



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**NOVEMBER 6, 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 3:09 p.m. by Chair Gradin.

**ATTENDANCE**

Members present: Gradin, Tripp, Moore (until 5:45 p.m.), Watkins, and Wittausch (at 3:14 p.m.)  
Members absent: None  
Staff present: Cameron and Vaughn

**GENERAL BUSINESS**

A. Public Comment:

Maurin M. Masson expressed concerns regarding developments being considered in the Downtown corridor and believes that building and development interests have mischaracterized the state of rental space on State Street. Ms. Masson explained that low building heights and low density are what make Santa Barbara so desirable; however, urban planners are taking that away with the implementation of high-rise developments.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **October 23, 2017**, as submitted.

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

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 30, 2017**, as reviewed by Board Member Tripp.

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

Motion: Ratify the Consent Calendar of **November 6, 2017**, as reviewed by Board Member Wittausch.

Action: Watkins/Tripp, 5/0/0. Motion carried.

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

## 1. Mr. Cameron announced the following:

a. Chair Gradin will step down from Item 2, 1236 San Andres Street.

b. Item 2, 1236 San Andres Street, is no longer comments only and may receive an action at today's meeting.

c. Board Member Moore will be leaving at 6:00 p.m.

d. Danny Kato will be giving a brief presentation on how to review minor zoning exceptions, which is a new responsibility for the Board under the New Zoning Ordinance (NZO).

e. City TV will be taking video footage during today's meeting.

## E. Subcommittee Reports:

No subcommittee reports.

**FINAL REVIEW****1. 313 W ARRELLAGA ST****R-MH Zone****(3:15)**

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 October 2, 2017.)**

Actual time: 3:18 p.m.

Present: Brian Murphy, Architect; Dario L. Pini, Owner; and Danny Kato, Senior Planner, City of Santa Barbara

Staff comments: Mr. Kato gave a presentation and provided a packet to the Board on Minor Zoning Exceptions. Since this project is the first to come before the ABR where NZO changes apply, he explained the findings to consider when making a motion for minor zoning exceptions.

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

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

1. Provide a plan that accurately shows the current condition of the planters, the full depth of the parking spaces, and any walls or bollards, etc., that are being impacted by the proposal.
2. Provide the footprints of the buildings on the adjacent site and indicate any parking spaces that may back up into the proposal.
3. In general, the Board was concerned that the as-built site walls and walkway are congesting the throat of the driveway in their current configuration and would not allow for egress or access to the parking area by other vehicles.
4. The Board expressed concern that if the trash enclosure is placed in its current location, it will eliminate the existing planting buffer to the adjacent property. The Board would like to see the configuration of the existing planter; study if the existing tree can be salvaged.
5. Review the plans with the Building & Safety Division and verify that ADA requirements are being met by the proposed location and configuration of the trash enclosure.
6. Review the driveway remodel, which is part of the site wall proposal, with the Transportation Division.

Action: Gradin/Wittausch, 5/0/0. Motion carried.

## **IN-PROGRESS REVIEW**

### **2. 1236 SAN ANDRES ST**

**R-M Zone**

**(3:50)**

Assessor's Parcel Number:	039-151-001
Application Number:	MST2006-00364
Owner:	Edward St. George
Architect:	Kirk Gradin
Architect:	On Design

(The approved four-unit condominium project has been revised in order to be developed under the Average Unit-Size Density Incentive Program (AUD). The project includes the demolition of two existing residential units and an accessory structure totaling 1,636 square feet. The revised project consists of the construction of a 5,521square foot (net) building, with 4 three-bedroom units ranging from 1,034 to 1,214 square feet. The average unit size is 1,108 square feet. The proposed density on the 10,000 square foot parcel is 18 dwelling units per acre. The General Plan land use designation is Medium-High Density, 15-27 dwelling units per acre. Five covered parking spaces are proposed. There will be a total of 225 cubic yards of cut and 25 cubic yards of fill, of which 95 cubic yards will be outside of the building footprint and 50 cubic yards will be exported off site. The approved project included a Modification to allow an encroachment into the side yard setback. A Substantial Conformance Determination was granted on June 22, 2017 to allow the conversion to an AUD Program project from the previously approved project granted under Planning Commission Resolution No. 01-08.)

**(Comments Only.)**

Actual time: 3:57 p.m.

Vice Chair Tripp read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Present: Kirk Gradin, Architect; and Shelby Messner, On Design

Public comment opened at 4:12 p.m., and as no one wished to speak, it closed.

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

Straw vote: How many Board Members can support galvanized and clear anodized metal?  
3/1 Passed

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

1. The Board appreciated the project design and clear detailing.
2. The Board appreciated the changes that have been made since the previous review.
3. The Board supported plaster color number one, aloof gray.
4. Study the use of the red color on the north elevation and consider emulating the use of the red color from the south on the north.
5. Study the massing of the red color at the front.
6. Study the plaster color number 3, garret gray, and consider lighting the color to make it less dark.
7. The Historic Landmarks Commission Landscape Architect shall review the landscape drawings.

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

**PROJECT DESIGN REVIEW****3. 835 E CANON PERDIDO ST****C-G Zone**

**(4:35)** Assessor's Parcel Number: 029-312-008  
Application Number: MST2016-00531  
Owner: Philinda Properties  
Applicant: Old Dairy Partners, LLC  
Architect: RRM Design Group

(This is a revised project description. Proposal for a three-story, 41-unit multi-family residential development using the Average Unit-Size Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 16,000 square feet of one- and two-story commercial and industrial buildings. The unit mix will include (25) 2-bedroom units and (16) studio units with an average unit size of 721 square feet. The proposed density will be 51 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 42 covered parking spaces, 2 uncovered accessible parking spaces, one EV charging station, and one loading zone area. Forty-six covered bicycle spaces are also proposed onsite. Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet, per SBMC 28.20.080, was held on March 16, 2017.)

**(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 requires conditions for a recorded Covenant with the City for rental housing within the Priority Housing Overlay. Project was last reviewed on September 25, 2017.)**

Actual time: 4:34 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager, RRM Design Group; John Blair, Applicant, Presidio Capital Partners, Inc.; and Megan Arciniega, Associate Planner, City of Santa Barbara

Staff comments: Ms. Arciniega stated that a staff memorandum was provided to the ABR on June 19, 2017 that included the Planning Commission (PC) comments as well as recommended conditions of approval. Although the project has since been redesigned, a new memo has not been provided to the Board by staff as the PC comments have not changed. There is, however, a change to the conditions of approval to reflect the current project description, including the reduction in the number of units proposed.

Public comment opened at 4:50 p.m.

The following people expressed opposition or concerns:

1. Rick Closson thanked the Board for its persistence when reviewing the project and discussed his concerns regarding AUD review. He explained that only perfectly designed buildings should be approved at the extreme limits of the AUD program and that this project is better but not perfect.
2. Christine Neuhauser asked that the patio walls against the sidewalk be pushed back to allow for planting. Ms. Neuhauser also expressed that there is a lack of trust with RRM and hopes there is a way to ensure that what is approved is built.

3. Correspondence from Kellam de Forest was acknowledged.

Public comment closed at 4:57 p.m.

Straw vote: How many Board Members can support Project Design Approval for the project as it is proposed? 3/2 Passed

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

1. Study reducing the start of the driveway off Canon Perdido Street to 20 feet and implement planting to screen the garages.
2. Match the two plaster elements on the Clifford Street side.
3. Study a way to reduce the long expanse of the garage openings.
4. Consider adding a different treatment to the garage off Canon Perdido Street to distinguish it from the opposing garage.
5. The roof configurations are appropriate as proposed.
6. Return for an in-progress review so the Board has the opportunity to see the drawings as they are put into CAD.
7. Maintain the 1½ foot buffer, between the sidewalk and the site wall, on the Philinda Avenue side of the project.
8. The Board made the finding 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.
9. The Board's action included conditions of approval identified in the June 19, 2017 memorandum, as revised at the November 6, 2017 meeting to reflect the current project description.

Action: Gradin/Wittausch, 3/2/0. (Moore and Watkins opposed.) Motion carried.

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **4. 414 W LOS OLIVOS ST**

**R-M Zone**

**(5:35)**

Assessor's Parcel Number:	025-171-043
Application Number:	MST2017-00163
Owner:	Jammyauto, LLC & Seth Hatfield
Applicant:	Dennis Thompson

(Proposal for a new residential unit using the City's Average Unit-Size Density Incentive Program (AUD). The project consists of the demolition of an existing two-car garage as well as 58 square feet at the rear of the existing duplex, and construction of a 1,290 square foot addition to the rear of the existing duplex, containing a 630 square foot three-car garage and a 660 square foot second-story residential unit. Unit mix will include 3 one-bedroom units ranging in size from 648 to 836 square feet with an average unit size of 715 square feet. The proposed density for this 5,234 square foot lot is 27 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, which allows for 15-27 dwelling units per acre. Also proposed are a new trash enclosure, new private outdoor living spaces to be enclosed with fences and gates, and replacement and reconfiguration of the existing driveway.)

**(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 September 25, 2017.)**

Actual time: 5:44 p.m.

Present: Dennis Thompson, Architect; and Seth Hatfield, Owner

Public comment opened at 5:32 p.m.

The following people expressed opposition or concerns:

1. David Huerta, neighbor, explained that the charm and small town homes from the 20s are what attracted him to this area, and he has concerns that the density of the project will damage that aesthetic and will also negatively impact the circulation of traffic, parking, and safety in the neighborhood.
2. Correspondence from Jodie Leipner was acknowledged.

Public comment closed at 5:35 p.m.

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

1. The Board recommended that the applicant meet with the neighbors to discuss the best location for the fencing on the north property line.
2. The Board made the finding 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.

Action: Gradin/Tripp, 3/1/0. (Watkins opposed.) Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 6:07 TO 6:38 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****5. 415 OLD COAST HWY****C-R Zone**

**(6:35)** 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.)

**(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 September 25, 2017.)**

Actual time: 6:38 p.m.

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

Public comment opened at 6:52 p.m., and as no one wished to speak, it closed.

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

1. Return with a color rendering of a typical duplex with a minimum of two different viewpoints.
2. Study the details, materials, and treatment of the façade surfaces.
3. Explore the articulation and modulation of the building forms.
4. Move the tree in the walkway to one side so there is a clear walking path.

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

**CONCEPT REVIEW - NEW ITEM****6. 24 E HALEY ST****M-C Zone**

**(7:25)** 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.)

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

Actual time: 7:32 p.m.

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

Public comment opened at 7:40 p.m., and as no one wished to speak, it closed.

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

1. The Board provided positive comments.
2. The Board is in favor of horizontal wood fencing facing the street as opposed to a rope fence.
3. The Board requested a well-thought-out native landscape plan for the new and remodeled landscape areas.
4. Study implementing enhanced paving at the initial driveway entrance.
5. Provide additional photographs of the project, including the front elevation and new pedestrian entry.

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

**\* MEETING ADJOURNED AT 7:58 P.M. \***