



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**AUGUST 27, 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 3:01 p.m. by Chair Tripp.

**ATTENDANCE**

Members present: Tripp, Moore, Cunningham (absent 3:18-4:00 p.m. and 5:41- 8:05 p.m.), Six, Watkins, and Wittausch  
Members absent: None  
Staff present: Cameron and Goo

**GENERAL BUSINESS**

A. Public Comment:

1. Anna Marie Gott commented and encouraged Board Members to restudy and apply the ABR Design Guidelines prior to approval of proposed projects, such as the project at 501 E. Micheltorena Street. She requested that staff provide continued training of design guidelines for the Board.
2. Rick Clauson addressed the Board regarding respecting buffer zones for Special Design Districts beyond their official boundaries, that maximum occupancy is only proposed for AUD projects, and design review boards should be justified in holding applicants responsible to design standards for the majority of neighborhood structures to maintain community styles and density standards.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **August 13, 2018**, as amended.  
Action: Cunningham/Six, 6/0/0. Motion carried.

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of **August 20, 2018**, as reviewed by Board Members Tripp and Cunningham.

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

Motion: Ratify the Consent Calendar of **August 27, 2018**, as reviewed by Board Member Tripp and Board Member Cunningham (Except Items C.

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

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

1. The Consent Review schedule and Consent Review alternates were discussed.

2. Mr. Cameron announced the following:

- a. Board member Cunningham will be stepping down from Item 1, 415 Old Coast Highway; Item 3, 1062 Coast Village Rd.; and Item 4, 1298 Las Positas Rd.
- b. As requested by the Board, staff will soon arrange regular future design review guideline training sessions for the Board.
- c. On an intermittent schedule, Tava Ostrenger, Assistant City Attorney, will be periodically attending future ABR meetings as an informational source for the Board.

## E. Subcommittee Reports:

No subcommittee reports.

**FINAL REVIEW****1. 415 OLD COAST HWY****C-R Zone****(3:15)**

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 tree on site.)

**(Action may be taken if sufficient information is provided. Project requires Conditions of Approval outlined in the memo from City Staff dated August 27, 2018. Project was last reviewed on December 4, 2017.)**

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

Actual time: 3:18 p.m.

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

Public comment opened at 3:25 p.m.

Kent Pierce spoke with concerns regarding proposed windows and deck with French doors that may pose related privacy concerns for adjacent neighbors, and requested the installation of privacy vegetation screening.

Public comment closed at 3:27 p.m.

Straw vote: How many Board Members can support proposed colors? 0/5 Failed

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

1. Restudy the color scheme for the project to not be as dark. Some Board members preferred a lighter grey color, and a softer terracotta color.
2. Provide additional detailing for the entry trellis, and integration details of the proposed light.
3. Provide all materials on the color board.
4. Study providing larger tree sizes at the western property line to increase privacy for the neighbors.
5. The Historic Landmarks Commission landscape architect shall review the plans, and the Board's comments and concerns regarding the western property line.

Action: Tripp/Watkins, 3/1/1. (Wittausch opposed. Six abstained. Cunningham absent.)  
Motion carried.

**IN-PROGRESS REVIEW****2. 711 N MILPAS ST****C-G Zone**

**(3:45)** Assessor's Parcel Number: 031-121-014  
 Application Number: MST2015-00561  
 Owner: 711 N Milpas, LLC  
 Agent: Alan Bleeker  
 Architect: RRM Design Group  
 Landscape Architect: Rachel Arriaga

(This is a revised project description: Proposal for a new mixed-used development to be developed under the Average Unit Density Incentive Program (AUD). Project includes a lot merger between eight lots (APNs 031-184-011, -014, -016, -017, -019, -021, -022, and -024) for a total project site of 66,199 square feet. Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished, and a new 57,721 square foot mixed-use building will be constructed containing a total of 2,874 square feet of non-residential floor area and 76 residential units. Unit mix will consist of 44 2-bedroom, and 32 1-bedroom units ranging in size from 575 to 805 square feet with an average unit size of 684 square feet. The proposed density for this project is 50 dwelling units per acre on a parcel within the Priority Housing Overlay which allows for 37-63 dwelling units per acre. 89 parking spaces are proposed, as well as 80 bicycle parking spaces. Project received Staff Hearing Officer approval for a front setback modification on May 27, 2016, and requires a Level 2 Substantial Conformance Determination for the reduction in commercial floor area, which has brought the project compliant with city parking requirements.)

**(Comments Only. Project was last reviewed on May 21, 2018.)**

Actual time: 4:00 p.m.

Present: Scott Hopkins, Architect, RRM Design Group; Jay Bjorndahl and Julie McGeever, Co-Owners; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Mr. Cameron clarified for the Board and the public that the proposed project received project design approval approximately two years ago in June 2016, and requested Board comments be limited to the proposed final details for the project.

Public comment opened at 4:18 p.m.

The following people expressed opposition or concerns:

1. Jose Arturo Gallegos spoke of concerns regarding the lack of general neighborhood compatibility and acceptable architectural design. Michael Merenda conceded his speaking time to Mr. Gallegos.
2. Anna Marie Gott spoke of concerns regarding the lack of general neighborhood compatibility findings made by the board on the proposed project that does not follow the Haley-Milpas Streets Guidelines or ABR Design Guidelines despite the project design approval granted two years ago.
3. Natalia Govoni (provided multiple picture diagram), Citizens for Livable Neighborhoods, spoke of concerns regarding the large scale and unacceptable architectural style and design.
4. Natasha Todorovic, Citizens for Livable Neighborhoods, spoke of concerns regarding the lack of general neighborhood compatibility of the proposed project that does not follow the Haley-Milpas Streets Guidelines. Ann Hefferman conceded her speaking time to Ms. Todorovic.

5. Kathy Curry spoke of concerns regarding the lack of human scale and neighborhood compatibility of the proposed four-story project when a similar-sized prior project was denied on the same street.
6. Correspondence from Donald & Kathleen Scott, Ann Heffernan, Kellam de Forest, Joe Madden, Christine Neuhauser, and Anna Marie Gott were acknowledged.

Public comment closed at 4:32 p.m.

Straw vote: How many Board Members can support plaster proposed on the upper portion of the building, rather than the siding? 3/2 Passed

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

1. The Board finds the proposed detailing is incompatible and as a whole needs to be redesigned.
2. The Board prefers the plaster material on the upper portion of the building, rather than the siding material.
3. Study the northern corner of the building to differentiate it from the rest of the building.
4. Restudy the proposed colors.
5. Increase the recesses at the windows and doors to be more in keeping with the Santa Barbara style.
6. Study the parapet details at the sidings to have the plaster come up over at the south east corner; consider varying the parapet heights at all elevations for more articulation of mass.
7. Restudy the art work elements integrated on the façade.
8. Simplify the railing detail between the buildings at the entry.
9. Restudy the proposed details of design, colors, and materials to be more compatible with the neighborhood and the Santa Barbara style for more street presence.

Action: Wittausch/Moore, 2/2/2. (Watkins and Tripp opposed. Cunningham and Six abstained.) **Motion failed.**

**Motion: Continue indefinitely to Full Board.**

Action: Wittausch/Moore, 4/0/2. (Cunningham and Six abstained.) Motion carried.

**\* THE BOARD RECESSED FROM 5:34 TO 5:41 P.M. \***

**IN-PROGRESS REVIEW**

**3. 1062 COAST VILLAGE RD**

**C-1/SD-3 Zone**

**(4:25)**

Assessor's Parcel Number:	009-211-014
Application Number:	MST2016-00451
Owner:	David Back Revocable Trust
Architect:	The Cearnal Collective, LLP

(The project proposes to demolish a 10,872 square-foot 14-unit apartment building, carport, hardscape and ten mature pine trees, and construct a new 22,312 square foot, three story mixed use development. The new development would include nine two-bedroom condominium units, 989 net new square feet of commercial, and a subterranean garage with 24 vehicular parking spaces. The project received review by the Planning Commission on May 10, 2018.)

**(Comments Only. Project was last reviewed on February 26, 2018.)**

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

Actual time: 5:41 p.m.

Present: Christine Pierron, Architect, Cearnal Collective, LLP; and Steve Noon and Essie Savage, Agents

Public comment opened at 5:56 p.m., and as no one wished to speak, it closed.

Correspondence with concerns from Sascha Leibowitz was read into the record regarding noise and privacy, roof decks, size, and requested the restriction of trees on the northwest corner.

Public comment closed at 5:57 p.m.

**Motion:** **Continue two weeks to Full Board with comments:**

1. The proposed project is ready for Project Design Approval.
2. The Board appreciates the applicant's various studies to provide and ensure privacy for the adjacent neighbors.
3. Provide a materials board and subsequent details typical of the Santa Barbara style of architecture.

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

## **PROJECT DESIGN REVIEW**

### **4. 1298 LAS POSITAS RD**

**RS-1A/P-R Zone**

**(5:10)**

Assessor's Parcel Number:	047-010-034
Application Number:	MST2013-00141
Owner:	City of Santa Barbara
Applicant:	Michael Nelson, Executive Director
Architect:	Ray Hicks

(This is a revised project description: Proposal for demolition of an existing 872 square foot office/restroom building at a City tennis facility and construction of a 1,927 square foot tennis recreation building with restrooms, court director office, pro shop, and multipurpose room. The proposal also includes replacement of the existing stadium court seating with stepped planting areas and new stairs down to the courts. New hardscape will provide ADA access and the existing parking lot will be repaired and restriped. The existing concrete practice facility and backboard will be retained, with the addition of a new roof and solar panels. Grading includes 220 cubic yards of cut and 22 cubic yards of fill. The Parks and Recreation Commission made project findings on May 25, 2016.)

**(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 June 22, 2015.)**

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

Actual time: 6:07 p.m.

Present: Ray Hicks and Joe Andrulaitis, Architects; and Derrick Eichelberger, Designer

Staff comments: Mr. Cameron clarified that the project resides within the RS-1A/P-R Zone and requires a 35-foot setback from the property line.

Public comment opened at 6:24 p.m.

The following people expressed support:

1. Bruce Giffin of the Las Positas Park Association
2. Patricia English

Public comment closed at 6:26 p.m.

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

1. The Board supports the proposed project and the renovation of the site.
2. Provide updated extended drawings to the proposed open hitting wall area.
3. Provide fence and net details.
4. Provide details of the relocated solar panels.
5. Provide further eave details and how the structure is coming together.
6. Consider simplifying the shade structures to the left of the entrance.
7. The Board finds the proposed materials acceptable.
8. Study simplifying on-site traffic bollards and signage.

Action: Six/Wittausch, 6/0/0. (Cunningham absent.) Motion carried.

## **CONCEPT REVIEW - NEW ITEM**

### **5. 3855 STATE ST**

**C-G/USS Zone**

**(5:50)**

Assessor's Parcel Number:	051-010-010
Application Number:	MST2018-00436
Owner:	Macerich La Cumbre, LLC
Applicant:	Darin Eng

(Proposal for a tenant improvement to an existing commercial use. Project consists of a multiple elevation remodel of an existing grocery store in preparation for occupation by Bristol Farms. Alterations include new stucco, stone, paint, and tile roofing, relocation of entry doors, and the installation of new storefront windows. There will be no change in height nor floor area as part of this remodel.)

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

Actual time: 6:56 p.m.

Present: Darin Eng, Applicant/Retail Senior Associate, and Henry Kwon, Studio Principal Retail, Little Diversified Architectural Consulting; and Sam Masterson, Exec. Vice President/Chief Development Officer, Good Food Holdings (Bristol Farms)

Staff comments: Mr. Cameron stated that a change in height is part of the projects scope of work.

Public comment opened at 7:15 p.m., and as no one wished to speak, it closed.

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

1. Restudy the location of the proposed mechanical equipment to reduce the need for perimeter parapet heights.
2. Restudy the type and location of the proposed stone to be more in keeping with Santa Barbara styles.
3. Simplify and reduce the number of the control joints on the plaster.
4. Eliminate the faux wood trellis at the cornice of the northern receiving area.
5. Restudy significantly reducing the height and slopes of the roofs and parapets, especially for the entrance tower.
6. Provide photographs of other buildings within La Cumbre Plaza.
7. Study keeping the jacaranda trees in lieu of the proposed palms.
8. Simplify and unify the façade detailing.
9. Eliminate the flying roof over the northern receiving area, if logistically feasible.
10. Show screening for on-site utilities.
11. Provide opaque and adequately high fencing or screening for the west utility yard.

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

**\* MEETING ADJOURNED AT 8:05 P.M. \***