



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**DECEMBER 4, 2017**

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

Kirk Gradin, *Chair*  
Amy Fitzgerald Tripp, *Vice Chair*  
Kevin Moore  
David R. Watkins  
Wm. Howard Wittausch

**CITY COUNCIL LIAISON:** Frank Hotchkiss

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Krystal M. Vaughn, Commission Secretary

---

**CALL TO ORDER**

The Full Board meeting was called to order at 3:04 p.m. by Chair Gradin.

**ATTENDANCE**

Members present: Gradin, Tripp, Moore, and Watkins  
Members absent: Wittausch  
Staff present: Unzueta (until 3:15 p.m.), Cameron, and Vaughn

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **November 20, 2017**, as submitted.

Action: Tripp/Watkins, 4/0/0. (Wittausch absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **November 27, 2017**, as reviewed by Board Member Tripp.

Action: Watkins/Tripp, 4/0/0. (Wittausch absent.) Motion carried.

Motion: Ratify the Consent Calendar of **December 4, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Moore, 4/0/0. (Wittausch absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Mr. Cameron announced the following:
  - a. Board member Wittausch will be absent from today's meeting.
  - b. The motion on the November 6, 2017 minutes for 24 East Haley stated that the item could return to the Consent calendar rather than the Full Board. This was a clerical error and it has since been corrected; the item is being heard today.
  - c. For further clarification on the 601 Alameda Padre Sarah project, the Staff Hearing Officer approved the open yard and density modifications that were required for the project and partially approved the front setback modification. The 1 ½ foot encroachment into the front setback for the second-story balcony was approved; however, the tower element or any roof changes in the front setback were not approved. The project will be returning back to the Full Board for review and it will be at the Board's discretion whether Project Design Approval will be granted.
2. Ms. Unzueta announced that due to lack of quorum on the Sign Committee, the ABR and Historic Landmarks Commission are being asked to appoint alternates to attend Sign Committee meetings, as the Vice Chair, and such alternates must be able to commit to a two-month rotating schedule until the Sign Committee recruits new permanent members.

E. Subcommittee Reports:

No subcommittee reports.

**REVIEW AFTER FINAL**

**1. 604 E COTA ST**

**M-C Zone**

**(3:15)**

Assessor's Parcel Number: 031-222-001  
 Application Number: MST2014-00220  
 Owner: Hammer Properties, LLC  
 Applicant: Peter Lewis  
 Architect: The Cearnal Collective, LLP

(Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.)

**(Referred from Architectural Board of Review Consent Agenda. Review After Final of changes to exterior finish details. Project was last reviewed on November 20, 2017.)**

Actual time: 3:15 p.m.

Present: Peter Lewis, Owner; and Brian Cearnal, Architect

Public comment opened at 3:28 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the expansion joint composition as shown? 2/2 Failed

**Motion: Approval of Review After Final with comments:**

1. The Board approved the design as noted, the expansion joints as proposed, and the removal of all finishes and plaster replacements as shown.
2. Study the proposed accent color on the façade.
3. Include the parapet cap detailing at the front corner building as originally approved.

Action: Moore/Gradin, 2/2/0. (Watkins and Tripp opposed. Wittausch absent.) Motion failed.

**Item postponed two weeks at the applicant’s request.**

**CONCEPT REVIEW - CONTINUED ITEM**

**2. 500 FOWLER RD**

**A-F/SD-3 Zone**

**(3:50)**

Assessor’s Parcel Number:	073-450-003
Application Number:	MST2017-00640
Owner:	City of Santa Barbara
Applicant:	Randy Arntson
Engineer:	John Maloney

(Proposal for seven new photovoltaic solar carports to be located in the City of Santa Barbara Airport’s Long-Term parking lot. Project consists of the installation of four 35x394 foot carports and three 35x250 foot carports to be mounted with a combined total of 1 Megawatt solar photovoltaic panels within the 798-space Long-Term parking lot. The proposal does not reduce the number of parking spaces. The structures will be installed in sections to not displace more than 160 parking spaces at a time to keep the remaining parking lot open and available for long-term parking during construction. Project is within the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 23, 2017.)**

Actual time: 4:03 p.m.

Present: Randy Arntson, Applicant; Erin O’Carroll, Landscape Architect; and John Maloney, Engineer

Public comment opened at 4:10 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

1. The Board appreciated the work that has been done so far.
2. The existing layout of the solar panels is acceptable as proposed.
3. The Board requested additional screening along the road and suggested using the trees that are proposed to be moved from the other airport property to this area.
4. Further study the screening of the transformer equipment and break switch.
5. Provide photos of the planting.
6. Provide further screening, especially on the road side entrance coming into the project.
7. Bring in the structure for the proposed solar panels so that it can be reviewed at the next meeting.

Action: Tripp/Watkins, 4/0/0. (Wittausch absent.) Motion carried.

**\* The motion was substituted to include an additional comment. \***

**Motion: Continue two weeks with comments:**

1. The Board appreciated the work that has been done so far.
2. The existing layout of the solar panels is acceptable as proposed.
3. The Board requested additional screening along the road and suggested using the trees that are proposed to be moved from the other airport property to this area.
4. Further study the screening of the transformer equipment and break switch.
5. Provide photos of the planting.
6. Provide further screening, especially on the road side as your coming into the project.
7. Bring in the structure for the proposed solar panels so that it can be reviewed at the next meeting.
8. The Historic Landmarks Commissions Landscape Architect is to review the landscape plan and provide comments before the next review.

Action: Tripp/Watkins, 4/0/0. (Wittausch absent.) Motion carried.

**PROJECT DESIGN REVIEW****3. 926 INDIO MUERTO ST****C-2/SD-3 Zone****(4:20)**

Assessor's Parcel Number:	017-284-003
Application Number:	MST2014-00415
Owner:	IWF SB Gateway, LP
Applicant:	John Cuykendall
Architect:	David Thiel

(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 111 rooms and a 115 space, semi-subterranean parking lot with supportive amenities. Planning Commission approval was granted on May 18, 2017 for Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

**(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution 010-17. Project was last reviewed on February 29, 2016.)**

Actual time: 4:36 p.m.

Present: John Cuykendall, Applicant; David Thiel, Architect; Scott Schell, Associated Transportation Engineers; Martha Degasis, Arcadia Studio; and Kelly Brodison, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Brodison stated that the Planning Commission reviewed this project on May 18, 2017 and the project has since been revised. Six rooms have been removed from the fourth floor, and the applicant has submitted for a substantial conformance determination, which will be reviewed after receiving comments from today's hearing.

Public comment opened at 4:51 p.m.

The following people expressed opposition or concerns:

1. Anna Marie Gott expressed that there may be some discrepancy with the drawing scale and what will actually be built. She advised that the existing telephone pole is 38' 1/2" feet and the proposed structure is 46' 1/2", yet in the drawings you are still able to see the tip of the telephone pole.
2. Christine Neuhauser expressed that the project is still too large for the neighborhood and blocks mountain views.
3. Dan Byers explained that parking will be negatively affected and will make things difficult for commercial trucks that pass through regularly.

Public comment closed at 4:58 p.m.

**Motion: Continue indefinitely with comments:**

1. Provide elevation drawings without the trees and not so heavily colored so that details of the eaves, roof shapes, and trellises can be seen.
2. The color of the project is not acceptable as proposed.
3. Study other buildings in the City and observe the treatment of detailing, massing, fenestration variation, tile detailing, balcony treatments, and wrought iron details.
4. Provide more variation in the window and door sizes, parapet heights, and roof treatments so as to provide the appearance of more variation.
5. Restudy the treatment at the auto entrance both of the massing and roof areas.
6. Restudy the pedestrian entrance and how the forms are articulated.
7. Provide planting areas sufficient for canopy trees along Indio Muerto Street to replace the ones that were lost.
8. Vary the treatment of the planter detailing at the podium level and the apparent height.
9. Restudy how the parking surface level ventilation is being treated.
10. Restudy the manner in which the tile surfacing is being proposed on the building. Study other ways this type of detail has been implemented in the City.
11. Study ways to make the elevations on Milpas Street more pedestrian-friendly.
12. Study the detailing, fenestration, and composition of the tower element at the corner.

13. Provide a roof plan showing where equipment screens will be placed and where rooftop equipment will be banked to be sure none of it is visible from the freeway.

Action: Gradin/Watkins, 4/0/0. (Wittausch absent.) Motion carried.

## **FINAL REVIEW**

### **4. 313 W ARRELLAGA ST**

**R-MH Zone**

**(5:20)**

Assessor's Parcel Number: 027-212-005  
 Application Number: MST2017-00125  
 Owner: Dario L. Pini  
 Applicant: Bryan Murphy

(Proposal to permit approximately 155 feet of six foot tall stucco walls, and approximately 87 feet of three foot tall stucco site walls at the front property line. The project includes revisions to an existing trash enclosure. Project will address violations outlined in Notice and Order to Repair or Abate dated February 14, 2017. A Minor Zoning Exception is requested for the new trash enclosure proposed in the interior setback.)

**(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC §30.245, Minor Zoning Exceptions and SBMC §30.140.240.A.6.a.i, for the proposed encroachment into the setback. Project was last reviewed on Consent on November 6, 2017.)**

Actual time: 5:37 p.m.

Present: Dario L. Pini, Owner; Bryan Murphy, Architect

Staff comments: Mr. Camron verified that the project was last heard at the Full Board, not Consent, and that the project contains a Minor Zoning Exception request and requires that the Minor Zoning Exception findings be read into the record if approval is granted.

Public comment opened at 5:42 p.m., and as no one wished to speak, it closed.

### **Motion: Approval of Review After Final with comments:**

1. The proposed location for trash and recycling is acceptable in the side yard as proposed.
2. The improvements for the new walls, gates, and enclosures are acceptable.
3. The planting area and trees shown are to remain.
4. The Board made the following Minor Zoning Exception findings:
  - a. The granting of such exceptions will not be detrimental to the use and enjoyment of other properties in the neighborhood. Since the use of the adjacent property is a carport and parking, which are also encroaching on the side yard setback, it does not appear that there would be any negative impact on the neighbor.
  - b. The improvements are sited such that they minimize impacts to the abutting properties.
  - c. The project generally complies with the applicable privacy, landscaping, noise, and lighting standards.

- d. The improvement will be compatible with the existing development and character of the neighborhood.
- e. The waste, recycling, and enclosures are not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180 Performance Standards.

Action: Gradin/Tripp, 4/0/0. (Wittausch absent.) Motion carried.

**PROJECT DESIGN REVIEW**

**5. 24 E HALEY ST**

**M-C Zone**

**(5:50)**

Assessor’s Parcel Number: 037-212-034  
 Application Number: MST2017-00703  
 Owner: Haley Hospitality, LLC  
 Architect: Anacapa Architecture

(Proposal to remodel an existing hotel on a 10,936 square foot lot. Project consists of the construction of a new ADA pathway, trash enclosure, bike parking, and 420 square foot communal deck, and the reconfiguration of the administration building, driveway, and parking lot. Also proposed are new landscaping and an interior remodel. Project proposes to abate of violations identified in enforcement case ENF2017-00782.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on November 6, 2017.)**

Actual time: 5:57 p.m.

Present: Geoffrey April and Gilbert Villalobos, Anacapa Architecture; and Marcos Bertali, Representative for the Owner

Public comment opened at 6:07 p.m., and as no one wished to speak, it closed.

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

- 1. Update window detail number 7 on sheet A.801 to be recessed similar to the door detail number 6 on the same sheet.
- 2. Provide a color board for the file.

Action: Gradin/Watkins, 3/1/0. (Moore abstained. Wittausch absent.) Motion carried.

**\* THE BOARD RECESSED FROM 6:18 TO 6:51 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****6. 15 S ALISOS ST****R-2 Zone**

**(6:45)** Assessor's Parcel Number: 017-172-018  
 Application Number: MST2017-00493  
 Owners: Jeff Persson and William McCarty  
 Applicant: Rex Ruskauff

(Proposal for an additional duplex on a parcel currently developed with two residential units. Project is comprised of the demolition of a detached 770 square foot two-car garage and accessory structure, and the construction of a two story, 3,478 square foot duplex. Unit mix on this 14,625 square foot lot will be 4 two-bedroom units ranging in size from 669 to 1,439 square feet. Also proposed are alterations to the existing landscaping, reconfiguration of the parking arrangement to include eight parking spaces, and 692 cubic yards of grading.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on September 11, 2017.)**

Actual time: 6:51 p.m.

Present: Carl Schneider, Elsa Reader, and Trevor Wellman, CSA Architects

Public comment opened at 7:03 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. Provide north and south elevations of the site including what is proposed and what is existing.
2. Provide additional character and charm to the proposed development that is more in keeping with and sympathetic to the existing front building. Including roof forms and window types.
3. Provide a path of travel for pedestrians.
4. Indicate and provide both the existing and proposed landscaping on the landscape plan for the entire site.
5. Some additional enhancement or changes need to be made to the entryway.
6. Restudy the roofs, transitions, and linkages.
7. Add "charm-giving" elements to the detail of the front elevation, such as vent details, matching trim work, and colors more in keeping with the project's theme.
8. Study the transition of the deck from unit A to the other units.
9. Clarify the common outdoor open space and how it is intended to be used by the residents.
10. A wood clad or metal window is acceptable.

Action: Gradin/Moore, 3/0/1. (Watkins opposed. Wittausch absent.) Motion carried.

Individual comments: Board Member Watkins expressed that he supported all the comments made in the motion but opposed the motion as it did not include comments addressing the project's glazing.



**PROJECT DESIGN REVIEW****7. 415 OLD COAST HWY****C-R Zone**

**(7:20)** Assessor's Parcel Number: 015-291-005  
 Application Number: MST2017-00563  
 Owner: Kurt Oliver  
 Applicant: Keith Rivera

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The project follows a proposal reviewed by the Historic Landmarks Commission to relocate the existing 1,740 square foot potentially historic duplex (MST2017-00528), and proposes the voluntary lot merger of two parcels (APNs 015-291-005 and 015-291-006) and the demolition of the 436 square foot detached garage. This project proposes construction of four duplexes and one single-unit structure housing 9 two-bedroom units ranging in size from 835 to 917 square feet with an average unit size of 885 square feet. The proposed unit density on this 15,019 square foot parcel will be 26 units per acre on a parcel with a General Plan land use designation of Medium High Density, which allows 15-27 dwelling units per acre. Also proposed are a new surface parking lot with nine parking spaces, nine long-term bike parking spaces, and 165 cubic yards of cut and fill. Project also proposes to retain the existing 30 foot tall oak on site.)

**(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 November 6, 2017.)**

Actual time: 7:32 p.m.

Present: Keith Rivera, Architect; Mark Jacobson, Manager; and Natira Jones, Landscape Architect

Public comment opened at 7:44 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support Project Design Approval? 4/0 Passed

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

1. Glass railings are not acceptable.
2. Study adding more playful design elements to the south elevation along Old Coast Highway similar to the west elevation.
3. Study adding additional fenestration on larger unadorned wall areas.
4. The Historic Landmarks Commission Landscape Architect is to review the plan and provide comments.

Action: Gradin/Tripp, 4/0/0. (Wittausch absent.) Motion carried.

**\* MEETING ADJOURNED AT 8:12 P.M. \***