



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**SEPTEMBER 11, 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*  
Lisa LaPlaca  
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

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**CALL TO ORDER**

The Full Board meeting was called to order at 3:00 p.m. by Chair Gradin.

**ATTENDANCE**

Members present: Gradin, Tripp, LaPlaca, Moore, Wittausch, and Watkins (at 3:06 p.m.)  
Members absent: None  
Staff present: 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 **August 28, 2017**, as amended.

Action: Tripp/Moore, 6/0/0. Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **September 5, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Moore, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **September 11, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Watkins, 6/0/0. Motion carried.

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

1. Mr. Cameron announced that the applicant for Item 6, 812 Jennings Avenue, has a revised the project description to include three uncovered parking spaces as opposed to four uncovered parking spaces.
2. Chair Gradin inquired when the anticipated AUD discussion will be scheduled. Mr. Cameron explained that staff is working on a presentation and tools for the Board to utilize during its review of AUD projects and will schedule the discussion as soon as the materials are complete.

E. Subcommittee Reports:

No subcommittee reports.

F. Chris Manson-Hing, of the American Institute of Architects, announced that the 9th annual ArchitecTours, "Living with Water," will be held on Saturday, October 7, 2017. ArchitecTours is a celebration of local architecture, its benefits, and cultural identity, and will showcase results of the design review process. The six sites on the tour are a combination of one State Street commercial, MOXI, and five exceptional residential projects showcasing innovative architectural solutions where water is utilized and managed to create exemplary projects.

**IN-PROGRESS REVIEW****1. 100 ADAMS RD****A-F/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 073-450-003  
 Application Number: MST2013-00379  
 Owner: City of Santa Barbara  
 Applicant: Patsy Price

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing pump station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet, and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new operations building is 1,909. An existing 188 square foot locker room area in the existing administration building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles including the Vector Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission review for a Coastal Development Permit.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on March 27, 2017.)**

Actual time: 3:26 p.m.

Present: Eduardo Galindo, Architect; and Patsy Price, Agent

Public comment opened at 3:37 p.m., and as no one wished to speak, it closed.

**Motion: Continue one week to Consent with comments:**

1. The Board was in agreement that the project is ready for Final Approval.
2. Provide the exterior lighting locations and fixture cutsheets on the plans.

Action: Gradin/Tripp, 6/0/0. Motion carried.

**PROJECT DESIGN REVIEW****2. 100 ADAMS RD****A-F/SD-3 Zone****(3:40)**

Assessor's Parcel Number: 073-450-003  
 Application Number: MST2017-00094  
 Owner: City of Santa Barbara  
 Applicant: Patsy Price

(Proposal for a new administration building for the Goleta West Sanitary District. Project is comprised of the demolition of 1,353 square feet existing garage and shop space and the construction of a 3,298 square foot administration building. Also proposed are site improvements including a veranda, courtyard, landscaping, reconfigured parking to include 22 parking spaces, and four new bike parking spaces. Project requires Coastal Review.)

**(Comments Only. Project requires review by the Planning Commission. Project was last reviewed on March 27, 2017.)**

Actual time: 3:41 p.m.

Present: Eduardo Galindo, Architect; and Patsy Price, Agent

Public comment opened at 3:54 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to the Planning Commission with comments:**

1. The Board reviewed the proposed project and found that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City. The project is considered stand-alone since it is located on the UCSB campus and cannot be seen from any roads until one turns down the road to enter the property.
  - 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 of the project are appropriate for its location and neighborhood.
  - d. The design of the project responds appropriately to established scenic public vistas.
  - e. The project includes an appropriate amount of open space and landscaping.
2. Provide complete details of the doors and windows.
3. Provide complete details of the cap flashings for all wall types.
4. Provide exterior lighting locations and cutsheets.

Action: Wittausch/Watkins, 6/0/0. Motion carried.

### **CONCEPT REVIEW - NEW ITEM**

#### **3. 401 E YANONALI ST**

**OM-1/SD-3 Zone**

**(4:05)**

Assessor's Parcel Number:	017-540-006
Application Number:	MST2017-00368
Owner:	City of Santa Barbara
Applicant:	Linda Sumansky

(Proposal for a temporary trailer at the southeastern corner of the City Annex Yard. Project consists of a new 13 foot-tall, 966 square foot temporary trailer and an associated access deck to serve as office space and lockers for the workers of the adjacent desalination plant. This proposal is one part of the larger city desalination project. This project is in the Appealable Jurisdiction of the Coastal Zone.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 4:11 p.m.

Present: Linda Sumansky, Principal Engineer and Catherine Taylor, Water System Manager, City of Santa Barbara

Public comment opened at 4:19 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The Board agreed that the design of the trailer is generally acceptable; however, the location needs to be restudied.
2. The applicant is to clarify the structural support system that the structure will be resting on and provide the exact height and configurations that are available.
3. Study adding additional permanent landscape screening.

Action: Watkins/Wittausch, 6/0/0. Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM**

**4. 103 S CALLE CESAR CHAVEZ**

**OM-1/SD-3 Zone**

**(4:25)**

Assessor's Parcel Number: 017-113-020  
 Application Number: MST2016-00295  
 Owner: American Tradition  
 Agent: Suzanne Elledge  
 Architect: DMHA

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application, MST2004-00791, and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. The amount of grading is unknown at this time.)

**(Eighth Concept Review. Comments Only. Project requires Substantial Conformance Determination by Planning Commission. Project was last reviewed on July 17, 2017.)**

Actual time: 4:40 p.m.

Present: Ryan Mills, Architect, DMHA

Public comment opened at 4:55 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the parapet solution as proposed? 2/4 Failed

Straw vote: How many Board Members can support the transformer as proposed? 0/6 Failed

Straw vote: How many Board Members can support the fencing as proposed, if the transformer gets resolved? 5/1 Passed

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

1. The Board appreciated the improvements, added enhancements, details, and lighting changes made since the last review.

2. The Board requested more details and cutsheets on all lighting, particularly those at the second and third floors that are shown as reassessed into the trellis.
  3. The Board was uncomfortable with the location and screening options proposed for the transformer and would prefer a solution that omitted pedestrian visibility and provided greater distance from the street.
  4. The majority of the Board had concerns regarding the resolution of the third-floor parapet and would like to see it restudied.
  5. The Board requested that the metal fencing be restudied so that it has greater sympathy with the proposed wood fencing.
  6. The applicant is to provide details on the proposed bollards.
- Action: Gradin/Watkins, 6/0/0. Motion carried.

**\* THE BOARD RECESSED FROM 5:26 TO 5:31 P.M. \***

### **FINAL REVIEW**

#### **5. 1312 E GUTIERREZ ST A**

**R-2 Zone**

**(4:55)**

Assessor's Parcel Number: 031-392-003  
 Application Number: MST2017-00156  
 Owner: Jasen Bodie Nielsen  
 Applicant: Burke Design

(Proposal for a 549 square foot addition to an existing duplex on a 7,729 square foot lot. Project is comprised of the enclosure of the second-floor entry walk, stairs, and landing to provide 127 square feet of habitable space, and construction of 422 square feet of additional living space upon an existing second-story deck. No change to the number of units is proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on July 31, 2017.)**

Actual time: 5:31 p.m.

Present: Dave Burke, Architect

Public comment opened at 5:38 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with comments:**

1. Revise the eave detail on the left side of section CC, sheet A-6.0, to match detail 6 on sheet A-9.0 on the right.
2. On the detail sheet A-9.0, show the one-by casing that occurs at all the doors, windows, and header shown on detail 6.

Action: Wittausch/Gradin, 6/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 812 JENNINGS AVE****M-1 Zone**

**(5:05)** Assessor's Parcel Number: 017-043-003  
Application Number: MST2017-00511  
Owner: Joe Armel  
Applicant: Max Miranov

(Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot, single-story, 3-bedroom house into a short-term vacation rental. Exterior changes include the demolition of the 197 square foot single-car garage, addition of four new uncovered parking spaces, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.)

**(Action may be taken if sufficient information is provided. Project requires Development Plan Approval Findings.)**

Actual time: 5:45 p.m.

Present: Max Miranov, Applicant; John J. Thyne III, Attorney; Robert Adams, Landscape Architect; and Kate Swenson

Public comment opened at 6:02 p.m.

The following people expressed support:

1. Garrick Hyder stated that this project is being placed in an appropriate area of the City as the neighborhood is very industrial and not suitable for family living, and that this project has the potential to be a nuclei for change and improve the area.
2. Marco Farrell, realtor, stated that he represented the original owner in 2016 and aided in selling the property. He explained that this property was a challenge to sell or rent because of the multiple mixed-use properties surrounding it, and the new proposed use is ideal for the location.

The following people expressed opposition or concerns:

1. Anna Marie Gott expressed that Max Miranov is not the owner of the property even though he is posing as such, and the real owner, Dr. Joe Armel, already has a two-bedroom vacation rental operating within the City. She also advised that City Council's basis for denial of the original proposal for this property was based on more than just parking. She continued to explain that the City Council motion for denial included nuisance behavior, which is a factor that cannot be removed. Joseph Bution, Jesse Espinoza, and Mary Turely ceded their time to Ms. Gott.
2. Correspondence from Anna Marie Gott, Anna Marie Gott on behalf of Roberto Diosandodo, Patty West, Vanessa Rencher, Anna Sarinana Vasquez, and Bonnie Freeman was acknowledged.

Public comment closed at 6:19 p.m.

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

1. The Board found that the project is consistent with the land use and development density currently designated in Santa Barbara Municipal Code Title 28 (effective until October 1, 2017).

2. The proposed development is consistent with the principles of sound community planning.
3. The proposed parking layout is a sensible approach as designed and reduces the visual impact of the proposed development.
4. The landscape addition at the front is a charming element and adds character to the house.
5. The paving features are a nice way to soften the proposed driveway.
6. The fact that the site is surrounded by M-1 Zone properties, is legally nonconforming, and will be in compliance with the new Zoning Ordinance reinforces the project's compatibility.
7. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk, or scale of the development as it is being maintained as originally proposed and will continue to be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of this Code. The proposed hardscape and parking elements are compatible with the residential unit and do occur in the area and at surrounding properties.
8. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013), has been reviewed by Transportation staff, and works as proposed.
9. Reduce the widened portion of the driveway at the front so that it matches the throat of the driveway and remains consistent from the front of the property to the back parking area.
10. Adjust the proposed permeable pavers from concrete in color to more of an earth tone.
11. If the applicant is interested in widening the curb cut at the front of the driveway, study ways to do so without widening the entire drive way entrance.

Action: Watkins/Wittausch, 5/1/0. (Tripp opposed.) Motion carried.

The ten-day appeal period was announced.

## **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

### **7. 15 S ALISOS ST**

**R-2 Zone**

**(5:45)**

Assessor's Parcel Number:	017-172-018
Application Number:	MST2017-00493
Owner:	Jeff Persson
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 four 2-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.)

**(Comments Only. Project requires further Environmental Assessment.)**

Actual time: 6:43 p.m.



Present: Rex Ruskauff, Applicant

Public comment opened at 6:55 p.m.

The following people expressed opposition or concerns:

1. Philip B Walker discussed parking concerns and hopes the project will include adequate parking and grading to avoid drainage onto his property.
2. Ben Whire explained how the drainage works in the area and is concerned that if grading is changed, the new development will drain onto his property.

Public comment closed at 6:58 p.m.

**Motion: Continue indefinitely with comments:**

1. Provide additional photographs of the neighborhood and the site.
2. Provide a location for the trash.
3. Provide north and south elevations of the site including what is proposed and what is existing.
4. Restudy the entrances at the front of the two new units to provide more privacy and separation.
5. Restudy the roof and massing of the entrance elements.
6. Provide additional character and charm to the proposed development more in keeping with and sympathetic to the existing front building, including roof forms and window types.
7. Provide a path of travel for pedestrians.
8. Indicate and provide both the existing and proposed landscaping on the landscape plan for the entire site.
9. Provide photos of the current condition of the site.
10. Provide more usable private outdoor open space.

Action: Gradin/Moore, 6/0/0. Motion carried.

**\* MEETING ADJOURNED AT 7:25 P.M. \***