



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 14, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS
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, Hopkins (present @ 4:13 p.m.), Miller, Moore, Tripp (present @ 4:54 p.m.) and Wittausch.
Members absent: Cung.
Staff present: Gantz 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 **February 29, 2016**, as amended.

Action: Miller/Wittausch, 5/0/0. Motion carried. (Fitzgerald Tripp opposed ratification of Item 3, 926 Indio Muerto; Miller abstained from ratification of Item 2, 915 E. Anapamu St.; Cung absent).

C. Consent Review: **The Consent Review of March 7, 2016, was cancelled.**

Motion: Ratify the Consent Calendar of **March 14, 2016**. The Consent Calendar was reviewed by **Gradin** and **Miller** (with the exception of Item A).

Action: Miller/Tripp, 6/0/0. Motion carried. (Cung absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**a. Ms. Gantz made the following announcements:**

- a) Board member Cung will be absent from the meeting.
- b) Board member Tripp will step down from Item 6, 116 E. Cota Street.
- c) Board Member Hopkins will step down from Item 1, 1200 Block Las Positas Road Multiuse Path Project.
- d) A mailed notice of a Public Hearing was sent to property owners surrounding a proposed project site at 125 E. Gutierrez Street. This project was removed from today's agenda at the applicant's request after the notice had already been mailed. There will be another mailed notice prior to the future ABR meeting date.
- e) Board member Moore later stepped down prior to review of Item 2, 1300 Block E Yanonali Street for the Modoc Road Multiuse Path Project.

E. Subcommittee Reports.

Member Miller reported on the Planning Commission appeal hearing for 1818 Castillo St. It was decided that the PC Liaison to ABR will attend more of the ABR meeting to better understand the Board's decisions and processes.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1200 BLK LAS POSITAS RD 2943 SEG ID****(3:15)**

Assessor's Parcel Number: ROW-002-943
 Application Number: MST2014-00055
 Owner: City of Santa Barbara
 Applicant: Derrick Bailey, Supervising Traffic Engineer
 Applicant: Jessica Grant, Project Planner

(Proposal for the Las Positas Road Multiuse Path Project. The project involves the construction of a multiuse path along Las Positas Road between Cliff Drive and Modoc Road. There are five path alignment alternatives to consider. The Multiuse Path would be a dedicated and protected space for bicyclists, runners, and pedestrians of all ages and abilities along a high speed corridor. A portion of the project is located within the Coastal Zone and will require Planning Commission review of a Coastal Development Permit.)

(Comments only; requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

Actual time: 3:20 p.m.

Present: Jessica Grant, Project Planner; Brian Hanigan, RRM Design Group; and Ashleigh Shue, Supervising Engineer.

Public comment opened at 3:39 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the effort and design expertise to provide enhanced bicycle and pedestrian corridors, and appreciates that safety is of primary importance in the effort to provide these pathways and connective corridors for bicyclists and pedestrians.
- 2) Provide a pathway link between the northbound Class 1 pathways to Modoc Road.
- 3) Provide alternative sidewalk ramp configurations that do not encourage bicyclists to turn out into high speed traffic.
- 4) Study opportunities using natural landscaped barriers, buffers, and ramps rather than railings where possible.
- 5) Provide landscaping, lighting, and signage details where possible.

Action: Miller/Tripp, 5/0/0. Motion carried. (Hopkins stepped down, Cung absent).

PROJECT DESIGN REVIEW**2. 1300 BLK E YANONALI ST 1095 SEG ID**

(4:15) Assessor's Parcel Number: ROW-001-095
 Application Number: MST2015-00317
 Owner: City of Santa Barbara
 Engineer: Matt Burgard
 Applicant: City of Santa Barbara - Public Works
 Agent: Craig Drake, Principal Engineer

(Proposal for the E. Montecito Street - E. Yanonali Street Bridge and Pedestrian Improvements Project which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street - E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

(Action may be taken if sufficient information is received. Project was last reviewed on July 6, 2015.)

Actual time: 4:13 p.m.

Present: Andrew Grubb, Engineer; David Black, Landscape Architect; and Craig Drake, Principal Engineer.

Public comment opened at 4:27 p.m. As no one wished to speak, public comment was closed.

Chair Gradin read to the Board the prior February 10, 2016, Historic Landmarks Commission meeting comments.

- Motion: Project Design Approval and continued indefinitely to Full Board with comments:**
- 1) Stone, plaster or split face finishes are more appropriate than brick, and should be capped with real material, such as stone or brick cap. The walls should step down rather than slope.
 - 2) The fencing along the walls is acceptable, with the exception of the chain link fence.
 - 3) The pedestrian railing on the both sides of the bridge should match in style, material, and color the proposed bridge railing proper, with weathered steel and rectangular sections.
 - 4) The proposed poured concrete base of the bridge should be either an alternate integral color closer to the concrete color or just the plain concrete color, and of a board form to match other portions of the board form elements.
 - 5) The concrete abutments should not rise to the top of the horizontal concrete beam element.
 - 6) Provide stain and paint colors.
 - 7) Provide abutments with shallow pyramid-shaped tops to assist in drainage.

Action: Wittausch/Hopkins, 5/0/0. Motion carried. (Moore stepped down, Cung absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 300 BLK W DE LA GUERRA ST 1942 SEG ID**

(5:00) Assessor's Parcel Number: ROW-001-942
 Application Number: MST2013-00292
 Owner: City of Santa Barbara
 Applicant: James Colton, Project Manager II
 Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De la Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

(Action may be taken if sufficient information is received. Project was last reviewed on September 2, 2014.)

Actual time: 5:08 p.m.

Present: Jim Colton, Project Manager; Craig Drake, Design Engineer; Susan Van Atta, Landscape Architect; and Kathleen Kennedy, Associate Planner..

Public comment opened at 5:26 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Continued indefinitely to Consent Review with the comment that the project is ready for Final Approval with the Applicant to return with a detail of how the bridge meets and connects with the sandstone walls on either side.

Action: Wittausch/Hopkins, 6/0/0. Motion carried. (Cung absent).

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 5:45 P.M., AND RECONVENED AT 6:15 P.M. ***

IN-PROGRESS REVIEW**4. 540 W PUEBLO ST****C-O Zone**

(6:00) Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Applicant: Kenneth Marshall
 Owner: Cancer Center of Santa Barbara
 Architect: Cearnal Collective, LLP
 Landscape Architect: Martha Degasis

(Previously approved project: the proposal comprised a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site includes ten lots located between W. Junipero and W. Pueblo Streets that will be merged into one, 3.38-acre lot. The Breast Cancer Resource Center was operating in a 2,392 square foot residential building at 525 W. Junipero Street which was converted to a non-residential use as part of the approved project. The adjacent vacant parcel at 529 W. Junipero Street was approved for a new residential duplex. The project has now been revised to convert the Breast Cancer Resource Center building back to residential use as a duplex and construct a new non-residential 2,330 square foot Learning Center with an 80-seat auditorium on the vacant lot.)

(In-Progress review of the Learning Center at 529 W. Junipero St.)

Actual time: 6:18 p.m.

Present: Christine Pierron, Architect; Martha Degasis, Landscape Architect; and Kathleen Kennedy, Associate Planner.

Public comment opened at 6:28 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with the positive comment that the Applicant has done an excellent job so far on the proposed changes to the project.

Action: Wittausch/Miller, 6/0/0. Motion carried. (Cung absent).

PROJECT DESIGN REVIEW

5. 540 W PUEBLO ST

C-O Zone

(6:45) Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Applicant: Kenneth Marshall
 Owner: Cancer Center of Santa Barbara
 Architect: Cearnal Collective, LLP
 Landscape Architect: Martha Degasis

(Previously approved project: the proposal comprised a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site includes ten lots located between W. Junipero and W. Pueblo Streets that will be merged into one, 3.38-acre lot. The Breast Cancer Resource Center was operating in a 2,392 square foot residential building at 525 W. Junipero Street which was converted to a non-residential use as part of the approved project. The adjacent vacant parcel at 529 W. Junipero Street was approved for a new residential duplex. The project has now been revised to convert the Breast Cancer Resource Center building back to residential use as a duplex and construct a new non-residential 2,330 square foot Learning Center with an 80-seat auditorium on the vacant lot.)

(Project Design Approval of the 521 W. Junipero St. residential duplex.)

Actual time: 6:32 p.m.

Present: Christine Pierron, Architect; Martha Degasis, Landscape Architect; and Kathleen Kennedy, Associate Planner.

Public comment opened at 6:39 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members find the two units acceptable the way they are proposed? 4/2 (passed).

Motion: Project Design Approval and continued indefinitely to Full Board with the positive comment that the Board found the proposed project acceptable in size, mass, bulk, scale, style, and neighborhood compatibility.

Action: Wittausch/Miller, 4/2/0. Motion carried. (Moore/Hopkins opposed, Cung absent).

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 6:42 P.M., AND RECONVENED AT 7:00 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**6. 116 E COTA ST****C-M Zone**

(7:15) Assessor's Parcel Number: 031-201-003
 Application Number: MST2015-00627
 Owner: Cota Street, LLC
 Architect: AB Design Studio

(This is a revised project description: Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. Under the Average Unit Density Incentive Program, the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this 10,865 square foot parcel designated Medium-High Density and within the Priority Housing Overlay area.)

(Second Concept Review. Comments only; requires Environmental Assessment and Planning Review. Project was last reviewed on February 1, 2016.)

Actual time: 7:00 p.m.

Present: Clay Aurell and Sam Jamaat, AB Design Studio.

Chair Gradin clarified for the Board that since the proposed project was reduced below the maximum height limit, the project no longer requires Planning Commission review.

Public comment opened at 7:30 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support recommending this proposed project be sent to the Planning Commission? 4/1 (passed, Moore opposed).

Because the Board was concerned about the project's high visibility to the public in this location, the ABR referred the project to the Planning Commission for comments.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) In general, the Board is in favor of the proposed design concept and style represented by the drawings.
- 2) The Board is still concerned about the massing, roof, and balcony arrangements as they impact East Cota Street. The Board suggested pulling back or eliminating overhanging roof lines and balconies facing the park at the northeast corner of Cota Street.
- 3) A recommendation was made to study using the open yard area in the southwest corner to accommodate some of the program to free up the design and increase open space in other areas of the building.
- 4) Provide a more functional open space design at the ground level.
- 5) Restudy the fenestration at the Cota Street side.
- 6) Provide significant canopy trees in the Cota Street planters and parkway.
- 7) Study the fourth floor overhang on the park side balconies.
- 8) The Board is concerned about the shading impacts to the adjacent park.

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

**** MEETING ADJOURNED AT 8:08 P.M. ****