



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**SEPTEMBER 24, 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 3:02 p.m. by Chair Tripp.

**ATTENDANCE**

Members present: Tripp, Moore, Cunningham (until 5:30 p.m.), Watkins, and Wittausch  
Members absent: Six  
Staff present: Unzueta (until 4:10 p.m.), Cameron, and Goo

**GENERAL BUSINESS**

A. Public Comment:

Anna Marie Gott submitted a letter that was previously distributed to the Joint Council/PC meeting in April and addressed the Board regarding the issue of transparency according to the Design Review Guidelines, and requested a change to allow pending project plans be made available for on-line public viewing at least a week prior to design review meetings, especially during Flex-Friday biweekly closures. She also requested the Board seek information from the City Attorney's Office on Design Review Boards' purview for issues of reconsideration and conditions of approval for approved projects such as 402 Anacapa Street. Christine Neuhauser conceded her time to Ms. Gott.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **September 10, 2018**, as submitted.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of **September 17, 2018**, as reviewed by Board Members Watkins and Cunningham.

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

Motion: Ratify the Consent Calendar of **September 24, 2018**, as reviewed by Board Member Moore.

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

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:****1. Mr. Cameron announced the following:**

a. Board member Six will be absent from the meeting.

b. Board Member Cunningham will be recusing himself from review of Item 3, 1062 Coast Village Road; Item 4, Stearns Wharf; and Item 5, 415 Old Coast Highway, and will be leaving the meeting at 5:30 p.m.

c. Item 6, 443 Corona Del Mar Drive, can receive comments only today as there are zoning issues still pending on the proposed project.

**E. Subcommittee Reports:**

No subcommittee reports.

**F. Chris Manson-Hing addressed the Board and announced the 10<sup>th</sup> Annual ArchitectTours - "Rediscover Downtown" on October 6, 2018.****DISCUSSION ITEM****1. GUIDELINE DISCUSSION****(3:20)**

Staff:

Matthew Cameron and Irma Unzueta

(Overview discussion of Council adopted guidelines applicable to projects under the purview of the Architectural Board of Review. Item will include a presentation from staff on citywide and area specific guidelines. Following the presentation, the floor will be open to a conversation with the Architectural Board of Review to help identify priorities for future training topics.)

**(Comments Only.)**

Actual time: 3:14 p.m.

Present: Matthew Cameron, Planning Technician; Irma Unzueta, Senior Planner; and Tava Ostrenger, Assistant City Attorney

Public comment opened at 3:35 p.m.

1. Anna Marie Gott addressed the Board regarding applying the Design Guidelines, such as the Haley-Milpas Design Guidelines and ABR Design Guidelines, for applicable Spanish or El Pueblo Viejo (EPV) design styles; noticing to 20 closest buildings; findings for neighborhood

compatibility prior to approvals; issues of non-compliance; and reductions in size, mass, and scale for workforce housing. Natalia Govoni and Natasha Todorovic conceded their time to Ms. Gott.

2. Jose Arturo Gallegos addressed the Board regarding protection of historical and architectural qualities, standards of livability of project and safety of residents, neighborhood compatibility, preservation of pre-1925 and Hispanic styles of architecture, preservation of public, scenic, ocean and mountain vistas, and creation of open spaces and various styles of architecture. All elements of preservation of Spanish and Mediterranean styles of architecture are very important to him and possible within the Santa Barbara City limits. Michael Mercedes conceded his time to Mr. Gallegos.

Public comment closed at 3:50 p.m.

### **Discussion held.**

#### Board comments:

1. Board Member Wittausch commented on the conflict between the number of allowable units, neighborhood compatibility, and aesthetics; design style and scale in relation to neighborhood compatibility, and the thresholds for each where the issue of design style may govern the size of neighborhood structures in the future. He also requested a description of both structural systems and mechanical system (mechanics) for future projects prior to, and as part of, future design review training and approvals.
2. Board Member Moore commented and requested more guidance and direction in the form of future feedback and/or training or guidance on how to approach decisions on proposed projects.
3. Board Member Watkins commented and requested further discussion regarding size, mass, bulk, and scale with regard to structural systems either prior to project design review and approvals, or just after approvals have been given. He commented that it's possible to have conversations on systems exclusively without reducing the number of units. He also requested more information regarding the State Regulations, such as the Housing Accountability Act (page 10 of the ABR Guidelines), and possible contradictions.
4. Chair Tripp commented and requested further information on the issue of required parking, commented on proposed larger scaled units in relation to aesthetics, and structural and mechanical systems for substantial conformance.

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

**(3:55)** Assessor's Parcel Number: 031-121-014  
 Application Number: MST2015-00561  
 Owner: 711 N Milpas, LLC  
 Agent: Alan Bleeker  
 Architect: RRM Design Group  
 Contractor: Scott Schell  
 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. Also proposed are 89 parking spaces and 80 bicycle parking spaces. Project received Staff Hearing Officer approval for a front setback modification on May 27, 2016. A Level 2 Substantial Conformance Determination for a reduction in commercial floor area has been granted, which brought the project in compliance with City parking requirements.)

**(Action may be taken if sufficient information is provided. Project requires Conditions of Approval outlined in the memo from City staff dated September 24, 2018. Project was last reviewed on August 27, 2018.)**

Actual time: 4:10 p.m.

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

Staff comments: Ms. Ostrenger addressed the Board regarding Substantial Conformance for the proposed project and that changes to the substantial conformance are not allowed to be made by the Board.

The following people expressed support:

1. Robert Ludwick
2. Taylor Bleecker
3. Karl Willig
4. Sharon Byrne

The following people expressed opposition or concerns:

1. Jose Arturo Gallegos addressed the Board regarding Spanish/Mediterranean architectural design, a reduction in the amount of floors, neighborhood compatibility, and safe & available parking. Michael Merenda conceded his time to Mr. Gallegos.
2. Tino A. De Guevara addressed the Board regarding lack of Latino/Hispanic design style

- neighborhood compatibility to local businesses in the area and lack of affordable housing.
3. Natasha Todorovic addressed the Board regarding neighborhood compatibility and substantial changes made to the original design.
  4. Anna Marie Gott addressed the Board stating that sufficient neighborhood compatibility findings were never made on the proposed project, and substantial changes made to the original design. She encouraged the Board not to grant an approval of the project today. Pat Saley conceded her time to Ms. Gott.
  5. Mark Benedict addressed the Board that care should be taken when considering the size and style of proposed projects allowed in the area for neighborhood compatibility.
  6. Correspondence from John Dixon, Joe Madden, Christy Madden, and Anna Marie Gott were acknowledged.

Public comment closed at 4:48 p.m.

Straw vote: How many Board Members can support the applicant restudying the location of the brick elements? 2/2 Failed

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

1. The Board finds that the brick is a substantial improvement.
2. Study detailing for neighborhood compatibility.
3. Restudy the details of moldings, reveals, horizontal banding; awnings; use and location of Hardie Board on the northwest corner; and the rooftop canopy.
4. Provide detailed connections.
5. Study providing more real-wood materials.
6. Study removing the siding and using the yellow plaster at the northwest corner as on other portions of the building.
7. Add more tree plantings on the Milpas Street side of the project, and refer to the City Arborist for details.
8. Provide an updated landscape plan.
9. Consider the design of the residential balconies to be less heavy in appearance.
10. The Board finds the proposed guard rail in lieu of the glass treatment at the entry acceptable as proposed.
11. Restudy the patterning of the guard rail elements on the residential balconies to be more consistent with the balconies at the entryway.
12. The plaster parapet details shall be rolled over and consistent.
13. Study the application of materials to the two street façades to provide more vertical articulation of the mass, i.e. townhouse appearance.

Action: Wittausch/Watkins, 3/1/0. (Tripp opposed. Cunningham and Six absent.) Motion carried.

**\* THE BOARD RECESSED FROM 6:18 TO 6:24 P.M. \***

**PROJECT DESIGN REVIEW****3. 1062 COAST VILLAGE RD****C-1/SD-3 Zone****(4:55)**

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

(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 postponed on September 10, 2018.)**

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

Actual time: 6:24 p.m.

Present: Steve Noon, Applicant

Public comment opened at 6:33 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continued indefinitely, for an In-Progress Review, with comments:**

1. The Board finds the proposed project supportable.
2. The Board finds the materials acceptable; however, provide additional materials including light fixture awning colors, and paving.
3. Study to reduce the hardscape area at the commercial entrance, and increase the amount of landscape plantings.
4. Study providing screening for the back flow.
5. Provide location and screening for the gas meters.
6. Relocate the mechanical condenser units away from the edge of the building and provide screening from public view.
7. Study the color and texture of the concrete driveway.
8. Provide details for further in-progress review for the railing, wrought iron, etc.

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

The ten-day appeal period was announced.

**ABR-PRE-APPLICATION REVIEW****4. STEARNS WHARF****HC/SD-3 Zone**

**(5:15)** Assessor's Parcel Number: 033-120-022  
Application Number: MST2018-00405  
Owner: City of Santa Barbara  
Applicant: Teresa Lawler  
Architect: Paul Poirier & Associates

(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.)**

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

Actual time: 6:55 p.m.

Present: Karl Trevor, Applicant; and Paul Poirier, Architect

Public comment opened at 7:03 p.m., and as no one wished to speak, it closed.

**Board comments:**

1. The Board is generally supportive of the proposed project.
2. Provide underside detailing of the existing deck to be carried into the new portion of the new deck.
3. Provide photographs of the proposed Hardie Board to be utilized next to the existing wood detailing with proposed colors.

**FINAL REVIEW****5. 415 OLD COAST HWY****C-R Zone**

**(5:55)** 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 postponed on September 10, 2018.)**

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

Actual time: 7:16 p.m.

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

Public comment opened at 7:21 p.m., and as no one wished to speak, it closed.

Correspondence submitted by the Applicant from Ken Pierce was acknowledged.

**Motion:** Final Approval with the condition that all colors and landscaping changes and details shall be added to the plans.

Action: Moore/Tripp, 3/1/0. (Wittausch opposed. Cunningham and Six absent.) Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 7:29 TO 8:7:52 P.M. \***



**PROJECT DESIGN & FINAL REVIEW****6. 443 CORONA DEL MAR DR****R-4/SD-3 Zone**

**(6:45)** Assessor's Parcel Number: 017-322-017  
 Application Number: MST2018-00328  
 Owner: G6 Hospitality Real Estate, LLC  
 Agent: Jarrett Gorin  
 Applicant: The Dimension Group  
 Architect: Stayton Wood  
 Engineer: Ken Okamoto and Associates, 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.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 13, 2018.)**

Actual time: 7:52 p.m.

Present: Jarrett Gorin, Agent; Stayton Wood, Architect; and Roderick Horne, Landscape Architect

Public comment opened at 8:16 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The Board appreciates the direction of the proposed project.
2. The Board finds the proposed materials, colors, and finishes acceptable.
3. Provide all lighting and fixture details and changes on the plans.
4. Provide all railing details on the plans. The Board finds the sample railing acceptable.
5. Verify with Building & Zoning Division staff for acceptable cable railing details.
6. The proposed plant palette is acceptable.
7. Study adding vine plantings for screening the parking area.
8. Provide mahogany screening details at their full height on the plans.
9. Minimum tree size shall be 15-gallon size, with the exception of the Coral tree.
10. The Coral tree is an acceptable species at a minimum 36-inch box size.
11. Provide a planting plan depicting plant locations by species, including plant list details indicating quantity, container sizes, botanical & common names, and required standard water conservation information by the City.
12. Shrub planting sizes are at the discretion of the applicant.

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

**CONCEPT REVIEW - NEW ITEM****7. 201 N CALLE CESAR CHAVEZ****M-I Zone****(7:15)**

Assessor's Parcel Number: 017-030-002  
Application Number: MST2018-00428  
Owner: Santa Barbara Business Center, LLC  
Applicant: John Merritt

(Proposal to construct a new cell site in existing bell tower. Project consists of raising the existing bell tower 15 feet and enclosing antennas within new extension. Also proposed is the installation of a new raised platform below antennas to be housed within the existing structure. All equipment and antennas will be screened from view.)

**(Action may be taken if sufficient information is provided. Project requires a no-visual impact finding upon approval.)**

Actual time: 8:41 p.m.

Present: John Merritt, Applicant

Public comment opened at 8:45 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. Provide existing and proposed plans.
2. Restudy the tower proportions and add architectural detailing to keep the current massing relationships; and study breaking-up the tower massing to off-set the proposed height of the tower, such as adding reveals or ornamental details.

Action: Tripp/Wittausch, 3/0/1. (Watkins abstained. Cunningham and Six absent.) Motion carried.

**\* MEETING ADJOURNED AT 9:10 P.M. \***