



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**DECEMBER 17, 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:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Matthew Ozyilmaz, 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 (absent 5:32-4:08 p.m.), Moore, Cunningham (absent 3:10-4:08 p.m.; and 4:48-5:32 p.m.), Six, and Wittausch  
Members absent: Watkins  
Staff present: Ozyilmaz, and Krystal Vaughn, Senior Commission Secretary

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **December 3, 2018**, as amended.

Action: Six/Cunningham, 4/0/1. (Tripp abstained from Items 2-7) Motion carried.

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of **December 10, 2018**, as reviewed by Board Members Watkins and Cunningham.

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

Motion: Ratify the Consent Calendar of **December 17, 2018**, as reviewed by Board Member Cunningham and Board Member Moore.

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

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

## 1. Mr. Ozyilmaz announced the following:

- a. Ms. Ostrenger will be absent from the meeting.
- b. Chair Tripp will be leaving the meeting at 5:30 p.m.
- c. Board Member Wittausch will be leaving the meeting at 6:00 p.m.
- d. Board Member Watkins will be absent from the meeting.
- e. Assistant City Attorney Tava Ostrenger and Board Member Watkins will be absent from today's meeting.
- f. Board Member Cunningham will be stepping down from Item 1, 813 E Carrillo St., and Item 3, 30 Los Patos Way.
- g. Item 5, 520 Anacapa Street; Item 6, 201 N. Calle Cesar Chaves; and Item 7, 217 S. Milpas Street have been postponed to the January 14, 2019 agenda.
- h. City Council has appointed Ivan Insua and Leon Olson as new Board Members for the Architectural Board of Review; their first meeting will be on January 14, 2019.

## 2. Board Member Cunningham recused himself from review of Item 1, 813 E. Carrillo St. due his firm's contractual relationship with the applicant.

## E. Subcommittee Reports:

No subcommittee reports.

**FINAL REVIEW****1. 813 E CARRILLO ST****R-M Zone****(3:15)**

Assessor's Parcel Number: 029-251-016  
 Application Number: MST2015-00602  
 Owner: Housing Authority of the City of Santa Barbara  
 Architect: RRM Design Group

(Proposal for a project under the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot 2-story house and construction of 16 affordable studio units in three 2- and 3-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a 2- and 3-story, 589 square foot community center, 387 square foot, 2-story manager's unit with attached 1-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.)

**(Final Approval is requested. Project requires compliance with the following guidelines: Infill Design Guidelines, Urban Design Guidelines, and Outdoor Lighting Design Guidelines. Project was last reviewed on December 3, 2018.)**

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

Actual time: 3:10 p.m.

Present: Elijah Pierce, Architect, RRM Design Group; Chris Dufour, Landscape Architect, RRM Design Group; and Skip Szymanski, Housing Authority of the City of Santa Barbara

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval and continued indefinitely to Consent with conditions:**

1. Railings on site shall be wood.
2. Wood railings should have no exposed metal connectors.
3. Provide a more decorative bollard consistent with the existing architecture.

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

**FINAL REVIEW****2. 730 N MILPAS ST****C-G Zone****(4:15)**

Assessor's Parcel Number: 031-122-031  
 Application Number: MST2017-00736  
 Owner: J.R. and Jamie S. Miller  
 Agent: Jarrett Gorin  
 Architect: Edward DeVicente  
 Landscape Architect: Robert Richards

(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.)

**(Final Approval is requested. Project must show compliance with the following guidelines: Urban Design Guidelines, Outdoor Lighting Guidelines. Project was last reviewed on June 18, 2018.)**

Actual time: 4:08 p.m.

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

Public comment opened at 4:22 p.m., and as no one wished to speak, it closed.

**Motion: Continued indefinitely to Consent with comments:**

1. Provide at least one tree in the middle of the property, and two smaller trees along the eastern edge.
2. The proposed door to return for review on Consent.
3. Study the trellis heights, and the size of the trellis pieces and spacing at the corners for increased upper and lower registers.
4. Show the trellis lighting details on the plans.

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

**\* THE BOARD RECESSED FROM 4:38 TO 4:48 P.M. \***

**PROJECT DESIGN REVIEW****3. 30 LOS PATOS WAY****HRC-2/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 017-391-003  
 Application Number: MST2018-00096  
 Owner: Arlene & Milt Larsen Trust  
 Applicant: Pacific Architects

(Proposal for a tenant improvement to an existing commercial facade. Project consists of renovating and expanding the existing front patio, the addition of a new ADA ramp, and construction of a new parapet trellis over the existing front patio. Also proposed is restriping of the front parking spaces and new planters. No new floor area is proposed.)

**(Project Design approval is requested. Project must show compliance with the Project Compatibility Analysis. Project was last reviewed on April 23, 2018.)**

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

Actual time: 4:48 p.m.

Present: Bill Wolf, Applicant, Pacific Architects; and Arlene and Milt Larsen, Owners

Public comment opened at 4:58 p.m.

Anna Marie Gott discussed fees applied to the project and parking back-outs into the public right of way.

Public comment closed at 5:02 p.m.

**Motion: Continue indefinitely with comments:**

1. Restudy the framing of the deck, ramp, and concealed hardware.
2. Bring back the site plan showing the existing landscape and the proposed landscape changes.
3. Show the awning details on the plan, such as a solution to fit the arch, etc.
4. Provide accurate roof plan details for the equipment, size, and height. Also provide roof profile studies to ensure the equipment is not visible from the street.
5. Study concealing or removing the existing conduit currently visible for the lighting on the front elevation.
6. Provide a lighting plan.
7. The Historic Landmarks Commission's Landscape Architect shall review the proposed landscape plan before the project returns for further review by the Board.
8. The Board generally finds acceptable the changes made to the building.

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

## **CONCEPT REVIEW - NEW ITEM**

### **4. 220 W CANON PERDIDO ST**

**C-G Zone**

**(5:30)**

Assessor's Parcel Number: 039-311-016  
 Application Number: MST2018-00597  
 Owner: Hideko E. Malis Trust  
 Applicant: Vernon Stratton

(Proposal for a remodel of multiple facades for a nonresidential structure. Project consist of the removal of the existing siding and replacing it with new Hardie Plank HL5 siding. Project also includes new Hardie Trim and weather banner.)

**(Project Design Approval is requested. Project must comply with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Chair Tripp recused herself from hearing this item.

Actual time: 5:32 p.m.

Present: Vernon Stratton, Applicant

Public comment opened at 5:42 p.m., and as no one wished to speak, it closed.

**Motion: Continue four weeks with comments:**

1. Restudy the proposed colors for better contrast and variety of color choices.
2. Staff to research if any of the exterior light fixtures are permitted, and if not, the applicant should return with approvable lighting fixtures for review.
3. Return with a lighting plan.
4. Provide details of the flashings, such as parapet caps to be painted to match the trim.
5. Applicant to ensure that any proposed trim, such as eaves and columns, which are in disrepair are to be repaired or smoothed out as part of this project.

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

**CONCEPT REVIEW - CONTINUED ITEM**

**5. 520 ANACAPA ST**

**M-C Zone**

**(6:00)**

Assessor's Parcel Number:	031-201-023
Application Number:	MST2017-00120
Owner:	Louis and Leonila A. 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 a residential unit, 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 8, 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.)

**(Fourth Concept Review. No final appealable decision will be made at this hearing. Prior to action project requires compliance with the Project Compatibility Analysis, and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on November 19, 2018.)**

**Item postponed to January 14, 2019, due to loss of quorum.**

**PROJECT DESIGN REVIEW****6. 201 N CALLE CESAR CHAVEZ****M-I Zone****(7:00)**

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.)

**(Project Design and Final Approval is requested. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project requires a no-visual impact finding upon approval. Project was last reviewed on September 24, 2018.)**

**Item postponed to January 14, 2019, due to loss of quorum.**

**CONCEPT REVIEW - CONTINUED ITEM****7. 217 S MILPAS ST****C-2/SD-3 Zone****(7:30)**

Assessor's Parcel Number: 017-251-007  
 Application Number: MST2018-00018  
 Owner: Psi 1031 Exchange, LLC  
 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.)

**(Second Concept Review. No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project requires review by Planning Commission and was last reviewed on September 10, 2018.)**

**Item postponed to January 14, 2019, due to loss of quorum.**

**\* MEETING ADJOURNED AT 5:54 P.M. \***