



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**APRIL 22, 2019**

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

**BOARD MEMBERS:**

Kevin Moore, *Chair*  
Wm. Howard Wittausch, *Vice Chair*  
Bob Cunningham  
Ivan Insua  
Leon A. Olson  
Richard Six  
David R. Watkins

**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  
Mary Ternovskaya, Commission Secretary

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**CALL TO ORDER**

The Full Board meeting was called to order at 3:07 p.m. by Chair Moore.

**ATTENDANCE**

Members present: Moore, Wittausch, Cunningham (absent 4:16 – 5:40 p.m.; until 5:51 p.m.), Olson, Six, and Watkins  
Members absent: Insua  
Staff present: Ostrenger (until 6:21 p.m.), Ozyilmaz, and Ternovskaya

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **April 8, 2019**, as submitted.  
Action: Six/Cunningham, 6/0/0. (Insua absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 22, 2019**, as reviewed by Board Members Wittausch and Cunningham.  
Action: Wittausch/Cunningham, 6/0/0. (Insua absent.) Motion carried.

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

1. Mr. Ozyilmaz announced the following:

- a. Item 5, 101 S. Canada Street, has been postponed to the May 6, 2019 agenda at the applicant's request.
- b. The City of Santa Barbara has recently converted to using a new database software, and the conversion has caused inaccuracies in the dates of projects on the agendas. Staff is working on resolving the issue.
- c. The federal government has ruled that all small cell wireless facilities that are in the public right-of-way go through a ministerial design review process. These projects will no longer come before the Board but will be processed by the Public Works Department.

E. Subcommittee Reports:

No subcommittee reports.

**(3:15PM) CONTINUED ITEM: CONCEPT REVIEW**

1. **11 ANACAPA ST**

Assessor's Parcel Number: 033-112-010  
Zone: OC/SD-3  
Application Number: PLN2017-00009  
Owner: Richlor Living Trust  
Applicant: Ed DeVicente  
Architect: Henry Lenny

(Proposal for a commercial remodel of an existing structure. Project consists of remodeling and adaptive re-use of the existing 11,201 net square foot warehouse building located at 11 Anacapa Street. The project includes conversion of 2,500 net square feet to a restaurant use with 1,834 square-foot outdoor dining patio, conversion of 1,291 net square feet to retail, demolition of 1,310 net square feet of second floor area, a parking lot reconfiguration and accessibility improvements, and a new trash enclosure and transformer.)

**No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on April 23, 2018.**

Actual time: 3:22 p.m.

Present: Henry Lenny, Architect, Henry Lenny Design Studio; Edward DeVicente, DMHA Architecture; and Courtney Miller, Landscape Architect, CJM-LA

Staff comments: Mr. Ozyilmaz clarified that due to a change in policy direction determined by the California Coastal Commission, a Coastal Development Permit is also required for the application. The project will eventually continue to the Planning Commission.

Public comment opened at 3:40 p.m.

Written correspondence from Richard Closson was acknowledged.

Public comment closed at 3:41 p.m.

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

1. The project's parking lot cannot be supported as designed.
2. Study reducing the width of the driveway entrance to the minimum required for vehicles to get in and out.
3. Study shrinking the vehicle maneuvering space in the center of the parking lot in order to create larger planters along the sidewalk and along the edges, and to make the industrial parking lot appear friendlier.
4. Replace the pad-mounted transformer with a pole-mounted transformer

Action: Wittausch/Watkins, 2/1/3. (Moore opposed. Olson, Cunningham, and Six abstained. Insua absent.) Motion carried.

**(3:45PM) FINAL APPROVAL**

**2. 926 INDIO MUERTO ST**

Assessor's Parcel Number: 017-284-003  
 Zone: C-2/SD-3  
 Application Number: PLN2014-00415  
 Owner: LWF SB Gateway LP  
 Applicant: John Cuykendall  
 Architect: David Thiel

(Proposal to demolish an existing 12,000 square foot commercial building, and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 111 rooms and a 115 space, semi-subterranean parking lot with supportive amenities. )

**Final approval is requested. Project Design Approval was given on June 4, 2018. Project was last reviewed on March 11, 2019.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to a contractual obligation to the applicant.

Actual time: 4:16 p.m.

Present: Adam Marquis, President, Pacifica Hotels; David Thiel, Architect, Architectural Group International (AGI); Jeff Schabell, Architect, AGI; Ken Marshall, Dudek; and Kelly Brodison, Associate Planner, City of Santa Barbara

Public comment opened at 4:38 p.m., and as no one wished to speak, it closed.

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

1. The mirador needs additional detailing and the applicant can look at examples in their photo book to see how those miradors are put together. They are panelized and are wood detailed items.
2. The plaster details require additional attention. They need to be simplified, particularly in the large tower's entry, where there are many steps in plane.
3. All black metal should be noted as wrought iron, including the awning brackets.
4. All guard rails connections at walls are to be refined and hidden if possible. Particularly, on Sheet A-8.01, those details should be specific to the project and show how the proposed finishes interact with the manufacturer's details.
5. A half-round gutter is preferred.
6. All references to roofing clay tiles shall be labeled as 2-piece clay tile.
7. Provide a steeper splay angle at window and door jambs and sills.
8. The proposed sandstone is appropriate.

Action: Moore/--, Motion failed due to lack of second.

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

1. The mirador needs additional detailing and the applicant can look at examples in their photo book to see how those miradors are put together. They are panelized and are wood detailed items.
2. The plaster details require additional attention. They need to be simplified, particularly in the large tower's entry, where there are many steps in plane.
3. All black metal should be noted as wrought iron, including the awning brackets.
4. All guard rails connections at walls are to be refined and hidden if possible. On Sheet A-8.01, those details should be specific to the project and show how the proposed finishes interact with the manufacturer's details.
5. A half-round gutter is preferred.
6. All references to roofing clay tiles shall be labeled as 2-piece clay tile.
7. Provide a steeper splay angle at window and door jambs and sills.
8. The applicant to provide a sandstone sample to prove that it's a natural cut stone material.
9. Clarify sill conditions at balconies, and whether an extended sill or a different material is proposed.
10. Revise base of the roof trellis at the corner condition where it jumps down to a fluted base column, on the Indio Muerto elevation on proposed Sheet M1.1
11. Regarding the profiles of the corbels and trellis ends, the design should be revised so either the trellis ends and corbels match each other, and to simplify the end profile.
12. Remove exposed rough hardware, it should be either traditionally designed or concealed on the trellis connections.

Action: Moore/Watkins, 5/0/0. (Olson and Six abstained. Cunningham and Insua absent.) Motion carried.

**(4:45PM) CONTINUED ITEM: CONCEPT REVIEW****3. 1717 THOMAS AVE**

Assessor's Parcel Number: 043-193-008  
Zone: R-M  
Application Number: PLN2019-00092  
Owner: Antonio Aguilera Garcia  
Applicant: Rex Ruskauff

(Proposal for two new residential units using the Average Unit-Size Density (AUD) Program. Project consist of maintaining two existing residences on-site, and the construction of a three car garage with two second story units. Unit mix will include one, two-bedroom unit and three, one-bedroom units ranging in size from 437 to 734 square feet with an average unit size of 539 square feet. The proposed density on this parcel is 27 dwelling units per acre on a lot with a General Plan land use designation of Medium-High Density which allows for 15-27 dwelling units per acre.)

**No final appealable decision will be made at this hearing. 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 March 25, 2019.**

Actual time: 5:40 p.m.

Present: Rex Ruskauff, Applicant

Staff comments: Mr. Ozyilmaz stated that the project needs to go to the Staff Hearing Officer for an open yard modification and requires a Project Compatibility Analysis.

Public comment opened at 5:45 p.m., and as no one wished to speak, it closed.

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

1. The Board appreciates the minimal impact of the design on neighborhood.
2. The project is ready for preliminary approval, which includes the Project Compatibility Analysis.
3. Applicant to return with an as-built landscape plan for what will remain in the project, a landscape plan from the Owner for what is being proposed for the project, and proposed materials.

Action: Moore / Cunningham, 6/0/0. (Insua absent.) Motion carried.

**\* THE BOARD RECESSED FROM 5:52 TO 5:55 P.M. \***

**(5:10PM) IN-PROGRESS REVIEW HEARING**

- 4. 1062 COAST VILLAGE RD**  
 Assessor's Parcel Number: 009-211-014  
 Zone: C-1/SD-3  
 Application Number: PLN2016-00451  
 Owner: David Back Revocable Trust  
 Applicant: Cearnal Collective

(Proposal for a mixed use structure. 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 approximately 37,116 square foot, three story mixed-use development. The new development would include nine two-bedroom condominium units, 858 net new square feet of commercial floor area, and a subterranean garage with 24 vehicular parking spaces.)

**No final appealable decision will be made at this hearing. Project Design Approval was given on September 24, 2018.**

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

Actual time: 5:55 p.m.

Present: Brian Cearnal, Applicant, Cearnal Collective

Public comment opened at 6:02 p.m., and as no one wished to speak, it closed.

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

1. The trellis elements are not acceptable as proposed.
2. The vertical screening elements are not acceptable as proposed.
3. Applicant is to remain as true as possible to the previously reviewed design given Project Design Approval on September 24, 2018.
4. Applicant to provide more built-in planter area on the paseo than is proposed but less than in the previously reviewed design given Project Design Approval.

Action: Moore/Watkins, 5/0/1. (Cunningham and Insua absent.) Motion carried.

**(6:00PM) PROJECT DESIGN APPROVAL**

- 5. 101 S CANADA ST**  
Assessor's Parcel Number: 017-231-016  
Zone: R-2  
Application Number: PLN2016-00536  
Owner: Edward St. George  
Applicant: On Design LLC

(Proposal for three condominium units. Project consists of the construction of a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. The existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage, and one-car carport. The development on site will be 7,064 square feet with a residential density of 10 dwelling units per acre on an R-2 (Two-Unit Residential) zoned lot with a General Plan Land Use Designation of Medium Density Residential (max 12 du/acre. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is the demolition of two unpermitted sheds and a two-car garage. This proposal will address violations identified in Enforcement Case ENF2016-01675.)

**Item postponed to May 6, 2019 at the applicant's request.**

**\* MEETING ADJOURNED AT 6:29 P.M. \***