# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW MINUTES
## TUESDAY, MAY 31, 2022

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

**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
Ellen Kokinda, Acting Design Review Supervisor
William Russell, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

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## CALL TO ORDER

The Full Board meeting was called to order at 3:03 p.m. by Chair Moore.

## ATTENDANCE

| | |
|---|---|
| Members present: | Moore, Anderson, Black, Nuhn, and Olson |
| Members absent: | Whelan |
| Staff present: | Russell and Ternovskaya |

## GENERAL BUSINESS

A. Public Comment:

Written correspondence from Cassandra Ensberg on behalf of Citizens for the Restoration of Community Equity was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 16, 2022**, as submitted.
Action: Olson/Black, 5/0/1. (Six 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) CONTINUED ITEM: PROJECT DESIGN APPROVAL

**1.** **425 SANTA BARBARA ST**

| | |
|---|---|
| Assessor's Parcel Number: | 031-271-008 |
| Zone: | M-C |
| Application Number: | PLN2020-00426 |
| Owner: | Edward St. George |
| Applicant: | Jarrett Gorin, Vanguard Planning |

(The project consists of constructing a four-story 19-unit residential apartment building, comprised of one (1) two-bedroom unit, eight (8) one-bedroom units and ten (10) studio units, on a vacant lot within the Priority Housing Overlay area of the City. The project is designed to comply with the City's Average Unit Size Density Incentive (AUD) Program (SBMC Chapter 30.150), California State Density Bonus Program (CA Gov. Code §65915-65918), and the Streamlined Housing Project Program (CA State Senate Bill 330). The units range in size from 292 square feet (net) to 1,163 square feet (net) with an average unit size of 645 square feet (net). Two (2) of the units are proposed to be restricted to "Very Low Income" tenants under the State's Density Bonus Program; additionally, one (1) of the units is required to be restricted to "Moderate Income" tenants under the City's Inclusionary Program (SBMC §30.150.110), with an additional in-lieu fee payment to replace a second “Moderate Income” unit. Per the "Priority Housing" General Plan designation of the lot, 13.23 (14) units is the maximum base density (63 dwellings units/acre), but with AUD and State Density Bonus, the 19 proposed units are allowable (90.48 dwelling units/acre). Under the State's Density Bonus program, the project proposes the following concessions from City development standards: 1) to allow a reduction in the minimum private outdoor living space dimensions for each unit and allow private open yards from different units to be connected, and 2) to allow the proposed building to exceed the 48' 0" height limit for AUD projects in the M-C zone. The project proposes no on-site vehicle parking. Each unit will be provided a private, secure, covered storage area that includes bicycle parking.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Findings. Project was last reviewed December 14, 2020.**

Actual time: 3:07 p.m.

Present: Jarrett Gorin, Applicant, Vanguard Planning; Noah Greer, Architect, ONDesign Architects; and Allison DeBusk, Senior Planner, City of Santa Barbara

Staff comments: Ms. DeBusk stated that the project is proposed under state density bonus law, and it is confirmed that the density complies. City Zoning rules state that no parking is required in the Central Business District, and this property is located within this district. As a density bonus project with the very low income affordable units, they are entitled to two concessions. The applicant is requesting two concessions, one related to open space and one related to the building height. There is an ability to exceed the 48-foot height without a concession, as the City has a process for that for community benefit housing, which this project would qualify for. The storage unit space has been accounted for within the average unit size of each unit.

Public comment opened at 3:26 p.m.,

The following individual(s) spoke:

1. Richard Lloyd

Written correspondence from Pete Feldman, A. Barry Cappello on behalf of Platform SB, LLC, and Robin Donaldson was acknowledged.

Public comment closed at 3:29 p.m.

Straw vote: How many Board Members feel that the exterior design/style is appropriate? 2/4 Failed.

**Motion:** **Continue four weeks with comments:**

1. The Board at this time cannot find neighborhood compatibility and would suggest the following:
   a. Change or revise the styling of the exterior of the building to be not so purely Spanish detailed as shown.
   b. There should be an attempt to take that new style choice and find ways to minimize the massing, in particular the opaqueness of the perimeter wall and opaqueness of the balconies.
   c. Applicant shall find ways to open the courtyard to the street with a much more transparent architecture.
   d. The next iteration shall show the electrical transformer and have it be well integrated into the architecture.
   e. Make every effort to increase the perimeter landscaping on all four sides, as feasible.

Action: Six/Anderson, 5/1/0. (Olson opposed. Whelan absent.) Motion carried.

Individual comments: Board Member Olson stated that his vote could be swayed next time if the applicant provides lower plate heights.

## (4:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

**2.** **208 COTTAGE GROVE AVE**

| | |
|---|---|
| Assessor's Parcel Number: | 037-201-015 |
| Zone: | C-G |
| Application Number: | PLN2020-00613 |
| Owner: | Teri Baggao Tuason |
| Applicant: | Kirk Gradin, Banyan Architects |

(Proposal for a three-story, six multi-unit residential building using the Average unit-Size Density (AUD) program. Project entails construction of six new 2-bedroom units ranging in size between 835 and 948 square feet, with an average unit size of 894 square feet. The proposed density on the 4,821 square foot lot is 54 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial - High Density Residential in the Priority Housing Overlay, which allows between 37 and 63 dwelling units per acre. The proposal includes six covered parking spaces and demolition of the existing residential unit and accessory structures.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Findings. Project was last reviewed January 24, 2022.**

Actual time: 4:26 p.m.

Present: Kirk Gradin, Applicant, Banyan Architects; and Katie Klein, Landscape Architect

Public comment opened at 4:37 p.m., and as no one wished to speak, it closed.

**Motion:** **Project Design Approval with comments:**

1. Provide a material board, lighting plan, and a full landscape plan.
2. The Board finds that the Compatibility Analysis Findings generally have been met (per SBMC 22.68.045.B.) as follows:
   a. The design of the project is consistent with design guidelines applicable to the location of the project 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. The size, mass, bulk, height, and scale are appropriate due to the location and design.
   d. There are no adjacent Landmarks or other nearby designated historic resources or natural features.
   e. There project responds appropriately to established scenic public vistas.
   f. The project includes an appropriate amount of open space and landscaping, including quality open space for the units and quality landscaping that benefits neighbors.

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

*** THE BOARD RECESSED FROM 4:49 TO 4:54 P.M. ***

**(4:40PM) NEW ITEM: CONCEPT REVIEW**

**3.** **15 S HOPE AVE**

| | |
|---|---|
| Assessor's Parcel Number: | 051-040-058 |
| Zone: | C-G/USS |
| Application Number: | PLN2022-00086 |
| Owner: | Johnman Holding LLC,<br>Jerry Illoulian, Managing Member |
| Applicant: | John Cuykendall, DMI |

(Proposal to convert the small commercial café area to an amenity space for residents, convert the commercial parking to residential parking, convert some of the units from one-bedroom to two-bedroom units and one bedroom units to studios, and converting an open deck area to a one-bedroom unit. The overall number of rental units would increase from the originally approved 46 units (44 units per the Final Approval and approved building permit) up to 47 units, but within the maximum allowable density of 49 units as allowed under the AUD program. A total of 47 parking spaces would be provided (1 per unit). The overall building floor area would be 38,880 net square feet.)

**No final appealable decision will be made at this hearing. Project will require compliance with the Project Compatibility Findings, Urban Design Guidelines, and the Upper State Street Area Design Guidelines.**

Actual time: 4:54 p.m.

Present: Ben Anderson, R&A Architecture and Design; and Allison DeBusk, Senior Planner, City of Santa Barbara

Staff comments: Ms. DeBusk stated that this project was previously approved by the Board and a building permit was issued. The Board shall review the newly proposed changes and revisions.

Public comment opened at 5:11 p.m.,

The following individuals spoke:

1. Jason Day
2. Rodrigo Gonzalez

Public comment closed at 5:15 p.m.

**Motion: Continue indefinitely with comments:**

1. The proposed changes to the unit count, massing, café area, and small square foot additions appear to be acceptable as proposed.
2. The applicant shall study how to bring the previously approved detailing back into this project.
3. Applicant shall study wrapping the North West corner of the project with the terracotta tile.
4. Applicant shall study finding additional landscape opportunities along south property line.
5. Provide plaster over the proposed CMU block on the south elevation.
6. Coordinate the three dimensional renderings with the project elevations.

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

## (5:20PM) CONTINUED ITEM: CONCEPT REVIEW

**4.** **3707 STATE ST**

| | |
|---|---|
| Assessor's Parcel Number: | 051-590-024 |
| Zone: | C-R/USS |
| Application Number: | PLN2021-00093 |
| Owner: | Michael McColm, McColm 3707 State, LLC |
| Applicant: | Sarah Bronstad, Brownstein Hyatt Farber Schreck LLP |

(The Chick-fil-A restaurant proposes to convert the existing one-lane drive-through to a new two-lane drive-through for the existing service window. The project includes a new canopy over the drive-through lanes behind the building, new ordering stations/menu boards with small canopies, widening the entrance driveway to three lanes for improved site access, reconfiguring the existing parking lot and removal of 15 parking spaces, new bike racks, a new storm water treatment system, and other site

improvements. Landscaping requires consideration by the ABR of an Alternative Landscape Design pursuant to SBMC §30.175.080.E.)

**No final appealable decision will be made at this hearing. Project will require compliance with the Project Compatibility Findings, Urban Design Guidelines, and the Upper State Street Area Design Guidelines. Project was last reviewed on May 2, 2022.**

Actual time: 5:40 p.m.

Present: Jennifer Daw, Senior Real Estate Representative, Chick-fil-A; Carlos De la Vega, Architect, CRHO; Sarah Bronstad, Applicant, Brownstein Hyatt Farber Schreck LLP; Nicole Hourian, Landscape Architect, Hourian Associates, and Allison DeBusk, Senior Planner, City of Santa Barbara

Public comment opened at 5:51 p.m.,

The following individual(s) spoke:

1. Anna Marie Gott

Written correspondence from Ronda Hobbs was acknowledged.

Public comment closed at 5:54 p.m.

**Motion:** **Continue indefinitely with comments:**

1. The Board finds that the project is ready for Project Design Approval at the next meeting.
2. The Board appreciates the applicant's attention to the Board's previous comments and complying with the previous comments made at the last meeting.
3. The addition of landscaping and removing the canopy is appreciated, as well as the color of menu boards.

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

*** MEETING ADJOURNED AT 6:08 P.M. ***