



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**JUNE 18, 2018**

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*  
Bob Cunningham  
Kevin Moore  
David R. Watkins  
Wm. Howard Wittausch

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Kathleen Goo, Commission Secretary

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**CALL TO ORDER**

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

**ATTENDANCE**

Members present: Tripp, Moore, Watkins, and Wittausch  
Members absent: Gradin and Cunningham  
Staff present: Cameron and Goo

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **June 4, 2018**, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 11, 2018**, as reviewed by Board Member Tripp.

Action: Tripp/Moore, 4/0/0. (Gradin and Cunningham absent.) Motion carried.

Motion: Ratify the Consent Calendar of **June 18, 2018**, as reviewed by Board member Tripp.

Action: Tripp/Watkins, 4/0/0. (Gradin and Cunningham absent.) Motion carried.

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

Mr. Cameron announced the following:

1. Board member Gradin officially submitted his resignation from the Board to the City Clerk's Office and will no longer be in attendance at meetings.
2. City Council will be making advisory board appointments on Tuesday, June 26, 2018; therefore, Board elections for Chair to replace Board member Gradin will be agendized and held at the next full board meeting on July 2, 2018.
3. Board members Gradin and Cunningham will be absent.
4. It was confirmed by staff that there were no conflicts of interest by Board members on the agenda.

E. Subcommittee Reports:

No subcommittee reports.

**CONCEPT REVIEW - NEW ITEM**

**1. 2700 BLK STATE ST**

**(3:15)**

Assessor's Parcel Number:	ROW-000-454
Application Number:	MST2018-00287
Owner:	City of Santa Barbara
Applicant:	Behdad Gharagozli

(Proposal for right-of-way improvements at the intersection of State Street and Alamar Avenue. Project includes installation of pedestrian countdown timers, reconstruction of the existing access ramps to meet Americans with Disabilities Act (ADA) requirements, increased pervious surface, and enhancing the uncontrolled crossings with standard crosswalk signs and markings.)

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

Actual time: 3:11 p.m.

Present: Behdad Gharagozli, Applicant

Public comment opened at 3:19 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the proposed brick colored permeable pavers? 3/1 Passed

Straw vote: How many Board Members can support requesting the applicant to study the installation of actual landscaping in the paved areas? 2/2 Failed

**Motion: Project Design Approval and continued indefinitely to Consent with comments:**

1. The Board suggests use of the proposed brick colored permeable pavers.
2. Explore expanding the permeable paved areas, as noted on plan Sheet 3, and at each of the four marked corner areas on the plans.

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

The ten-day appeal period was announced.

## **CONCEPT REVIEW - CONTINUED ITEM**

### **2. 2700 BLK DE LA VINA ST 558 SEG ID**

**(3:35)** Assessor's Parcel Number: ROW-000-558  
 Application Number: MST2017-00041  
 Owner: City of Santa Barbara

(Proposal for the replacement of the De La Vina Bridge Street Bridge over Mission Creek. Project is comprised of the demolition of the existing bridge including the bridge foundation as well as the existing commercial buildings situated on the bridge, and construction of a new bridge spanning Mission Creek, reconstruction/re-profiling portions of De La Vina Street and sidewalks, reconstruction of storm drains, reconstruction of City water and sewer utilities, restoration of a portion of the Mission Creek, and roadway and/or pedestrian lighting and crossing improvements.)

**(Second Concept Review. Comments Only. Project required further Environmental Assessment. Project was last reviewed on March 27, 2017.)**

Actual time: 3:39 p.m.

Present: Tom Conti, Project Engineer, Bengal Engineering; Laura Yanez, Project Engineer, City of Santa Barbara; Natira Jones, Landscape Architect; and Kathleen Kennedy, Associate Planner, City of Santa Barbara

Public comment opened at 3:56 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Full Board with comments:**

1. The Board is in overall support of the proposed project and improvements planned for the bridge.
2. Study to implement a pedestrian pathway, or other option, within the parkway at the corner of Vernon and De La Vina Streets; and integrate the permeable pavers within the bulb-outs at each corner of the intersection.
3. Provide a wrought iron guardrail where the rail is adjacent to the pedestrian walkway.
4. Provide a proposed site plan (without the Vernon street side structures) to review the fencing, the wrought iron fence and chain-link fence locations, and how the area between the driveway and the Creek is resolved.
5. Study to provide an integral color for the bridge railing.
6. Provide additional articulation at the pilasters.
7. Study how the design can be changed to keep and maintain the existing pine trees, especially three large existing pine trees.

8. Study to plant taller street trees in the parkway.
9. Study to add lighting at each end of the bridge abutments on each side to enhance the bridge experience.
10. Study to add true stone and/or colored form concrete on the underside of the bridge channel walls.

Action: Tripp/Watkins, 4/0/0. (Gradin and Cunningham absent.) Motion carried.

**\* THE BOARD RECESSED FROM 4:34 TO 4:36 P.M. \***

### **FINAL REVIEW**

#### **3. 431 OLD COAST HWY**

**R-2/SD-3 Zone**

**(4:05)**

Assessor's Parcel Number: 015-292-012  
 Application Number: MST2018-00065  
 Owner: Linda L. Padgett Living Trust  
 Architect: Thomas Ochsner

(Proposal for additions and alterations to a parcel developed with four residential units. Project consists of first floor additions, ranging in size from 237 to 281 square feet, to each of the four units. Also proposed are alterations to the façade of the units, and reconfiguration of the site plan. Four existing carports will be demolished, and four new two-car garages are proposed. Project proposes to abate violations identified in Enforcement Case ENF2017-01265.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on May 7, 2018.)**

Actual time: 4:36 p.m.

Present: Thomas Ochsner, Architect; and Chuck McClure, Landscape Architect

Public comment opened at 4:43 p.m., and as no one wished to speak, it closed.

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

1. The Board finds the proposed project is ready for Final Approval.
2. The Board requests the proposed project be reviewed by a licensed landscape architect.
3. Add the paver material and the door and window color to the materials board.
4. Add the door and window details.
5. Study the door to the trash enclosure overlapping the driveway gate.
6. Study to add a door inside the fenced area for residential access.
7. Restudy the pedestrian access and egress to the site.
8. Study scoring the concrete in the motor court.

Action: Tripp/Watkins, 4/0/0. (Gradin and Cunningham absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM****4. 632 E DE LA GUERRA ST****R-M Zone**

**(4:40)** Assessor's Parcel Number: 031-102-004  
 Application Number: MST2018-00243  
 Owner: Kristen Hoye  
 Architect: Karl Kras

(Proposal for a new residential unit and garage. Project consists of the demolition of a 225 square foot detached accessory building on a site developed with a 1,145 square foot single-unit residential building, and the construction of a two-story 1,670 square foot structure containing a two-car garage, laundry, and studio residential unit. Project requires Staff Hearing Officer review for an open yard modification.)

**(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review. Project was last reviewed on June 4, 2018.)**

Actual time: 4:58 p.m.

Present: Karl Kras, Architect

Public comment opened at 5:04 p.m.

Richard Rosenwald spoke with concerns regarding the busy siding and requested adding some battens; simplifying some portions of the façade; study to add some vegetation screening; restudy to break up the height of the structure; and suggested a standing metal seam roof for neighborhood compatibility.

Public comment closed at 5:08 p.m.

Straw vote: How many Board Members would like a restudy of the flatness of the west elevation? 2/2 Failed

**Motion: Continue indefinitely to the Staff Hearing Officer for return to the Full Board with comments:**

1. The proposed open yard modification is aesthetically appropriate, not considered a significant decrease to the open yard requirement, and does not pose negative impacts to the neighborhood or consistency issues with ABR Design Guidelines or City Ordinances.
2. The Board finds the architectural style supportable.
3. Study the use of the railing on the south elevation.
4. Study moving the pedestrian access to the east wall, and switch the doorway and the window openings at the garage level.
5. Study the roof lines, structural members, and the eaves.
6. The Board prefers standing seam metal roof materials.
7. The Board is looking forward to reviewing further details.
8. Provide landscape plan and the common outdoor space details.

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

**CONCEPT REVIEW - NEW ITEM****5. 730 N MILPAS ST****C-G Zone**

**(5:15)** Assessor's Parcel Number: 031-122-031  
 Application Number: MST2017-00736  
 Owner: J. R. and Jamie S. Miller  
 Agent: Jarrett Gorin  
 Architect: DMHA Architects

(Proposal for a remodel of an existing café and auto body shop. Project consists of an interior remodel to expand the existing restaurant from 912 square feet to 1,792 square feet and contract the existing office space from 748 square feet to 404 square feet. Exterior work includes a new Americans with Disabilities Act (ADA) path of travel, extensive remodel of the outdoor seating areas, a new trash and tire enclosure, a new site wall and fencing, and the addition of new plantings areas as well as a reconfiguration and restripe of the existing parking lot.)

**(Action may be taken if sufficient information is provided. Project requires a waiver for an alternative parking landscape design per Santa Barbara Municipal Code section 30.175.080.E.)**

Actual time: 5:25 p.m.

Present: Edward DeVicente, Architect, DMHA Architects; and Robert Richards, Landscape Architect

Public comment opened at 5:40 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support granting a Project Design Approval for the proposed project? 4/0 Passed

**Motion: Project Design Approval and continue indefinitely to Full Board with comments:**

1. Provide additional landscaping at the exterior fence in the form of vine pocket plantings or other climbing elements.
2. Study to provide additional vertical plantings on the interior side of the fence at the street corner.
3. The Board finds the reduction in the landscape parking acceptable, and grants the waiver for an alternative parking landscape design per Santa Barbara Municipal Code section 30.175.080.E.
4. Study to provide additional alternative exterior lighting at the patio.
5. Study to break-up the pattern of the pavers to reduce the apparent monolithic appearance.
6. Study varying the height of the interior trellis.
7. Study the structural make-up and layering of the trellis members.
8. Provide a materials board and other details necessary for final approval.

Action: Moore/Watkins, 4/0/0. (Gradin and Cunningham absent.) Motion carried.

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 6:00 P.M. \***