



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**AUGUST 13, 2018**

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

**BOARD MEMBERS:**

Amy Fitzgerald Tripp, *Chair*  
Kevin Moore, *Vice Chair*  
Bob Cunningham  
Richard Six  
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 3:03 p.m. by Chair Tripp.

**ATTENDANCE**

Members present: Tripp, Moore (until 5:23 p.m.), Cunningham (absent 3:20 - 4:19 p.m.), Six, Watkins, and Wittausch  
Members absent: None  
Staff present: Cameron and Goo

**GENERAL BUSINESS**

**A.** Public Comment:

Anna Marie Gott commented and encouraged Board Members to restudy the ABR Design Guidelines, in connection to the pending Tuesday, August 14, 2018 City Council Appeal Hearing regarding the 525 E. Micheltorena Street project.

**B.** Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **July 30, 2018**, as submitted. The Board confirmed approval ratification of Item 3, 402 Anacapa St.

Action: Cunningham/Six, 5/0/1. (Tripp abstained.) Motion carried.

**C.** Consent Calendar:

Motion: Ratify the Consent Calendar of **August 6, 2018**, as reviewed by Board Members Tripp and Cunningham (Items A & B).

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

Motion: Ratify the Consent Calendar of **August 13, 2018**, as reviewed by Board Members Watkins and Cunningham (Items A-D). The Full Board confirmed approval ratification of Item A, 402 Anacapa St.

Action: Cunningham/Six, 6/0/0. Motion carried.

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

1. Mr. Cameron announced the following:

- a. Vice Chair Moore will be stepping down from agenda Item 4, 22 Anacapa Street.
- b. Board Member Cunningham will be stepping down from agenda Item 1, 103 S. Calle Cesar Chavez, and agenda Item 2, 525 E. Yanonali Street.

**E.** Subcommittee Reports:

No subcommittee reports.

**PROJECT DESIGN REVIEW**

**1. 103 S CALLE CESAR CHAVEZ**

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

**(3:15)**

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. A Substantial Conformance Determination was made for this project by the Planning Commission on June 28, 2018.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on July 30, 2018.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item.

Actual time: 3:20 p.m.

Present: Ryan Mills and Ed de Vicente, Architects, DMHA; and Allison DeBusk, Project Planner

Public comment opened at 3:35 p.m., and as no one wished to speak, it closed.

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

1. Provide a materials board.
2. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 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.
  - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular adjacent industrial neighborhood, as the project pulls appropriate design characteristics from other industrial structures in the immediate area.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location, neighborhood and adjacent buildings.
  - d. The design of the project is appropriately sensitive to adjacent City Landmarks or other nearby designated historic resources as it is setback from Cabrillo Boulevard and is not adjacent to any City Landmark.
  - e. The design of the project responds appropriately to established scenic public vistas as it is located next to another large building and does not affect mountain or ocean views.
  - f. The project includes an appropriate amount of open space and landscaping.

Action: Tripp/Wittausch, 4/0/1. (Six abstained. Cunningham absent.) Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 3:52 TO 3:57 P.M. \***

**IN-PROGRESS REVIEW****2. 525 E YANONALI ST****OM-1/SD-3 Zone****(4:10)**

Assessor's Parcel Number: 017-540-007  
 Application Number: MST2015-00286  
 Owner: City of Santa Barbara  
 Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the City's desalination facility to provide drinking water in response to the extreme drought. The work on this 64,000 square foot parcel includes replacement of existing seawater reverse osmosis modules, refurbishment of water storage tanks, new landscaping, and access gate relocations.)

**(Comments Only. In-Progress review requesting comments on preferred color of future building envelope proposed to house essential operation equipment for the City's desalination plant. Project was last reviewed on April 2, 2018.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item.

Actual time: 3:57 p.m.

Present: Brian D'Amour, City Engineer; and Carlos Sanchez, Engineer

Staff comments: Mr. Cameron clarified that the applicant is only seeking comments on the proposed standard colors in order to move forward on the project.

Public comment opened at 4:04 p.m., and as no one wished to speak, it closed.

**Motion:** Continue indefinitely to Full Board with the comment that the proposed titanium grey and bone white colors are acceptable as presented.

**Action:** Six/Moore, 5/0/0. (Cunningham absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 443 CORONA DEL MAR DR**

**R-4/SD-3 Zone**

**(4:30)**

Assessor's Parcel Number:	017-322-017
Application Number:	MST2018-00328
Owner:	G6 Hospitality Real Estate, LLC
Applicant:	The Dimension Group
Architect:	Stayton Wood
Engineer:	Ken Okamoto and Associates (KOA), Inc.
Landscape Architect:	Roderick Horne

(Proposal for a remodel of an existing Motel 6 in the Coastal Zone. Project consists of an interior remodel, and improvements to the exterior of the two existing motel buildings including new windows and doors, new roofing, new railings and fencing, metal parking trellises, and upgrades to the pool area. Changes in landscaping are proposed as part of this project, as well as the introduction of planters to the rear parking lot. No change in the number of parking spaces, and no change in the number of rooms are proposed.)

**(Second Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on July 30, 2018.)**

Actual time: 4:19 p.m.

**Present:** Jarrett Gorin, Agent, Vanguard Planning, Inc.; Roderick Horne, Landscape Architect; and Kyle Wyatt, Agent for Owner

Public comment opened at 4:28 p.m., and as no one wished to speak, it closed.

**Straw vote:** How many Board Members can support the standing seam metal roof, depending on the color? 4/2 Passed

**Straw vote:** How many Board Members can support the proposed standard blue Motel 6 colors for the doors? 4/2 Passed

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

1. The Board appreciates the improvements and upgrades made to the project.
2. Study incorporating more natural materials.
3. Restudy the proposed trellis locations; one trellis may be sufficient.
4. Study the site circulation at the pedestrian entry.
5. Provide additional photographs of the locations of the proposed work and the site in general.

6. Show further detail of the proposed changes to the A/C unit locations.
7. Provide larger renderings for design details.
8. Provide trees along the north property line.
9. Provide plantings along the trash enclosure and confirm the exact size of the trash enclosure.
10. Provide information on the new fencing to be installed.
11. Restudy opening patterns and using natural materials for the proposed screens at the ends of the building.
12. Provide a broader spread canopy tree at the parking lot planter to the north of the proposed fire pit.
13. Restudy the material of the proposed standing seam metal roof, and provide color options.
14. The proposed standard blue color for the doors could be acceptable if the body color of the structure is not bright white.

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

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

#### **4. 22 ANACAPA ST**

**OC/SD-3 Zone**

**(5:10)**

Assessor's Parcel Number: 033-113-008  
Application Number: MST2018-00412  
Owner: Art Center, LLC

(Proposal for tenant improvements to a commercial building located in the Funk Zone. The project includes a new canopy, decorative metal and tempered glass fencing, wood counters, firepit, painting exterior walls and doors, replacing exterior fencing and patio as required to install ADA parking, and the addition of a new shade trellis. Project includes changes to the mural locations and number.)

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

**Item postponed indefinitely due to the applicant's absence.**

**\* MEETING ADJOURNED AT 5:30 P.M. \***