



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 16, 2013 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

CONCEPT REVIEW - CONTINUED ITEM

2. 510 N SALSIPUEDES ST **C-M Zone**
(3:30) Assessor's Parcel Number: 031-222-018
 Application Number: MST2013-00212
 Owner: People's Self Help Housing
 Architect: Peikert Group Architects, LLP

(Concept review of a proposal for a new multi-family residential building providing 100% affordable housing. The project is revised to be three stories with 40 units and 46 parking spaces. The project consists of a 42,446 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots will be merged to create one 41,099 square foot property. Staff Hearing Officer review is requested for zoning modifications.)

(Third Review. Project Design Approval is requested. Project was last reviewed on July 8, 2013.)

Actual time: 3:33 p.m.

Present: Jeanette Duncan, CEO of People's Self Help Housing
 Detlev Peikert, Architect, Peikert Group
 Lisa Plowman, Planning Manager, Peikert Group
 Robert Fowler, Landscape Architect.

Public comment opened at 3:55 p.m.

- 1) Trevor Martinson, architect, opposed; with expressed concerns regarding the inadequate fire lanes of reciprocal driveway easement not properly disclosed.
- 2) Robert Burke, opposed; with expressed concerns regarding the height of the project and soil issues.
- 3) Art Posch, opposed; with expressed concerns regarding neighborhood compatibility, plate heights and soil.

Emails of concern from Bob Blamire, Gary Gordon, Timothy Kitt, Robert Burke; and letters of concern from Trevor Martinson and Paula Westbury were received.

Senior Planner Jaime Limón commented on the City's environmental review process.

Public comment closed at 4:05 p.m.

Motion: Project Design Approval and continued indefinitely to the Full Board with comments:

- 1) The Board appreciates the additional setback dimensions on the Haley Street side addressing the previous comments. The architecture on the Haley Street side is particularly handsome and addresses the street nicely.
- 2) Study the corner of the building, especially the relationship of the arches to the windows above.
- 3) Shift the handicap ramp closer to the Haley Street side to create a larger planting area between the corner and adjacent building mass.
- 4) Study increasing the landscaping on the Salsipuedes side, in particular the depth of the 20-foot gap between building masses could be enlarged.
- 5) Provide a study showing tree locations, with mature canopies on the Salsipuedes side.
- 6) Study additional opportunities to enhance the architecture through unique design elements appropriate to the style such as deeper wall thickness, colored tile placements, etc.
- 7) Some Board members suggested further study of lowering the garage height.
- 8) The size, bulk, and scale and building height are acceptable.
- 9) Some Board members felt that lowering of plate heights as proposed under the revised plan would not make a significant difference to the visual impact of this building.
- 10) Simplify the planting in keeping with the architectural style.
- 11) Provide understory plantings.

Action: Gradin/Poole, 3/2/0. Motion carried. (Zink and Mosel opposed, Hopkins stepped down, Wittausch absent).

Chair Zink commented that if there is an appeal hearing, story poles along Haley and Salsipuedes should be erected.

The ten-day appeal period was announced.

**ARCHITECTURAL BOARD OF REVIEW
MINUTES**

Monday, February 3, 2014

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

IN-PROGRESS REVIEW

6. 510 N SALSIPUEDES ST

C-M Zone

(5:40)

Assessor's Parcel Number: 031-222-018

Application Number: MST2013-00212

Owner: People's Self Help Housing

Architect: Peikert+RRM Design Group

(Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.)

(In-progress review of minor project refinements, including planters, architectural elements, separation between building elements, landscaping, colors, and materials.)

Actual time: 5:43 p.m.

Present: Detlev Peikert, Architect, Peikert+RRM Design Group; Robert Fowler, Landscape Architect; Bonnie Sangster, Peikert+RRM Design Group; and Morgen Benevedo, People's Self Help Housing.

Public comment opened at 6:02 p.m.

- 1) Robert Burke, opposed; (Public Comment was opened at the beginning of meeting during General Business for Mr. Burke) read and submitted a written excerpt from the *Olmstead* Supreme Court decision in 1925.
- 2) Arthur Posch, opposed; appreciated the revised entry way, and would like the proposed project to satisfy all concerned parties; expressed concerns regarding large size and cost of the proposed building; has urgent concerns about flooding, drainage, and excess runoff toward the existing 1979 water channel; suggested a new water channel drainage be built to accommodate the new building's water drainage and runoff to safeguard against potential flooding in the area.
- 3) Trevor Martinson, Agent for Dr. Arthur Posch, (submitted letter) opposed, with concerns regarding previous issues that did not undergo Planning Commission review, specifically the 20-foot wide Fire Access Lane requirement that remains unresolved with the northerly neighbor; and the preservation of existing mountain views from public view corridors which could be mitigated by the removal of the proposed 2 three-bedroom units on the third floor corner of Haley and Salsipuedes Streets.

Public comment closed at 6:07 p.m.

Motion: Continued one week to Consent Calendar with comments:

- 1) The proposed project is ready for Final Approval at Consent Calendar Review.
- 2) Resolve Storm Water Management Program (SWMP) requirements with staff.
- 3) Submit final details based on the Final Approval Submittal Checklist.
- 4) Study colors of the stucco. Study breaking up the Salsipuedes Street elevation at the recesses with an alternate color.
- 5) Study the awning colors.
- 6) Provide door and window details that include recesses, and highly recommend an eyebrow detail on windows without awnings or other surround details.

- 7) Eliminate the arches on the triple windows above the garage.
- 8) Study eliminating the color changes inside the arches along Salsipuedes Street and align the tops of the windows with the spring points of the arches; the base color is acceptable.
- 9) Provide vines in pockets at the inside courtyard wall.
- 10) Provide a double starter course of roof tile at all eaves.

Action: Poole/Miller, 4/0/0. Motion carried. (Hopkins stepped down/Gradin and Cung absent).

**ARCHITECTURAL BOARD OF REVIEW
CONSENT CALENDAR MINUTES**

Monday, February 10, 2014

David Gebhard Public Meeting Room: 630 Garden Street

1:00 P.M.

ABR - FINAL REVIEW

B. 510 N SALSIPUEDES ST

C-M Zone

Assessor's Parcel Number: 031-222-018
Application Number: MST2013-00212
Owner: People's Self Help Housing
Architect: Peikert Group Architects, LLP

(Proposal for a new multi-family residential building providing 100% Affordable Housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.)

(Final Review of architecture and landscaping. Project received Project Design Approval on September 16, 2013. City Council appeal upheld ABR approval on November 26, 2013.)

Trevor Martinson (representative for "Haley Street shareholders"), opposed; commented that the ABR has not reviewed the project with the Haley-Milpas Design Manual, in particular regarding harmony (pg. 47) and regarding the ratio of height to width of façade; and requested a reduction in height to 2.5 stories at the corner of Haley and Salsipuedes Streets to preserve mountain views from Haley Street.

Final Approval of the project with conditions. Return to the Consent Calendar for review of details as outlined below:

- 1) Thicken the window roof trellis angled brace by making the curve shallower.
- 2) Add mortared bird stops to the roof eave details.
- 3) Provide a detail of the parapet wall and tile cap, and finial detail at Haley Street.
- 4) Relocate the roof-mounted attic vents away from Haley Street so they are not visible from the street.
- 5) Reduce the height of the hip roof element at the northwest corner 2.5 feet or as much as feasible.
- 6) Show the exterior light fixture locations on the plans.
- 7) The landscape plan is approved as submitted.

Board comments: Board member Gradin later clarified that the applicant should restudy the elevator tower height, which had grown in height, and return with a proposal to bring it back to the original approved height by City Council; and for the applicant to study to place a small parapet screening element of the solar collectors on the third story roof along Haley Street from view from street.

**ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES**

Monday, April 7, 2014

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

ABR - FINAL REVIEW

G. 510 N SALSIPUEDES ST

C-M Zone

Assessor's Parcel Number: 031-222-018
Application Number: MST2013-00212
Owner: Peoples' Self-Help Housing
Architect: Peikert + RRM Design Group

(Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.)

(Final Approval of architectural details is requested: lowered hipped roof element at the northwest corner, reduced elevator tower height, revised roof-mounted solar panels, permeable pavers in courtyard, gable at SE corner lowered to original height, side yards adjacent to garage reduced one or two inches to accommodate thickened structural walls, widened sidewalk/right-of-way along Haley Street and street corner and reduced width of planter/retention basin, window roof trellis brace, bird stop eave detail, parapet and finial detail, relocated roof-mounted attic vents, exterior light fixture locations shown. Project was last reviewed on February 10, 2014.)

Present: Detlev Peikert, Bonnie Sangster, RRM Design Group.

Public Comment: Trevor Martinson, with concerns about appeal schedule.

Final Approval of revised elevations and details in response to comments received at the previous review with the condition that the pavers and solar panel frame details shall return to staff.