



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 21, 2015

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of Architectural Board Of Review Project Design Approval Of A New Seven-Unit Apartment Building At 1818 Castillo Street

RECOMMENDATION: That Council

- A. Deny the appeal of Brian Barnwell of the Architectural Board of Review's decision to grant Project Design Approval for the proposed new seven-unit apartment building; and
- B. Direct Staff to return to Council with Decision and Findings reflecting the outcome of the appeal.

EXECUTIVE SUMMARY:

On May 26, 2015, the Architectural Board of Review (ABR) granted Project Design Approval, on a 3/1 vote, for a new three-story, seven unit, rental housing development at 1818 Castillo Street. Brian Barnwell, a neighbor, has appealed the Project Design Approval asserting the following: 1) The project is the only three-story building within blocks, exceeding the neighborhood standards for height, bulk, and scale; 2) The ABR did not conduct an organized site visit to understand the neighborhood context; 3) Story poles were not erected for the project; 4) The individual garages were not adequately discussed relative to building height and mass, and; 5) The AUD ordinance is designed to produce smaller units and smaller buildings in and around the Downtown, and the proposed project does neither. The appeal letter is provided as Attachment 1.

Staff believes that the ABR considered the concerns of the appellant and other neighbors regarding the compatibility and appropriateness of the three-story project within the neighborhood. At the May 11, 2015 hearing, staff advised the ABR that it could refer the project to the Planning Commission or request visual aids such as story poles, streetscape elevations, or 3-D modeling of the project. The ABR requested additional streetscape details related to building massing and a survey of two- and three-story buildings within a one- and one-half block radius. Story poles were not requested. Many of the ABR members stated that they either had driven by the site, or were familiar with the neighborhood; therefore, an organized site visit was not necessary.

The proposed project complies with all zoning standards, particularly the Average Unit-size Density (AUD) Ordinance requirements. Staff believes the project was properly reviewed by the ABR, including findings of consistency with all applicable design guidelines and the project compatibility analysis and; therefore, the ABR appropriately approved the project. Staff recommends that Council deny the appeal and uphold the ABR approval.

DISCUSSION:

Project Description

The project site is located in the Oak Park neighborhood and is situated on a 12,656 square foot lot, with a land use designation of Medium-High Density Residential (15-27 dwelling units/acre). The proposal includes the demolition of an existing single-family home, a studio apartment, detached garage, and two sheds, and construction of a three-story residential apartment building under the AUD Incentive Program. The project will result in seven units comprised of two, two-bedroom units and five, three-bedroom units, totaling 6,569 square feet. The proposed density for the project is 25 dwelling units per acre with an average unit size of 938 square feet. There will be seven covered parking spaces provided on the ground floor of the building. The project site plans are included as Attachment 2.

Background

The ABR initially reviewed the project at a noticed concept hearing on March 30, 2015. During this meeting, two neighbors spoke in opposition to the project's mass, bulk, and scale. On May 11, 2015, the ABR conducted a second concept review of the project and requested additional information for analysis of neighborhood compatibility. During this meeting, five neighbors spoke and several emails were received in opposition to the project stating concerns regarding neighborhood compatibility and issues related to the one-space per unit parking requirement. The ABR discussed whether an organized site visit should be conducted and determined that there was not a need. However, the applicant was directed to provide additional visual aids to study the project's compatibility with the neighborhood.

On May 26, 2015, the applicant returned to the ABR, which had a quorum of four members. Five neighbors spoke in opposition to the project voicing concerns related to neighborhood compatibility and the need for additional parking. After considering public comment and discussing the project, the ABR made the required Project Compatibility Analysis findings and granted the Project Design Approval on a 3/1 vote. The ABR meeting minutes are provided as Attachment 3.

ABR member Wittausch was unable to make the Project Compatibility Analysis findings, and voted against the project, based on the design of the seven parking spaces in single car garages and the cantilevered mass of the front unit along Castillo Street.

APPEAL ISSUES

The appellant requests that Council deny the project approval, asserting that the proposed project should not have been approved by the ABR due to the excessive size and height, which adversely affects the nature and quality of the neighborhood and sets precedence for the neighborhood. The appeal letter further states that because there were only four ABR members present, the approval vote did not represent the majority of the Board. Additional assertions as to why the project was not correctly analyzed by the ABR included the following:

- There is no “turn around” area for guests or emergency vehicles.
- The parking is accessed from the interior of the residential units lending to the garage area being used as something other than parking.
- With garages having the potential for being used as a use other than parking, the impacted on-street parking will be further impacted.
- The spirit of the AUD ordinance was to create smaller units and smaller buildings primarily in and around the Downtown.

Building Height, Size, Bulk, and Scale:

The appellant contends that the project will be the only three-story building within several blocks, exceeding the neighborhood standards for height, bulk and scale. However, the property abutting the subject property to the east contains a building that is two-story with a third story mass towards the center of the lot.

The appellant also asserts that the proposed individual garages in the townhouse style design add to the building height and massing of the building. At least one ABR member expressed a similar concern at the May 26, 2015 meeting. However, the majority of the Board did not concur with this conclusion. The project is zoned R-4 (Hotel-Motel-Multiple Family Residence), which is described in the Municipal Code as having a principal use of multi-family housing, together with recreational, religious and education facilities required to serve the community. The Board also understood that the maximum height allowed for AUD projects in the R-4 Zone is four stories and 45 feet. The project has two-story elements at the front and rear of the site, with a maximum height of 28' -7", and third-story dormer elements near the interior, resulting in a total building height of 33 feet. It was further understood, that although some R-4 neighborhoods might be predominately developed with one- and two-story buildings, the intended development potential for this zoning district allows for higher density multi-unit development.

There was some initial discussion by the ABR of whether or not the garages should have garage doors. Ultimately, it was the Board's decision that the project design was acceptable and did not require a change to the proposed parking design.

Site Visit and Visual Aids

The appellant contends that due to the lack of an organized site visit and placement of story poles the ABR did not adequately assess the impacts of the project to the residential buildings within the 1800 block of Castillo Street. The ABR discussed whether an organized site visit was necessary, and determined that because several board members had already driven by the site on their own and others were very familiar with the neighborhood, an organized site visit was not needed. The ABR also indicated that the neighborhood typically considered during the review of a project is not limited to the street frontage or the immediate block and requested that the applicant provide a survey of two- and three-story buildings within a one and one-half block radius of the subject site. The applicant subsequently submitted an aerial and photograph survey of two- and three story buildings in the surrounding area. The ABR determined that sufficient information and photographs of adjacent properties had been provided and found the project appropriate for the neighborhood.

Site Design and Use of Garages

The appellant asserts that there is no on-site turnaround for vehicles including guest, delivery and emergency vehicles, thus making it necessary for these vehicles to back-out on to the street, which is contrary to existing City guidelines. Transportation Division staff reviewed the proposed project for compliance with the City's Standards for Parking Design and found the project to comply with the minimum distance necessary for a vehicle to enter each of the garages in one forward movement and to exit each of the garages and property in one backward and one forward movement. Projects developed under the AUD ordinance are not required to provide on-site guest parking; therefore, the vehicular access is intended for the residents of the property and additional on-site turnaround and parking was not required.

The appellant also claims that the garages for this apartment building will likely be used for uses other than parking, such as storage, expansion of living space, or a room rental, forcing the required parking onto the street. Each unit has been designed with an attached one-car garage that has interior access to the living space of the unit. Generally, the ABR and staff do not speculate what the owner or tenant may do in the future and must analyze the floor plans that are currently proposed.

At the time of the ABR hearings, the appellant raised the issue that the garages should instead be carports to avoid them being used for purposes other than parking. All properties within the city are required to maintain access to the required off-street parking at all times. In the event that required parking becomes inaccessible, any citizen may submit a request for investigation to the Community Development Department for enforcement of this provision.

Purpose and Intent of the AUD Incentive Program

The appellant contends that the AUD ordinance is designed to produce smaller units and smaller buildings in and around the Downtown, and that the proposed project does neither. The City's AUD Program promotes critically needed residential development, particularly non-subsidized rental units. It encourages housing by allowing increased densities based on unit size: the smaller the average unit size for the project, the greater the density allowed.

The density allowance for AUD projects located in the Medium-High Density areas, range from 15 to 27 dwelling units per acre depending on unit size. These densities are purposely similar to those allowed under the former Variable Density provisions, but with smaller unit sizes. In this instance, the AUD Program allows for up to seven small units, whereas the variable density provisions would have allowed up to five units of any size and could have resulted in a similarly sized or larger building. The variable density provisions required an additional parking space per unit, and guest parking.

The approach taken to develop the AUD Program involved policy tradeoffs that make AUD projects potentially more controversial. One such tradeoff is parking. As part of the General Plan Update process, the City Council discussed and acknowledged that on-street parking might be impacted in some neighborhoods by the reduced parking requirements of the AUD Program; however, that was an appropriate tradeoff in order to produce more housing.

The AUD Program requires a minimum of one parking space per residential unit and no guest parking. This reduction in parking is intended to encourage affordability and help decrease building mass. Reduced parking requirements for AUD projects are also consistent with Housing Element Policy H17 and Implementation Action H17.1 that direct flexibility in development standards to facilitate additional housing.

As indicated above, projects located in the Medium-High Density areas and developing under the AUD Program are allowed a density range of 15 to 27 dwelling units per acre with a maximum average unit size range of 905 to 1,450 square feet. The proposed density for the project is 25 dwelling units per acre, which allows a maximum average unit size of 945 square feet. The project proposes a maximum average unit size of 938 square feet, therefore complying with the density and unit size allowances of the AUD Program. Additionally, the proposed project is consistent with Housing Element Policy H10, encouraging new housing, and Housing Element Implementation Action H11.10, encouraging the construction of three bedroom or larger rental units.

Therefore, staff supports the proposed three-story, seven-unit design that the majority of ABR members approved, given that the project is consistent with all applicable regulations and the Project Compatibility Analysis has been satisfied.

RECOMMENDATION:

The proposed project has undergone a thorough review by the ABR and staff. The main issue is whether the project is compatible with the neighborhood and appropriate for the site in terms of size, bulk, and scale. Staff believes that the ABR fully considered this issue and found the project consistent with the Project Compatibility Analysis criteria and therefore a compatible development.

Staff recommends that Council deny the appeal and uphold the ABR's decision to grant Project Design Approval to the new seven-unit apartment building and direct Staff to return to Council with Decision and Findings reflecting the outcome of the appeal.

NOTE: The project plans and files were separately delivered to the City Council for their review and are available for public review in the City Clerk's Office.

ATTACHMENT(S):

1. Appellant Letter, dated August 21, 2015
2. Proposed Site plan, floor plans, and elevations
3. ABR Minutes

PREPARED BY: Suzanne Riegle, Associate Planner

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office

RECEIVED

Request to Appeal an ABR Decision:

2015 JUN -2 PM 1:44

CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

By this letter, as a representative of the neighborhood, I wish to appeal the following:

Name of Body: ABR

Meeting Date at which decision was made: May 26, 2015

Description of decision being appealed: Final approval of new construction of 7-unit apartment building at 1818 Castillo St.

Applicant Number: MST2015-00092

Grounds for the appeal request:

Below we list the grounds for the appeal. By its excessive size and height and poorly designed parking, the project negatively affects the nature and quality of an entire neighborhood and it sets precedents for future construction that we do not believe were part of the original intent of the AUD Ordinance.

I. Building height, size, bulk, and scale:

1. The building is the only 3-story building within several blocks. It dramatically exceeds neighborhood standards for height, scale and bulk.
2. There was no site visit by the ABR to help the board understand the excessive size and scale when compared to the surrounding properties.
3. There were no story poles to give a three dimensional understanding of the project scale.
4. There was inadequate discussion of the impact of individual garages within the envelope of each individual unit, which creates additional height and is the reason the third story exists (it is pushed up by inclusion of the garage in the unit mass.)

II. Parking: Garage vs. Carports

1. There is no automobile turn-around on-site which thus necessitates that every car that cannot nose into a garage will have to back out onto busy Castillo St. Back-outs are contrary to current City transportation department design guidelines. (Arguments by the designer that each tenant has a garage to turn around in does not address the common daily occurrence of entry by guests, emergency vehicles, delivery trucks, etc. that will come and go on a regular basis)

2. The AUD is an interim ordinance which can be said to be in "beta testing." In the lengthy City out-reach program from which this ordinance came, the issue of parking was not fully discussed nor its consequences fully realized. While the appellants recognize the AUD wisdom of reduced parking, it is still the City's stated goal that what little parking is provided is required to be for cars. It must at least act as parking and at least, by design, get used as parking. Such will not be the case in an affordable worker apartment unit with a built-in garage with interior access from the living space. It is almost prima facie that the tenant will use the garage for other than cars (storage, additional living space, potential room rental, etc.)

3. With the garages almost guaranteed to be used for other than car storage, the on-street parking density along Castillo will only get worse and it is very dense now.

III. The Spirit of the AUD

The ordinance was created in the recognition that the downtown area has a variety of services that reduces the need for auto use and thus the need for parking. As noted in the Planning Commission Staff Report on the AUD Zoning Ordinance Amendments (dated April 4, 2013, section III, page 2): "The AUD Program would regulate residential density based on the average unit size, and is designed to produce smaller units and small buildings located primarily in and around the Downtown."

We reiterate, the AUD Ordinance is designed to produce smaller buildings and smaller units in and around downtown. This project does none of that.

IV. ABR Final Approval Vote:

The ABR is a seven member body. At the time of the vote on this project, three members were absent. While the remaining four members technically constitute a quorum, their approval vote of three yeas would not/does not constitute a typical majority of the full board.

We quote the comments of the nay vote on the ABR, Mr. Wittausch:

A. "No story poles were provided" (but were needed on the first and only 3-story project within several blocks of the site.)

B. "No appeal to the PC" . . .(was made in face of several questions of neighborhood compatibility, building bulk/size, garage parking vs. carport parking, combined parking vs. individual garage adjacent to each unit, no on-site turn around.)

V. Appellant Information:

Brian B. Barnwell, 1830 Castillo St, Santa Barbara CA 93101; 805.708.4690;
brian@barnwellappraisals.com

Brian B. Barnwell

Date

June 2, 2015



Sheet Index

- A1.0 Cover Sheet
- A2.0 Site Plan
- A3.0 Floor Plans
- A4.0 Unit Plans
- A5.0 Exterior Elevations
- L-1 Landscape Plan
- C-1-C.4 Grading and Drainage Plans

Vicinity Map



Project Description

The proposed project includes the demolition of an existing single family home, a studio building, and a garage. The site will be developed with seven rental units that are two and three bedrooms.

Project Data

Address: 1818 Castillo Street
 Owner: Randy Douglas
 Lot Area: 12,658.25 SF or 291 acres
 Lot APN: 027-012-023
 Density Residential: (15-27 Medium High)
 Land Use Designation: Medium High
 Zoning: RA - AUD
 Allowable Density: (291 x 25 DU/AC) = (7,267) units
 Stories: 2 and 3
 Height: 42-27-44'

Proposed Development

Max Habitable Floor Area: 4,109 SF Net
 5 - 2BR Units @ 827 SF x 5 = 4,135 SF Net
 6,498 SF Net
 Gross Floor Area (Including Garages):
 5 - 2BR Units @ 1,137 SF x 5 = 5,685 SF Gross
 5 - 2BR Units @ 1,137 SF x 2 = 2,274 SF Gross
 5,148 SF Gross
 Building Coverage: 4,039 SF 32%
 Landscape Area: 3,303 SF 26%
 Paved Area: 12,726 SF 100%
 Existing Buildings:
 Main Building: 989 SF
 Garage: 271 SF
 Shed: 276 SF Gross
 1,536 SF Gross

Open Space (Common Outdoor Living Space Method)

Private Open Space: Private
 Unit 1: Second level Private 98 SF
 Unit 2: Second level Private 98 SF
 Unit 3: Second level Private 98 SF
 Unit 4: Second level Private 98 SF
 Unit 5: Second level Private 98 SF
 Unit 6: Second level Private 98 SF
 Unit 7: Second level Private 98 SF
 Common Open Space (10% Net of Area): 1,268 SF
 Required Common Area (20/20) = See Site Plan

Parking Calculations

Vehicle	Required	Provided
Vehicle	7 Covered	7 Covered
Bicycle	7 Covered	7 Covered

AUD Ordinance

Abordable Units	Abordable Area, Unit Size	Total Abordable SF
7	945	6,615

Proposed Project	Unit Size, Net SF	Total Unit SF
Units	937	4,355
(5) 3 BR	863	6,863

Average Unit Size = 938 Net SF

Applicable Codes

- 2010 California Building Code
- 2010 California Plumbing Code
- 2008 California Electrical Code
- 2010 California Fire Code
- 2013 California Fire Code
- 2010 California Administrative Code
- 2010 California Referenced Standards Code
- City of Santa Barbara Municipal Code

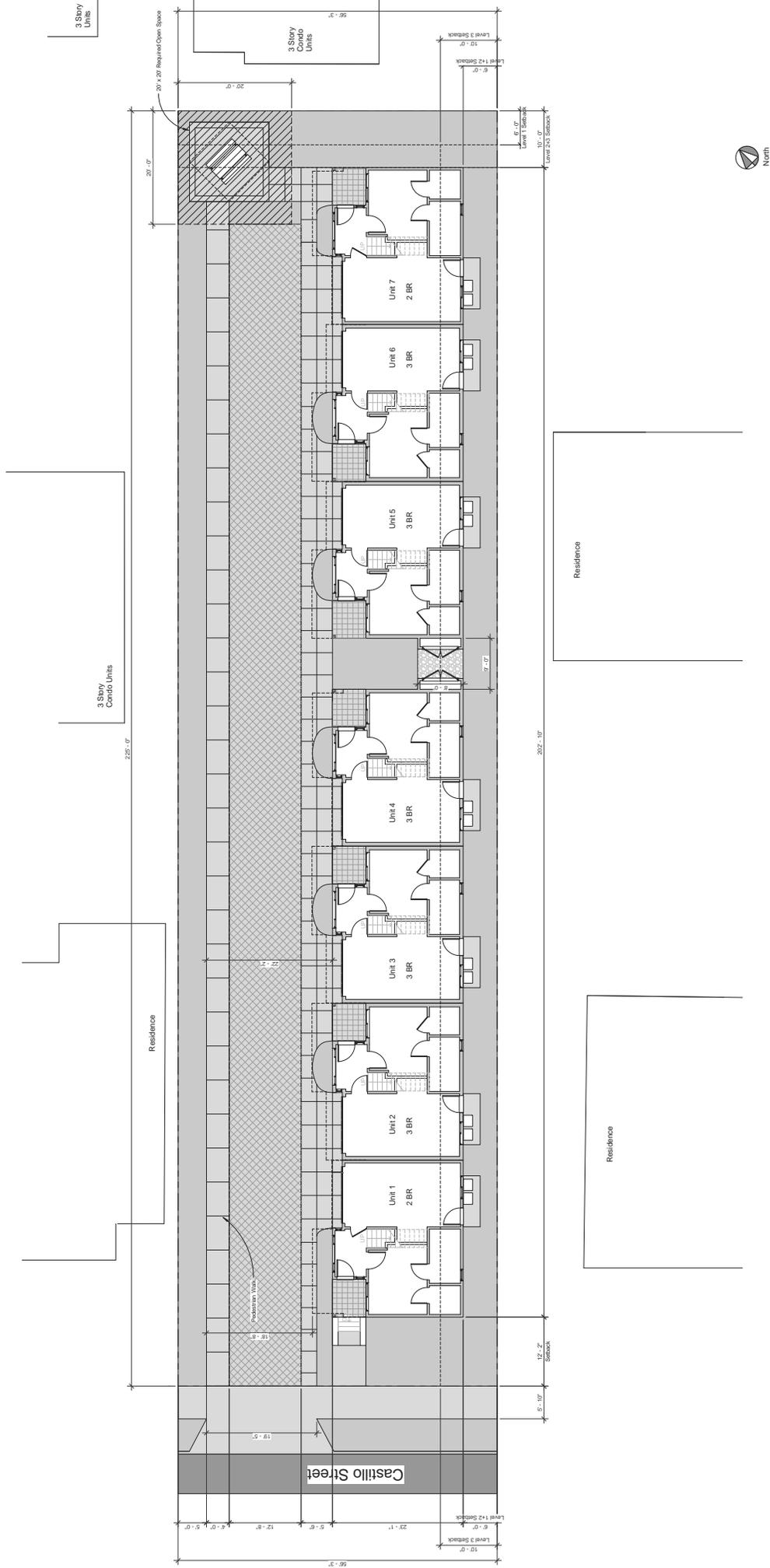
10 E. Figueroa St., Suite 1
 Santa Barbara, CA 93101
 Tel: 805.963.8283 Fax: 805.963.8184
 www.rmdesign.com



1818 Castillo St. Apartments
 1818 Castillo St.

Cover Sheet

A1.0
 5/26/2015



Site Plan
1/8" = 1'-0"



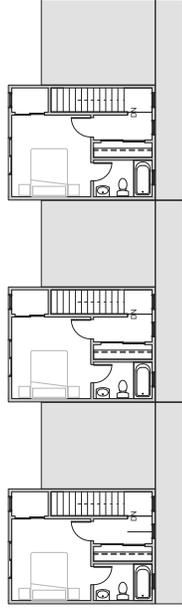
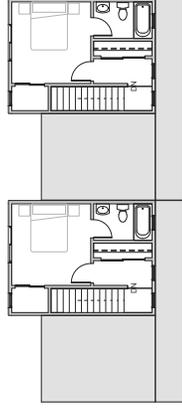
10 E. Figueroa St., Suite 1
Ft. Collins, CO 80526
Tel: 805.563.8283 Fax: 805.563.8184
www.rrmdesign.com

1818 Castillo St. Apartments

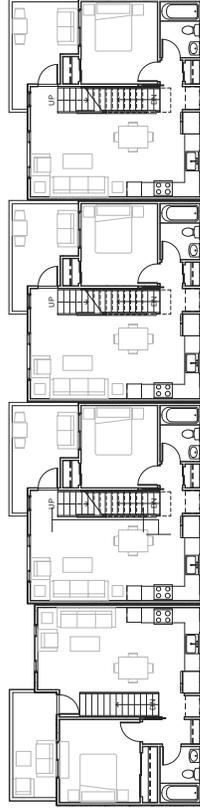
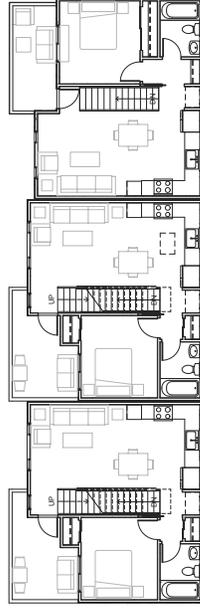
1818 Castillo St.

Site Plan

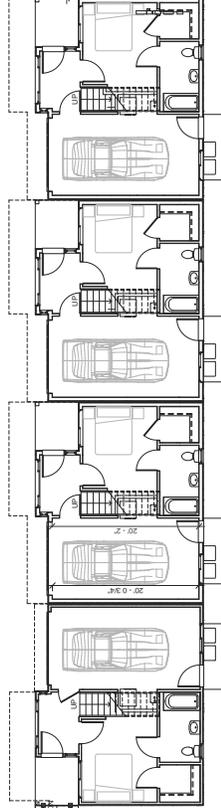
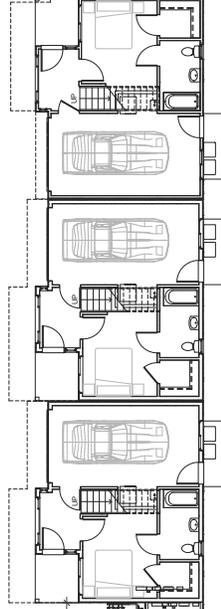
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5/26/2015



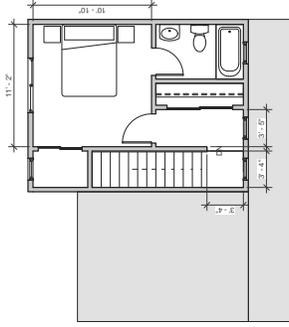
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1/8" = 1'-0"



② Level 2
1/8" = 1'-0"

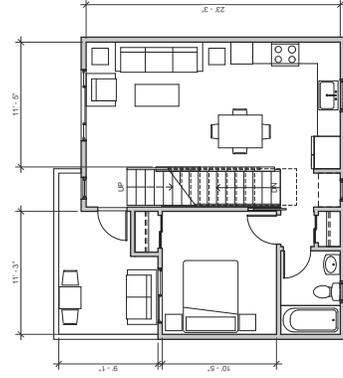


① Level 1
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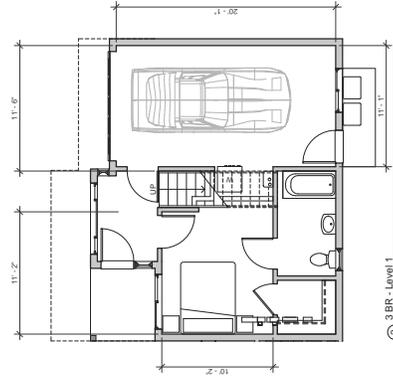
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3/16" = 1'-0"



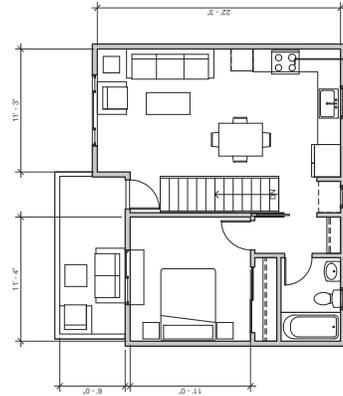
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Gross Area: 533 SF

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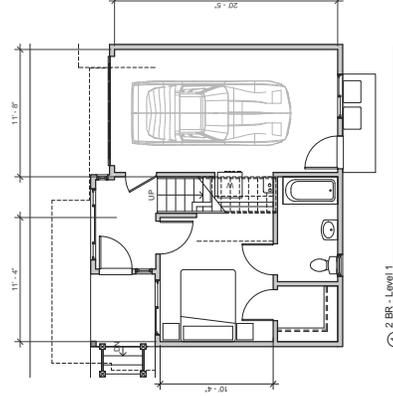
Net Area: 268 SF
Gross Area: 375 SF
Total Area: 997 SF

① 3 BR - Level 1
3/16" = 1'-0"



Net Area: 515 SF
Gross Area: 561 SF

② 2 BR - Level 2
3/16" = 1'-0"



Net Area: 277 SF
Gross Area: 375 SF
Total Area: 792 SF

① 2 BR - Level 1
3/16" = 1'-0"



② East Elevation
1/8" = 1'-0"



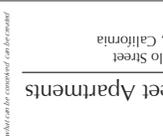
① Street Elevation
1/8" = 1'-0"



③ North Elevation
1/8" = 1'-0"



④ South Elevation
1/8" = 1'-0"



signature _____
 date _____

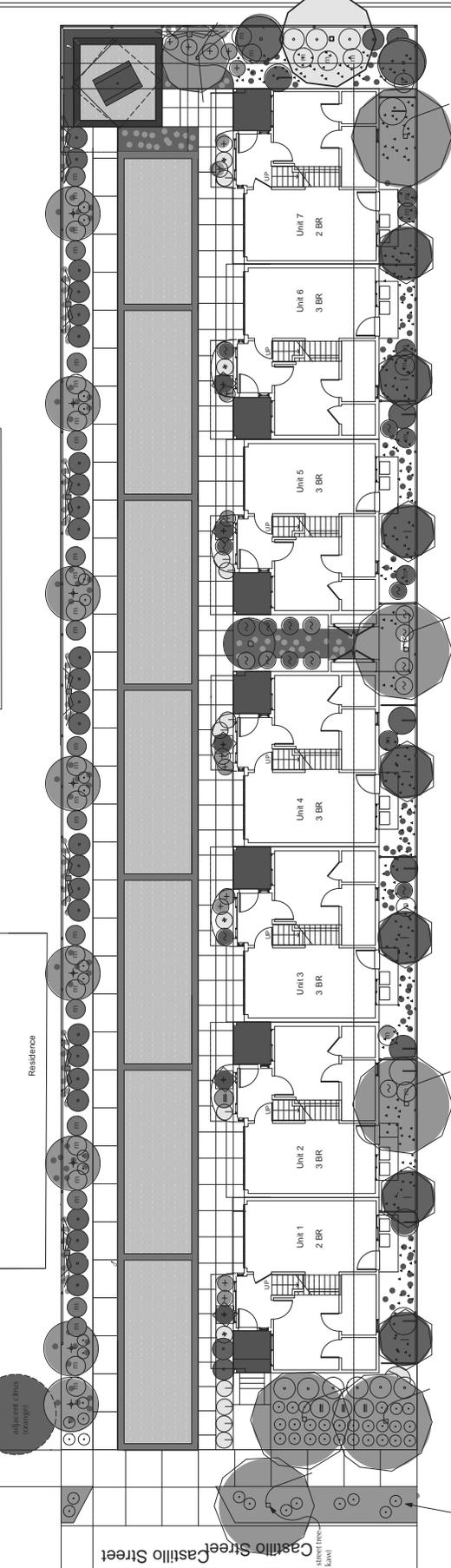
REVISIONS:
 1. 02.13.15 final building
 2. 03.02.15 final design

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 Plan

DATE: April 2015
 SCALE: 1/8" = 1'-0"
 DRAWN: C.M.

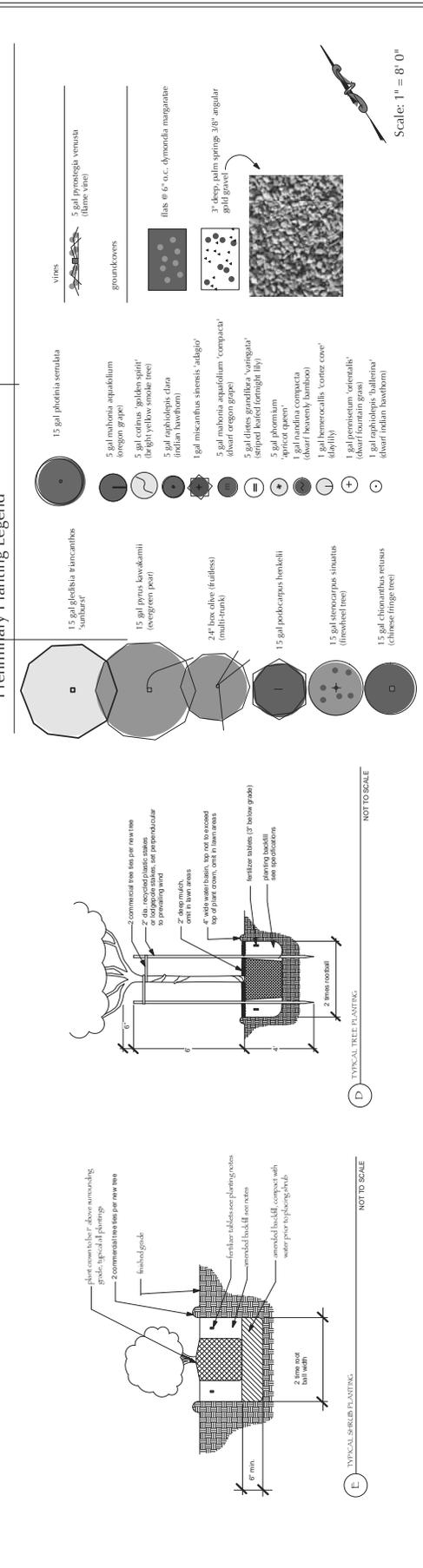
SHEET:
 L-1
 OF 1 SHEETS

Legend of Plan Symbols



landscape planning for:

Preliminary Planting Legend



Scale: 1" = 8' 0"

**ARCHITECTURAL BOARD OF REVIEW
MINUTES**

1818 CASTILLO ST (MST2015-00092)

R – NEW MULTIFAMILY

Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two, 2-bedroom units and five, 3-bedroom units, totaling 6,569 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 938 square feet. There will be seven covered parking spaces provided on the ground floor of the building.

March 30, 2015

(One-time Concept Review; Comments only.)

Actual time: 5:29 p.m.

Present: Detlev Peikert, Architect; and Gordon Brewer, RRM Design Group.

Public comment opened at 5:37 p.m.

- 1) Brian Barnwell, opposition; expressed concerns regarding neighborhood compatibility of the proposed project for the area.
- 2) Kip Bradley, opposition; expressed concerns regarding neighborhood compatibility.

Public comment closed at 5:40 p.m.

Public comment via email from Pamela Lasker and John Smith was acknowledged and addressed regarding neighborhood compatibility and parking density concerns for the area.

Motion: Continued four weeks to Full Board with following general comments:

- 1) A majority of the Board found the clean, simple, cottage design style and meandering path acceptable, charming, and compatible with the neighborhood.
- 2) Restudy the third story massing and number of units that seem incompatible with the cottage style of the architecture and the narrow size of the lot; consider relocating third story units to the rear of the property.
- 3) Restudy the plate heights.
- 4) Restudy the cantilevers and overhang dimensions into the driveways to be possibly relocated back.

- 5) Provide more useable landscaping and open space.
- 6) Restudy the neighborhood compatibility of the project scale; provide photographs of neighboring three-story buildings.

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

May 11, 2015

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on March 30, 2015.)

Actual time: 3:48 p.m.

Present: Detlev Peikert and Lisa Plowman, Architects; and Suzanne Riegle, Associate Planner.

Public comment opened at 4:00 p.m.

- 1) Richard Handler, opposition; spoke of concerns regarding preservation of private view, project size and massing, and parking density issues.
- 2) Kathleen Hoffman, opposition; spoke of concerns regarding the proposed project size and massing, parking density issues, and noise impacts.
- 3) Brian Barnwell, opposition; (submitted a previous email) expressed concerns regarding project size and massing, felt the project was incompatible and out of scale with the predominantly single story neighborhood, parking density issues, and the related tendency for built-in garages to be converted into illegal rental units.
- 4) Pamela Lasker, opposition; (submitted two previous emails) expressed concerns regarding proposed project massing and number of units/bedrooms, and project size not compatible with the surrounding single story neighborhood.
- 5) Steven Harper, opposition; with expressed concerns regarding project size, massing, and amount of parking not compatible with the surrounding single story neighborhood.

Emails of concern from Pamela Lasker and John Smith, Scott Wilson, Deb Archambault, Heather Wright, and Deanne Turner were acknowledged.

Public comment closed at 4:15 p.m.

It was noted that a majority of the Board was either familiar with the project site or had visited or driven by the project site.

Motion: Continued two week to Full Board with comments:

- 1) Provide additional survey and photographs of the existing two story adjacent buildings within a two and one-half block diameter.

- 2) Study reducing the amount of paving and increasing landscaping where possible along the driveway side.
- 3) Study ways the unit at the street can be pulled back further away from the street to increase the landscape buffer. Study reducing the space between the buildings, if possible.
- 4) Two Board members would like the Applicant to study ways to reduce some of the overhangs at the driveways.

Action: Miller/Wittausch, 6/0/0. Motion carried. (Hopkins stepped down).

May 26, 2015

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on May 11, 2015.)

Actual time: 6:53 p.m.

Present: Detlev Peikert and Lisa Plowman, Peikert; Gordon Brewer, RRM Design Group; and Suzanne Riegle, Associate Planner.

Public comment opened at 7:00 p.m.

- 1) Richard Handler, (submitted email) opposition; with expressed concerns regarding parking density impacts.
- 2) Kathleen Hoffman, opposition; expressed concerns regarding planned turnaround space in the driveway, neighborhood impacts such as noise of garbage pick-up; project height effect on available southwest sun exposure; parking density impacts, and increased traffic in the area.
- 3) Stephen Harper, opposition; expressed concerns regarding the lack of neighborhood compatibility of the proposed mass and scale of the project, and parking density impacts.
- 4) Pamela Lasker (submitted email), opposition; expressed concerns regarding neighborhood compatibility impacts of the proposed three story height and mass of the project, and parking density concerns.
- 5) Frederick Lang, opposition; expressed concerns regarding current existing parking density and realty market value in the area.

Emails of concerns from Richard Handler, Pamela Lasker & John Smith, Kemble White and Steve Harper (with photos) were acknowledged.

Public comment closed at 7:15 p.m.

Failed Motion: Continued indefinitely to Full Board with comment for the Applicant

to restudy size, height, bulk and scale of the proposed project; and to consider resizing the proposed parking spaces.

Action: Wittausch. Motion failed due to lack of a seconder. (Hopkins stepped down, Poole (partially absent)/Cung absent)

Substitute Motion: Project Design Approval and continued indefinitely to Full Board with conditions:

- 1) The Chair read the following finding into the record: “The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.”
- 2) The Compatibility Analysis criteria (SBMC 22.68.045) were generally met as follows:
 - a) The proposed project design is consistent with applicable ABR Design Guidelines, City Charter passages, and applicable Municipal Code provisions with regard to site design, architecture, and landscaping.
 - b) The project’s design is consistent with the architectural character of the City and appropriate for the neighborhood.
 - c) The project’s size, mass, bulk, size, height, and scale of the proposed development are appropriate for its location and neighborhood.
 - d) The project’s design is appropriately sensitive to adjacent landmarks and historic resources, City structures of merit, sites, or established scenic public vistas.
 - e) The project’s design provides an appropriate amount of open space and landscaping.

Action: Tripp/Miller, 3/1/0. Motion carried. (Wittausch opposed because he could not make the Compatibility Criteria Analysis findings, Hopkins stepped down, Poole (partially absent)/Cung absent).



1818 Castillo Street



Appeal of ABR Decision to Approve 7-Unit Apartment Building
July 21, 2015

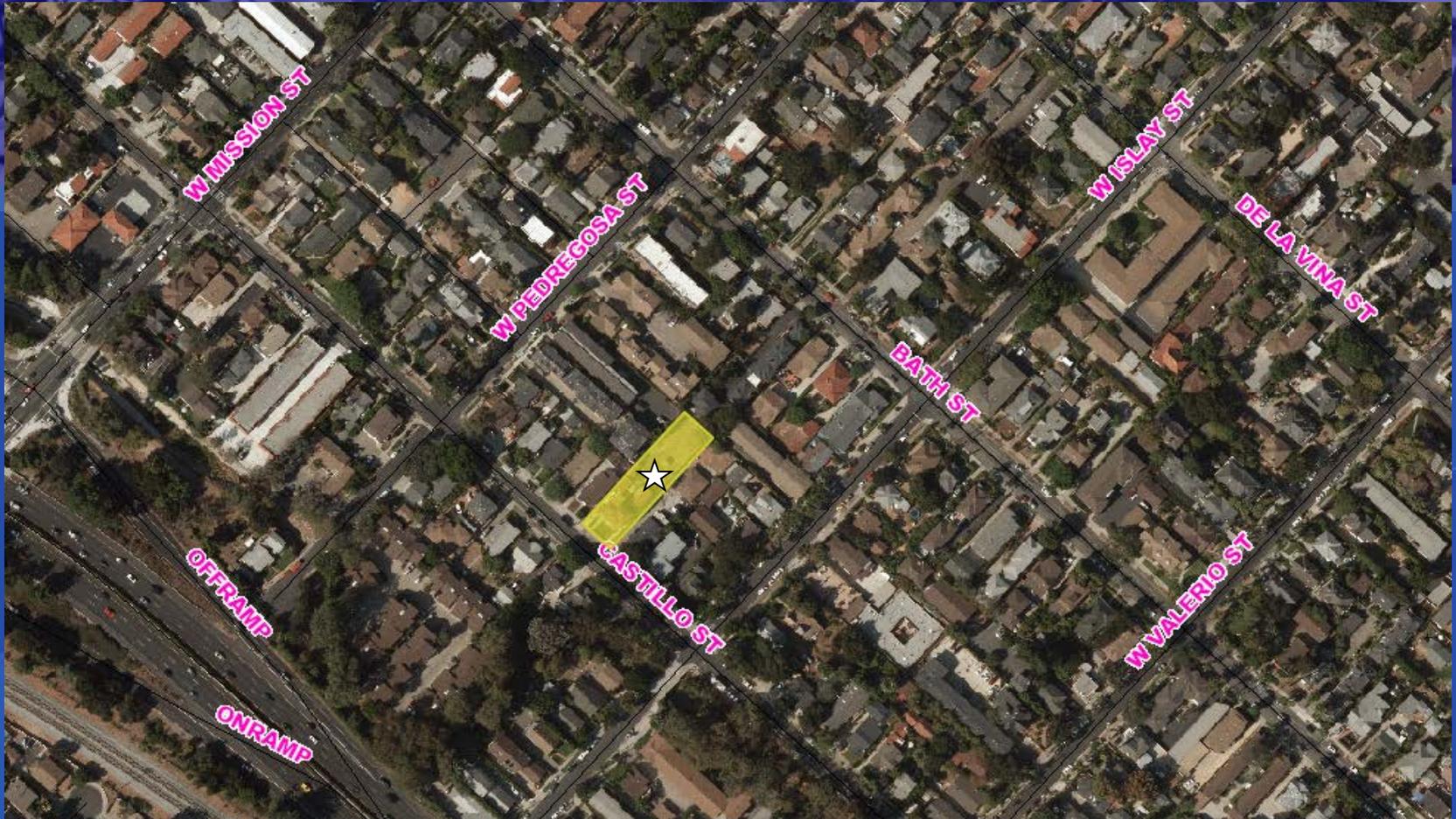


Appellant's Concerns

Appeal of Architectural Board of Review's decision to grant Project Design Approval.

The appellant's concerns related to height, bulk, and scale include:

1. Only 3-story building within blocks
2. No organized site visit
3. Story poles were not erected
4. Adequacy of discussion regarding individual garages
5. Project does not produce smaller units and smaller buildings in and around the Downtown as intended by AUD ordinance



Project
North

Vicinity map

Lot Size: 12,656 square feet

Zoning: R-4 Hotel-Motel-Multiple Residence Zone

General Plan Designation: Medium -High Density Residential (15-27 du/ac)

Project Site





Proposed Project

- ◆ Demolition of existing improvements
- ◆ Construction of a 2- and partial 3-story multi-family building
 - 7 residential rental units
 - 5 – 3 bedroom units
 - 2 – 2 bedroom units
 - 7 one-car garages



② East Elevation
1/8" = 1'-0" **East**



① Street Elevation
1/8" = 1'-0" **West – Castillo Street**



③ North Elevation
1/8" = 1'-0" **North**



④ South Elevation
1/8" = 1'-0" **South**



10 E. Figueroa St., Suite 1
Santa Barbara, CA 93101
Tel: 805.963.8283 Fax: 805.963.8184
www.rrmdesign.com

1818 Castillo St. Apartments
1818 Castillo St.

Exterior Elevations

A5.0

5/26/2015

Neighborhood Context



East Side of 1800 Block of Castillo Street (across the street)



West Side of 1800 Block of Castillo Street (across the street)

Neighborhood Context



North Side of 300 Block of W. Islay Street

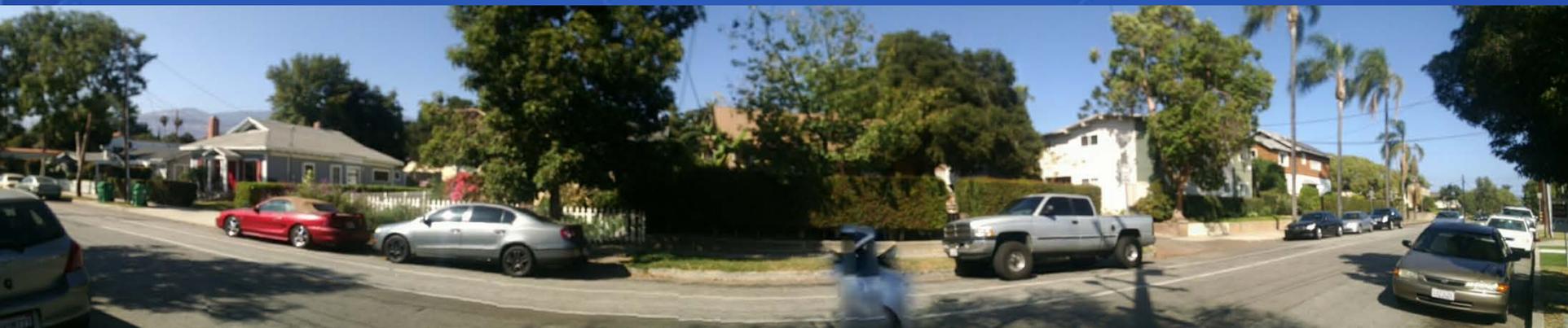


West Side of 1800 Block of Bath Street

Neighborhood Context



South Side of 300 Block of W Pedregosa Street



West Side of 1800 Block of Bath Street

Views from Project Site



Looking East towards 1815 Bath Street



Looking North towards Pedregosa Street

Views from Project Site



Looking South towards Islay Street



W PEDREGOSA ST

BATH ST

CASTILLO ST

W ISLAY ST

3

2

2

2

2

3

2

2

2

2

2

2

★

2

2

Neighborhood Context



319 – 329 W Pedregosa Street (yellow) abuts project site to the north

Neighborhood Context



317 W Pedregosa Street (yellow) abuts project site to the north

Neighborhood Context



314 W. Pedregosa Street

Neighborhood Context



1815 Bath Street property abuts project site to the west

Neighborhood Context



1812 Bath & 234 W. Islay Street just north of Islay Street

Architectural Board of Review

- ◆ March 30, 2015 – New Concept Review (Noticed)
- ◆ May 11, 2015 – Second Concept Review
- ◆ May 26, 2015 – Project Design Approval was granted making necessary findings (3/1 vote)
 - Project Compatibility Analysis Findings; and
 - CEQA Section 15183 Finding



Project Compatibility Analysis

1. Is the project's design consistent with the Architectural Board of Review Guidelines?
2. Is the project compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project?
3. Is the size, mass, bulk, height, and scale of the project appropriate for its location and the neighborhood?



Project Compatibility Analysis

4. Is the design of the project appropriately sensitive to adjacent Federal, State, and City Landmarks or nearby designated historic resources, including structures of merit, sites, or natural features?
5. Does the design of the project respond appropriately to established scenic public vistas?
6. Does the project include an appropriate amount of open space and landscaping?

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan).

Under this California Environmental Quality Act (CEQA) Guidelines section, projects with net new development (nonresidential square footage or residential units) may qualify for an exemption from further environmental review if

- (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and
- (2) any potentially significant project-specific impacts are addressed through existing development standards.

A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.



1. Building Height, Bulk, & Scale

◆ R-4 Zoning

- Intended to allow higher density development

◆ Building Height

- Allowed: 4 stories and 45' maximum
- Proposed: 3 stories and 33' maximum

◆ Garage vs. Carport

- Majority of Board found garage acceptable



2. Site Visit and Visual Aids

- ◆ PC concept review request by neighbor
- ◆ Organized site visit not required
- ◆ Visual aid request
 - Photographic survey of 2 & 3 story buildings
 - Basic streetscape



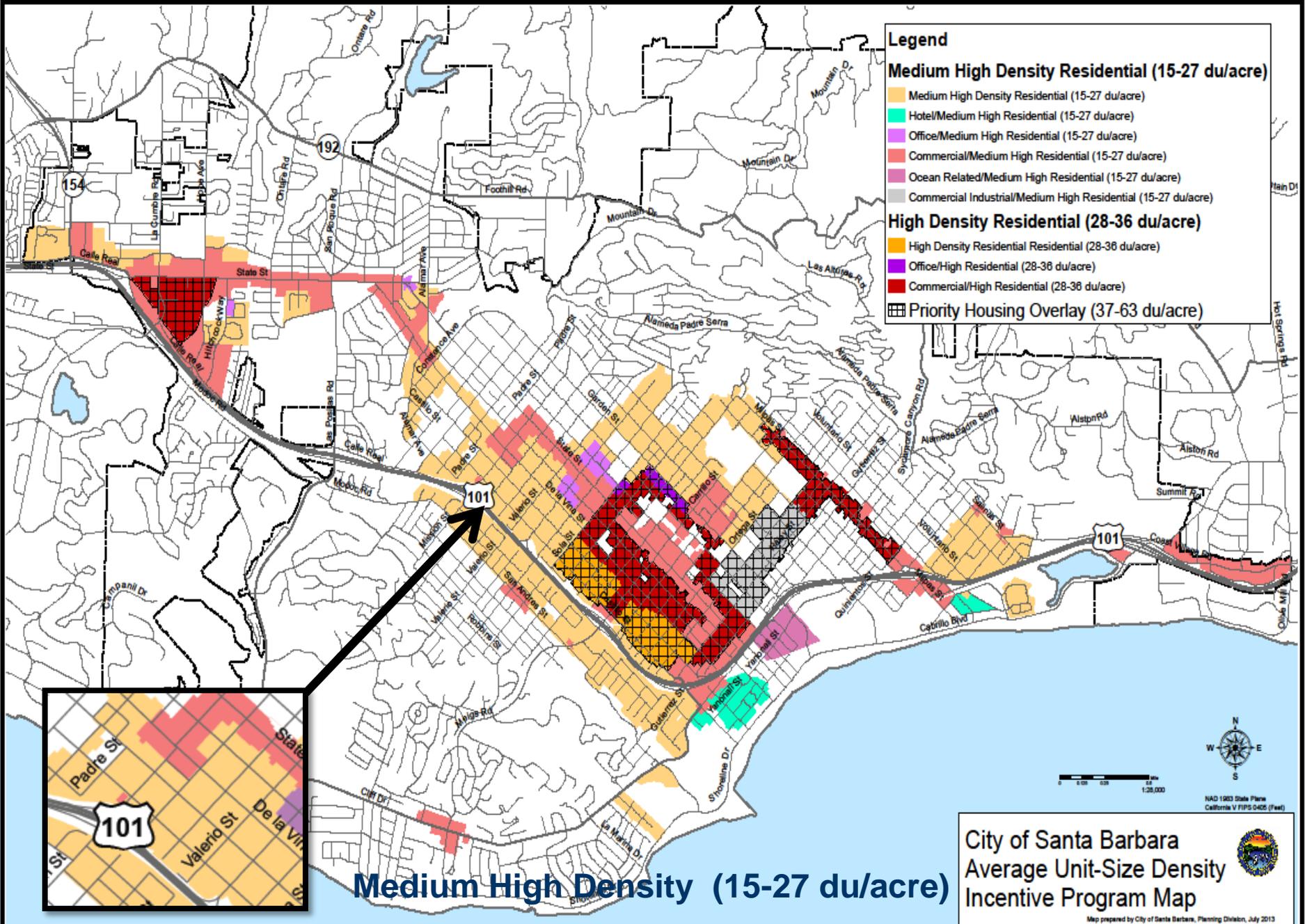
3. Site Design & Use of Garage

- ◆ Design & Ordinance Requirements met
 - 7 spaces (min. 1/per unit)
 - No guest parking required
 - Min. distance for garage turnaround
 - Min. garage dimensions
- ◆ Garages required for off-street parking
 - Violations enforced on complaint basis



4. Purpose of AUD Program

- ◆ July 30, 2013 – City Council approved the Average Unit-size Density (AUD) Incentive Program Ordinance
- ◆ City's AUD Program
 - promotes critically needed residential units
 - encourages housing by allowing increased densities based on unit size



DENSITY

Applicant's proposal includes:

- 7 Rental Housing Units
- 25 du/acre
- Avg. Unit Size 938 sq. ft.



Medium-High Density (15-27 du/ac)

Density du/ac	UNITS ALLOWED	Maximum <u>Average</u> Unit Size (Sq Ft)
15	4	1,450
16	4	1,360
17	4	1,280
18	5	1,210
19	5	1,145
20	5	1,090
21	6	1,040
22	6	1,005
23	6	985
24	6	965
25	7	945
26	7	925
27	7	905



Recommendation

- A.** That City Council deny the appeal and uphold the Architectural Board of Review's decision to grant Project Design Approval to the new seven-unit apartment building; and
- B.** Direct Staff to return to Council with Decision and Findings reflecting the outcome of the appeal.