long as they are the minimum size required by building code. The applicant may exceed the 48 foot height limit in several ways; if the project is determined to be a community-benefit project by City Council, or if the entire lot is designated as affordable housing by the State Density Bonus Program, or if a request for a concession under the State Density Bonus program is granted.

Public comment opened at 5:11 p.m., and as no one wished to speak, it closed.

The following individual(s) spoke:

1. Rob Adams

Written correspondence from Pete Feldman, Eric Behr, Christine Feldman, Patricia Saley, Ed Lenvik, Barry Winick, Bob Cunningham, and Richard Lloyd was acknowledged.

Public comment closed at 5:15 p.m.

Board comments:

- Applicant should restudy the design to make it compatible with the Urban Design Guidelines. There are many ways to achieve this, but the Board suggests that the building is broken up so that it appears as several separate buildings in massing.
- Minimize the building height to greatest extent possible and have it meet zoning requirements. Applicant shall study the amount of amenity and general common space within the project to reduce the overall massing and create the best possible unit layout.
- The Applicant shall show proposed landscaping throughout the floorplans so that the Board can understand the amount of landscaping vs. hardscaping.
- The Board recommends restudying the stair design to help reduce overall apparent massing at the perimeter of the building.
- Applicant shall study alternate configurations such as having the courtyard face Garden Street and study setting the project back from the western property line to allow for more light and air to units along that portion of the property.
- The proposed elevations and detailing with the guard rails should be restudied.
- Provide a site plan with more information regarding servicing requirements, utilities, and access.
- The Board encourages the applicant to provide off-site parking as well as other alternative transportation.

(5:45PM) NEW ITEM: PRE-APPLICATION REVIEW

4. **710 – 712 E COTA ST**
Assessor's Parcel Number: 031-231-002, 031-231-003
Zone: C-G
Application Number: PRE2021-00201
Owner: Jessica De L'Arbre, Habitat For Humanity of Southern Santa Barbara County, Inc.
Applicant/Architect: Eduardo DeVicente, DMHA Architects

(This project involves two properties: 710 E Cota and 712 E Cota. Proposal to demolish 1 single family dwelling and garage structure on each lot, and construct a 3-story, 3-unit building on each lot, each with 3 covered parking spaces. Shared parking access is proposed. This would result in a 6-unit development with 6 parking spaces. The units would have an average unit size of 1,242 square feet with a density of 26.1 units per acre. Site grade would be built up to construct units above the Design Flood Elevation.)

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

Actual time: 6:00 p.m.

Present: Ryan Mills, Applicant, DMHA; and Kelly Brodison, Associate Planner, City of Santa Barbara

Public comment opened at 6:16 p.m., and as no one wished to speak, it closed.

The following individual(s) spoke:

1. Jessica Wishan

Written correspondence from Bruce and Randa Craig was acknowledged.

Public comment closed at 6:18 p.m.

Board comments:

- In general, the Board is supportive of the project, the use of project, and the general layout of the site.
- Provide additional documentation regarding the neighborhood and adjacent parcels, including an elevation view of the adjacent existing homes along this block. Include within the elevations the site retaining walls, to depict the impact to the neighbors. Provide elevations of the courtyard or drive aisle elevations of each building.
- Study adding hip roofs to reduce the apparent overall massing of the project. Attempt to differentiate the massing of each building to the greatest extent feasible.
- Provide dimensions on the elevations, including dimensions of the existing grade, and the dimensions from existing grade to ridgelines.
- Study configuration of porches and porch coverings to expand them to the greatest extent possible to provide better outdoor space for each building.
- Provide survey information to show grades at the parcel and adjoining parcels.
- Study window placements to ensure no privacy conflict with neighbors as well as locations and sizes.
- Study making windows as large as possible.

*** MEETING ADJOURNED AT 6:41 P.M. ***