



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**SEPTEMBER 10, 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 3:09 p.m. by Vice Chair Moore.

**ATTENDANCE**

Members present: Moore, Cunningham (absent 3:26-4:45 p.m.), Six, Watkins (until 4:30 p.m.), and Wittausch  
Members absent: Tripp  
Staff present: Unzueta (until 3:30 p.m.), Cameron, and Goo

**GENERAL BUSINESS**

Staff comments: Mr. Cameron announced that General Business Item A.2, ABR Design Guidelines Discussion, was improperly agendaized and has been continued to the September 24, 2018 meeting. Mr. Cameron encouraged anyone who appeared today to speak on the item to still make their comments during the general public comment portion of today's hearing.

A. Public Comment:

1. Anna Marie Gott commended the Board on their meticulous review of the project at 711 N. Milpas Street. Ms. Gott also stated that the project has substantially changed since it received Project Design Approval, and suggested that the Board inquire with the City Attorney if the compatibility findings can be reevaluated. Natalia Govoni and Bonnie Donovan conceded their time to Ms. Gott.
2. Jose Arturo Gallegos addressed the Board and read Items A-J under ABR Goals, from the ABR General Design Guidelines & Procedures guide. Mr. Gallegos also discussed his concerns regarding the project at 711 N. Milpas Street and asked that it be brought down to a two story building.

3. Chris Manson-Hing addressed the Board and announced the 10<sup>th</sup> Annual ArchitecTours - "Rediscover Downtown" on October 6, 2018.

B. Approval of Minutes:

- Motion: Approve the minutes of the Architectural Board of Review meeting of **August 27, 2018**, as amended.
- Action: Six/Cunningham, 5/0/0. (Tripp absent.) Motion carried.

C. Consent Calendar:

- Motion: Ratify the Consent Calendar of **September 4, 2018**, as reviewed by Board Members Moore and Cunningham.
- Action: Cunningham/Watkins, 5/0/0. (Tripp absent.) Motion carried.
- Motion: Ratify the Consent Calendar of **September 10, 2018**, as reviewed by Board Member Moore and Board Member Cunningham.
- Action: Cunningham/Six, 5/0/0. (Tripp absent.) Motion carried.

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

1. Mr. Cameron also announced the following:
  - a. Chair Tripp is absent and Vice-Chair Moore will chair the meeting.
  - b. Board Member Watkins will be leaving the meeting after Item 2.
  - c. Due to loss of quorum, Item 3, Stearns Wharf; Item 4, 1062 Coast Village Road.; and Item 6, 415 Old Coast Highway have been postponed to the September 24, 2018 agenda.
  - d. To avoid any gaps in the agenda, the applicants for Item 5, 217 S Milpas Street, and Item 7, 500 Anacapa Street, have been contacted and advised of their new start time. Item 5, 217 S Milpas Street, will be at 4:35 p.m. and Item 7, 500 Anacapa Street, will be at 5:40 p.m.
2. Board Member Six announced he will be absent from the September 24, 2018 Full Board meeting.
3. Board Member Cunningham announced that he will be recusing himself from Item 1, 525 E. Yanonali Street; Item 2, 602 W. Anapamu Street; Item 3, Stearns Wharf; Item 4, 1062 Coast Village Road; and Item 6, 415 Old Coast Highway.

E. Subcommittee Reports:

No subcommittee reports.

**\* THE BOARD RECESSED FROM 3:26 TO 3:32 P.M. \***

**REVIEW AFTER FINAL****1. 525 E YANONALI ST****OM-1/SD-3 Zone****(3:45)**

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.)

**(Review After Final of building envelope proposed to house essential operation equipment for the City's desalination plant. Project was last reviewed on August 13, 2018.)**

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

Actual time: 3:30 p.m.

Present: Brian D'Amour, City Engineer; and Carlos Sanchez; Project Engineer, City of Santa Barbara

Public comment opened at 3:39 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final and continued one week to Consent with conditions:**

1. The Board supports a matte finish color between the proposed pearl gray color and a white color for the existing roof.
2. Any future module placed should be placed away from Yanonali street rather than adjacent to Module C to limit impacts to the street experience.

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

**\* THE BOARD RECESSED FROM 3:26 TO 3:32 P.M. \***

**CONCEPT REVIEW - NEW ITEM****2. 602 W ANAPAMU ST****P-R Zone**

**(4:10)** Assessor's Parcel Number: 039-151-015  
 Application Number: MST2018-00477  
 Owner: City of Santa Barbara  
 Applicant: Justin Van Mullem  
 Architect: SWA

(Proposal for renovations to Bohnett Park. Project consists of the remodel of the existing multi-purpose field, an existing basketball court, and the construction of a new exercise path, a second basketball court, new picnic areas, and additional plantings. Project proposes to retain the existing playground, restroom building, and site lighting. Improvements are proposed to existing hardscape, site furnishings, and stormwater management.)

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

**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: Justin Van Mullem, Parks and Recreation, City of Santa Barbara; Ying-yu Hung, SWA Group, Managing Principal Landscape Architect

Public comment opened at 4:13 p.m., and as no one wished to speak, it closed.

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

1. Restudy the proposed materials; particularly the color of the proposed aggregate concrete, to be more compatible with existing colors on site.
2. Study to provide screening, either landscaping or other materials, around the basketball courts.
3. The gabion walls are not appropriate for seating as proposed; study providing seating to walls.
4. Study providing multiple paved areas instead one single paver location around the barbeque and picnic areas.
5. Study adding informal seating along the San Pascual pathway, and along the Mission Creek fence line.
6. Study ways to encourage adding additional street art and/or murals on the property.
7. The Board overall supports the proposed basketball court design, general pathway layout, and furniture as proposed.
8. Restudy the middle fencing along San Pascual to be more neighborhood compatible and pedestrian friendly; study alternative fence material and accommodation for more elaborate fencing at the entry ways.

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

**ABR-PRE-APPLICATION REVIEW****3. STEARNS WHARF****HC/SD-3 Zone**

**(4:35)** Assessor's Parcel Number: 033-120-022  
Application Number: MST2018-00405  
Owner: City of Santa Barbara  
Applicant: Teresa Lawler

(Pre-Application Consultation for a proposed second story deck expansion for an existing commercial use in the Permitting Jurisdiction of the Coastal Zone. Project consists of a 760 square foot expansion of an existing second story deck to accommodate additional seating for an existing wine tasting room. Also proposed are construction of a new elevator and stairway, and reconfiguration of the on-site trash enclosure.)

**(Comments Only.)**

**Item postponed to September 24, 2018 due to loss of quorum.**

**PROJECT DESIGN REVIEW****4. 1062 COAST VILLAGE RD****C-1/SD-3 Zone**

**(5:10)** 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.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 27, 2018.)**

**Item postponed to September 24, 2018 due to loss of quorum.**

**CONCEPT REVIEW - CONTINUED ITEM****5. 217 S MILPAS ST****C-2/SD-3 Zone**

**(5:40)** Assessor's Parcel Number: 017-251-007  
 Application Number: MST2018-00018  
 Owner: Edward St. George  
 Applicant: Shelby Messner  
 Architect: Keith Nolan

(Proposal for a new hotel in the Coastal Zone. Project consists of the demolition of an existing single-unit residence and detached four-car garage, and the construction of a new three-story and 37 foot tall, 3,398 square foot hotel. The hotel is proposed to contain seven guestrooms. Nine surface level parking spaces are proposed. Project will require Planning Commission review for a Coastal Development Permit.)

**(Comments Only. Project requires Planning Commission review. Project was given a Pre-Application Consultation on April 9, 2018.)**

Actual time: 4:45 p.m.

Present: Keith Nolan, Architect; Shelby Messner, Project Manager; Sam Maphis, Landscape Architect; and Kelly Brodison, Associate Planner, City of Santa Barbara

Staff comments: Ms. Brodison clarified residential use, and enforcement penalties for uses other than those residentially zoned, such as unpermitted vacation rentals.

Public comment opened at 5:00 p.m.

The following people expressed opposition or concerns:

1. Natalia Govoni spoke of concerns regarding overbearing size and height; requested reduction in height and size; a beautiful project, but would be better as an AUD project.
2. Anna Marie Gott spoke of concerns regarding fears that the use of the units would be for either hotel-use or as unacceptable vacation rentals; and concurred with Ms. Govoni that it's a beautiful project, but would be better as an AUD project.

Public comment closed at 5:04 p.m.

Straw vote: How many Board Members prefer the proposed project return to Full Board for further details of the surrounding buildings before forwarding the project to the Planning Commission? 3/1 Passed

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

1. Restudy the size, locations, and views from balconies and windows to reduce and mitigate negative privacy impacts to adjacent neighboring properties.
2. Show the heights of adjacent buildings on clear renderings and plans.
3. Study to add more vine pocket plantings to the building (i.e., Boston Ivy).
4. Provide an additional street tree.

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

**FINAL REVIEW****6. 415 OLD COAST HWY****C-R Zone****(7:05)**

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.)

**(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.)**

**Item postponed to September 24, 2018 due to loss of quorum.**

**CONCEPT REVIEW - CONTINUED ITEM****7. 500 ANACAPA ST****M-C Zone****(7:30)**

Assessor's Parcel Number: 031-201-031  
 Application Number: MST2017-00120  
 Owner: Louis and Leonila Sanchez  
 Agent: Trish Allen, SEPPS  
 Architect: Tom Ochsner  
 Landscape Architect: Julio Veyna

(This is a revised project description: Proposal for a mixed-use project. Project proposes a lot merger of five parcels (APNs 031-201-022, -023, -024, -026, -017); the adaptive re-use of an existing 6,392 square foot mixed-use building, containing two residential units, and an existing 4,548 square foot commercial building; demolition of three commercial buildings totaling 4,758 square feet; and the construction of a new 12,001 square foot, 7-unit apartment structure. Total units on site will be 9, two-bedroom units ranging in size from 800 to 1,512 square feet. Also proposed are 16 uncovered parking spaces and 12 covered parking spaces, and roof mounted photovoltaic paneling. Project requires Planning Commission review.)

**(Second Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on April 24, 2017.)**

Actual time: 5:30 p.m.

Present: Tom Ochsner, Architect; and Julio Veyna, Landscape Architect

Public comment opened at 5:47 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the mass, bulk, and scale of the new building at 520 Anacapa St.? 3/1 Passed.

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

1. The Board generally appreciates the design, reduction of the overall project, and attempt to re-use the existing structures and upgrade their appearance, as presented.
2. The Board generally finds supportable the mass, bulk, and scale of the new building at 520 Anacapa Street, as presented.
3. The Board strongly recommends that the City allow direct access to the park via Vera Cruz Lane.
4. Restudy the proposed jacaranda at the driveway entrance.
5. Restudy the pavers and paver colors to help differentiate between pedestrian and vehicular access ways and areas.
6. Provide more variety, height, and type of landscaping; and study adding a variety of canopy trees.
7. Determine whether the project is within the Parking Zone of Benefit; and determine the amount of parking spaces required for commercial and residential use on the site.
8. Study moving parking away from Anacapa Street to improve the pedestrian experience, and provide better site usage, e.g., additional outdoor commercial use.
9. Restudy the overall site-usage of the Vera Cruz building to reduce the massing and optimize site use.
10. Verify with City planning and building staff to determine if project is in the flood zone.
11. Study possibly using an eclectic design for the project.
12. At 526 Anacapa Street, study removing the second floor canopy facing Anacapa Street to decrease the site mass and improve site usage.
13. Restudy the added guard rail at 526 Anacapa and consider extending the walls upward rather than adding the additional guard rail.
14. Study simplifying the arches and details at the arches, particularly at 520 Anacapa Street.
15. At 518 Anacapa Street, study simplifying the existing massing along the street frontage to improve the project.
16. At 518 Anacapa Street, restudy the use of tempered glass at the gable-end facing Anacapa Street; and study options for glass and heavy timber material at the north elevation.
17. Considering the attempt to keep the two buildings at 518 Anacapa Street and 526 Anacapa Street, and the space between the two buildings, restudy and reassess the complete site utilization.

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

**\* MEETING ADJOURNED AT 6:52 P.M. \***