



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, December 7, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN – CHAIR (Consent Agenda Representative)
SCOTT HOPKINS – VICE-CHAIR
THIEP CUNG
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/ABRVideos.

CALL TO ORDER:

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

ATTENDANCE:

Members present: Gradin, Cung, Hopkins, Miller, and Poole.
Members absent: Tripp and Wittausch.
Staff present: Gantz, Limón (present until 3:10 p.m.), and Goo.

GENERAL BUSINESS:

- A. Public Comment:
 No public comment.
- B. Approval of Minutes:
 Motion: Approval of the minutes of the Architectural Board of Review meeting of **November 23, 2015**, as amended.
 Action: Miller/Cung, 4/0/1. Motion carried. (Poole/Hopkins abstained, Tripp/Wittausch absent).
- C. Consent Calendars:
 Motion: Ratify the Consent Calendar of **November 30, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.
 Action: Hopkins/Poole, 5/0/0. Motion carried. (Tripp/Wittausch absent).
 Motion: Ratify the Consent Calendar of **December 7, 2015**. The Consent Calendar was reviewed by **Kirk Gradin**.
 Action: Poole/Miller, 5/0/0. Motion carried. (Tripp/Wittausch absent).

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Gantz made the following announcements:
 - a) Board members Fitzgerald-Tripp and Wittausch will be absent from today's meeting.
 - b) Board Member Poole will step down on Item 1 at 915 W. Valerio Street, and Board Member Miller will step down on Item 4 at 120 S. Hope Avenue.
 - c) City Council appointments and re-appointments for Board positions will be announced tomorrow at Tuesday's Council hearing on Dec. 8, 2015.
- E. Subcommittee Reports.
- There were no reports.

*** THE BOARD RECESSED AT 3:10 P.M., AND RECOVERED AT 3:15 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

- 1. 915 W VALERIO ST R-2 Zone**
- (3:15)** Assessor's Parcel Number: 043-203-005
 Application Number: MST2015-00564
 Owner: Richard James Howley
 Architect: Robert Pester Architect

(Proposal to demolish an existing 324 square foot two-car garage and as-built 134 square foot shed at the rear of a 7,500 square foot parcel and construct a new 547 square foot two-car garage with a 597 square foot, one bedroom dwelling unit above. There will also be a 147 square foot accessory storage space on the ground level and a 123 square foot deck on the second level. An existing outdoor fireplace located within the rear setback will also be demolished. Two covered and two uncovered parking spaces are required, with two covered and one uncovered proposed. The existing 1,443 square foot dwelling unit at the front of the parcel will remain unchanged. This project will result in two dwelling units and 2,857 square feet of development. Staff Hearing Officer review is requested for a zoning modification to provide less than the required amount of parking. This project addresses violations identified in Zoning Information Report ZIR98-00088.)

(Comments Only; Project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 3:10 p.m.

Present: Robert Pester, Architect; and JoAnne LaConte, Assistant Planner.

Public comment opened at 3:18 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to the Staff Hearing Officer for return to Full Board with comments:**
- 1) Provide a visually designated path of travel to the rear unit.
 - 2) Restudy the second floor element facing the street.
 - 3) Restudy the size and extent of the cantilever, and study adding charm-giving elements that would relate the cantilever to the front house.
 - 4) Provide a site plan with footprints of the adjacent buildings.
 - 5) Provide a landscape plan, including hardscape drawings and the identification of existing landscape plantings.
 - 6) Provide exterior lighting details and locations.

- 7) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
- a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
 - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
 - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
 - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
 - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
 - f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.
 - g. **Modification:** The proposed zoning modification to provide less than the required amount of parking is aesthetically appropriate, and does not pose consistency issues with the ABR Design Guidelines or required findings, and promotes an appearance of uniformity of development.

Action: Hopkins/Cung, 4/0/0. Motion carried. (Poole stepped down, Tripp/Wittausch absent).

*** THE BOARD RECESSED AT 3:37 P.M., AND RECOVERED AT 3:45 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1 N CALLE CESAR CHAVEZ

OM-1/SD-3 Zone

(4:00) Assessor's Parcel Number: 017-113-012
 Application Number: MST2015-00570
 Owner: Jacques Investments, LP
 Owner: Jacques Investments, LP
 Applicant: Dudek
 Architect: DMHA

(Proposal to install a radio antenna on top of the existing Vercal Building in the center of the roof area over the Calvary Chapel leasehold space. The height of the antenna will be approximately 20 feet above the roof line. The overall height of the antenna from grade will be approximately 50 feet. This project requires Planning Commission review for a Conditional Use Permit and a Coastal Development Permit.)

(Comments Only; requires Environmental Assessment, No Visual Impact findings, and Planning Commission review.)

Actual time: 3:45 p.m.

Present: John Cuykendall, Applicant, Dudek; Jerry Rocci, Architect, DHMA; Barry Spielman, Agent for Owner; and Tony Boughman, Assistant Planner.

Public comment opened at 3:57 p.m. As no one wished to speak, public comment was closed.

Staff clarified that this antenna does not require a finding of No Visual Impact because the Planning Commission must review the project for a Conditional Use Permit for an FM radio antenna. Staff requested the ABR consider the visual impacts of the proposal as described in Planning Commission finding SBMC §28.94.030.DD.2.c.

Motion: Continued indefinitely to the Planning Commission for return to Consent Review with comments:

- 1) The Board finds the application acceptable as submitted.
- 2) The Board stated that the Compatibility Analysis considerations are not applicable as the project has a very minor impact and complies with the compatibility criteria, as stated. **The Board has reviewed the proposed project and found that the Compatibility Analysis criteria in SBMC §22.68.045.B were generally met as follows:**
 - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
 - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
 - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
 - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
 - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
 - f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

Action: Poole/Miller, 5/0/0. Motion carried. (Tripp/Wittausch absent).

*** THE BOARD RECESSED AT 4:01 P.M., AND RECOVERED AT 4:15 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

3. 926 INDIO MUERTO ST

C-2/SD-3 Zone

(4:30)

Assessor's Parcel Number: 017-284-003
 Application Number: MST2014-00415
 Owner: IWF SB Gateway, LP
 Architect: Hochhauser Blatter Architecture & Planning

(Proposal to demolish an existing 12,000 square foot commercial building and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 115-120 rooms and a 90 space, semi-subterranean parking lot with supportive amenities. Planning Commission review is requested for a Development Plan, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

(Second Concept Review. Comments Only; Requires Environmental Assessment and Planning Commission Review. Project was last reviewed on January 20, 2015.)

Actual time: 4:15 p.m.

Present: Jan Hochhauser; Architect; David Black, Landscape Architect; Matt Marquis, Representative for Pacifica Hotels, Inc. and Invest West Financial Corporation; and Tony Boughman, Assistant Planner for Kelly Brodison, Assistant Planner.

Public comment opened at 4:41 p.m.

- 1) Casey Graves spoke in support of the proposed project.
- 2) Allie Hudgens spoke in support of the proposed project.

Public comment closed at 4:43 p.m.

Straw vote: How many Board members find that the north east corner is acceptable as currently designed? 1/4 (failed). One Board member suggested that a review of the story poles from the freeway point of view should be installed before comments are made on that portion of the project.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the project is generally going in the right direction.
- 2) Restudy the architectural style of the building so that it is more cohesive between modern and traditional elements.
- 3) Restudy the design and details of the parapets to have more variety.
- 4) Provide an Arborist Report to ensure the viability of the existing Eucalyptus grove.
- 5) The Board found the landscape plan acceptable.
- 6) Study the north corner of the building in terms of mass, bulk, scale, and articulation. Many Board members have special concerns regarding the building elevation views from the freeway.
- 7) Study revealing the column proportions of the tower element.
- 8) Restudy the large cantilevered balcony element.
- 9) The Board found the interesting water jet-cut railing designs generally acceptable.
- 10) The Board found the new pedestrian entry adjacent to the vehicular entry acceptable.
- 11) Provide more information on the uses and design of the second and third floor terrace.
- 12) Restudy the interior of the tower element, which might affect the exterior treatment, and restudy its usability.
- 13) One Board member would like the beach access to the building to be more visible.
- 14) The Board requested that the Applicant provide standard story poles.

Action: Hopkins/Cung, 5/0/0. Motion carried. (Tripp/Wittausch absent).

CONCEPT REVIEW - NEW ITEM

4. 120 S HOPE AVE, #E-144

C-2/SD-2 Zone

(5:00)

Assessor's Parcel Number: 051-010-014
 Application Number: MST2015-00585
 Owner: Patricia Nettleship, Trustee
 Owner: The Macerich Company
 Applicant: DMHA
 Architect: Shremshock

(Proposal to convert two existing tenant spaces into one single space for an existing J.Jill retail store. There will be a 53 square foot entry addition at the interior mall elevation as well as a façade remodel. The parcel currently has 399 square feet of non-residential floor area available for future development. New signage will be reviewed under a separate application.)

[Requires compliance with Tier 2 Storm Water Management Program (SWMP).]

Actual time: 5:34 p.m.

Present: Ryan Mills, Architect with DMHA and Agent for Shremshock.

Public comment opened at 5:29 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Review with comments:

- 1) Provide more window and awning details.
- 2) Resolve the proposed rigid frame of the awning and provide material colors.
- 3) Provide joint details of the sheet metal cap at the parapet.
- 4) Provide plaster finish details.
- 5) Study relocating the glass to the back of the window frame to give relief at the front of the building and storefront.

Action: Poole/Hopkins, 3/1/0. Motion carried. (Cung opposed, Miller stepped down, Tripp/Wittausch absent).

*** THE BOARD RECESSED AT 5:55 P.M., AND RECOVERED AT 6:18 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 226 S VOLUNTARIO ST

R-3 Zone

(5:50)

Assessor's Parcel Number: 017-252-013
 Application Number: MST2015-00566
 Owner: Edward St George
 Applicant: On Design, LLC
 Architect: On Design, LLC

(Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density (AUD) Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.)

(Comments Only; Requires Environmental Assessment.)

Actual time: 6:18 p.m.

Present: Keith Nolan, Architect; and Shelby Messner, Applicant.

Public comment opened at 6:29 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide the trash enclosure locations.
- 2) Provide a landscape and hardscape plan.
- 3) Provide a logical space for the proposed bicycle parking.
- 4) Provide pedestrian pathway to rear units.
- 5) Provide a usable porch for Building A.

6) Clarify the window location and sizes on all elevations.
 Action: Cung/Miller, 5/0/0. Motion carried. (Tripp/Wittausch absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 510 E ORTEGA ST

C-M Zone

(6:30) Assessor's Parcel Number: 031-171-002
 Application Number: MST2015-00530
 Owner: Tom and Monica Curry
 Applicant: Bildsten Architecture and Planning

(Proposal to demolish an existing 816 square foot single-family residence and detached garage and construct a three story five-unit apartment building under the Average Unit Density (AUD) Incentive Program. The project will consist of two studio units, two two-bedroom units, and one three-bedroom unit, all totaling 4,807 square feet, with an average unit size of 961 square feet. A total of five covered parking spaces will be provided in a ground level garage. All existing trees will be removed including a 30' tall Jacaranda in the front yard and six 8' to 12' fruit trees in the rear yard. No grading is proposed. The 5,000 square foot parcel is designated medium-high density, and is within the priority housing overlay area with a maximum average unit size of 970 square feet. This project addresses violations identified in Zoning Information Report ZIR2014-00421 and Enforcement Case ENF2014-00954.)

(Comments Only; Requires Environmental Assessment.)

Actual time: 6:42 p.m.

Present: Ellen Bildsten and Erica Obertelli, Applicants; Greg Schmandt, Designer; and Tom and Monica Curry, Owners.

Public comment opened at 6:58 p.m. As no one wished to speak, public comment was closed.

One email was received in opposition from Jerg B. Jergenson regarding views and privacy.

Staff clarified the memo distributed to the Board from Project Planner Irma Unzueta regarding recommendations that the Board review the project and provide comments to guide the applicant. For neighborhood compatibility/character, the ABR will use the Project Compatibility Criteria to assess the project's size, bulk, and scale as appropriate for the property and surrounding neighborhood. While the project meets the AUD development standards, it is within the Board's purview to determine if it is lacking in certain design elements, such as landscaping, open space, circulation, parking location/configuration, scale, etc. Regarding building height, the project is proposed to be three stories and approximately 37'-8" tall. The immediate adjacent properties are developed with a one story single-family residence and a two story structure. The Board should consider whether the number of stories and height proposed for the apartment building is appropriate for this location.

Also, Municipal Code Section 22.68.050 allows development projects proposed on sites which are highly visible to the general public to be referred to the Planning Commission for comments at the ABR's discretion.

Motion: Continued indefinitely to Full Board with comments:

- 1) The general design and architectural style are acceptable.
- 2) The proposed size, mass, bulk, and scale are not acceptable; study to reduce by:
 - a. Pulling back the proposed terraces and roof lines;

- b. Reducing the floor-to-floor heights and plate heights;
 - c. Reducing the square footage, especially at the third floor.
- 3) Restudy to reduce the zero lot line construction, especially at the second floor and above, which impacts the neighbors. Provide screening or buffering (i.e., with landscape plantings, etc.) for adjacent neighbors to mitigate any privacy impacts.
 - 4) Provide story poles.
 - 5) The proposed glass guard rails are not acceptable as clear material; however the Board determined that opaque glass is an acceptable material.
 - 6) Provide more details on the proposed openings and clearly show on the drawings what is open and what is closed. Provide more accurate details on the plans.

Action: Cung/Miller, 5/0/0. Motion carried. (Tripp/Wittausch absent).

**** MEETING ADJOURNED AT 7:27 P.M. ****