



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**JUNE 17, 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 3:01 p.m. by Chair Moore.

**ATTENDANCE**

Members present: Moore, Wittausch, Cunningham (at 4:35 p.m., absent 5:25 p.m. – 6:09 p.m.), Insua, Olson (absent 3:36 – 4:25 p.m.), Six, and Watkins (at 4:25 p.m.)  
Members absent: None  
Staff present: Unzueta (absent 3:30 p.m. – 6:10 p.m.), Ozyilmaz, Ternovskaya, and John Doimas, Assistant City Attorney (until 7:19 p.m.)

**GENERAL BUSINESS**

A. Public Comment:

The following individual(s) spoke:

1. Anna Marie Gott

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **June 3, 2019**, as submitted.

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

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 10, 2019**, as reviewed by Board Members Six and Cunningham.

Action: Olson/Six, 4/0/1. (Moore abstained. Watkins and Cunningham 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 1, 533 E. Micheltorena Street has been postponed for re-noticing.
- b. Board member Cunningham will be recusing himself from hearing Item 2, 29 S. Milpas Street and Item 4, 1298 Las Positas Rd.
- c. City and County Staff have organized a joint jurisdiction meeting for the Olive Mill – Coast Village Road Roundabout on Thursday, July 25, 2019 at 1:30 p.m.

## E. Subcommittee Reports:

No subcommittee reports.

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

1. **533 E MICHELTORENA ST**
- |                           |                                  |
|---------------------------|----------------------------------|
| Assessor's Parcel Number: | 027-580-CA1                      |
| Zone:                     | R-M                              |
| Application Number:       | PLN2019-00173                    |
| Owner:                    | Santa Barbara Land Holdings, LLC |
| Applicant:                | Melisa Turner                    |

(Proposal for a new condominium development using the Average Unit-Size Density (AUD) program. Project consists of constructing a new eight-unit, four-story condominium in the location of an existing surface level parking lot adjacent to an existing three-story, mixed-use structure containing two residential units. Unit mix would include seven, two-bedroom units and one, one-bedroom unit ranging in size from 846 to 1,103 square feet with an average unit size of 983 square feet. The proposed density on this 21,258 square foot lot is 20 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium-High Density which allows for 15-27 dwelling units per acre. Also proposed are 36 commercial parking spaces, and 13 residential parking spaces.)

**Second Concept Review. 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 May 20, 2019.**

**Item postponed indefinitely for re-noticing.**

**\* THE BOARD RECESSED FROM 3:12 TO 3:45 P.M. \***

**(4:00PM) PROJECT DESIGN APPROVAL****2. 29 S MILPAS ST**

Assessor's Parcel Number: 017-171-024  
 Zone: C-R  
 Application Number: PLN2018-00682  
 Owner: S & P Investments  
 Applicant: Paul Poirier & Associates Architects

(Proposal for a remodel of an existing commercial shopping center. Project consists of a façade remodel including new colors, copper gutters, sandstone bases, and extended eaves. A new 33 foot tall entry tower is proposed for a new grocery store location. A reallocation of non-residential floor area is proposed with demolition of a 1,697 square foot mezzanine and construction of a 606 square foot loading dock, which results in a demolition credit of 1,091 square feet. Also proposed are changes to parking lot circulation and configuration, new trash enclosure, new bicycle parking, new landscaping and site lighting, and storm water management improvements. Project requires a Minor Zoning Exception for an increase in building height within the north interior setback, a Parking Area Landscape and Fence Standards Waiver, and a Voluntary Lot Merger to merge two adjoining parcels (APNs 017-171-024 and 017-171-004).)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project requires a Minor Zoning Exception for the increased roof height within an interior setback, and a Parking Area Landscape and Fence Standards Waiver. 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 prior contract deal and Board Member Olson also recused him from hearing this item due to his involvement with the Santa Barbara Arts Collaborative and Paul Poirier & Associates Architects.

Actual time: 3:46 p.m.

Present: Martha Degases, Arcadia Studio; Patrick Cawish, Paul Poirier & Associates Architects; and Randy Pottle, Owner

Public comment opened at 4:07 p.m., and as no one wished to speak, it closed.

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

1. The overall design of the project is acceptable.
2. The colors as presented shall be reduced in number.
3. The Board prefers a biscuit color at the entryway elements.
4. Provide lighting cut-sheets for all proposed lighting on the building and site lighting.
5. The lighting on the building shall match the style of the proposed building.
6. Any rooftop screening shall be painted to match the building body.

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

**\* THE BOARD RECESSED FROM 4:25 TO 4:35 P.M. \***

**(4:45PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL****3. 443 CORONA DEL MAR DR**

Assessor's Parcel Number: 017-322-017  
 Zone: R-4/SD-3  
 Application Number: PLN2018-00328  
 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 comprised of 52 units, 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, resurfacing and redesign of the parking lot totaling 47 parking spaces, as well as the introduction of planters to the parking lot. Project requires a Parking Lot Landscape Waiver.)

**Project Design Approval and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution 015-19, compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. A Parking Lot Landscaping Waiver is required. Project was last reviewed on February 25, 2019.**

Actual time: 4:35 p.m.

Present: Jarrett Gorin, Agent, Vanguard Planning; Brooklyn Kelly, Vanguard Planning; and Kevin Gershaw, Landscape Architect

Public comment opened at 4:44 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the project with fiber-glass doors? 5/2 Passed

**Motion: Project Design Approval with return to Full Board with comments:**

1. The detail list shall include, but not be limited to, the following details.
2. Provide fully detailed cable railing with special attention paid to corners, stair transitions, and any connections to the building.
3. Coordinate the cap railing detail so that it matches the sample.
4. Provide typical door window details.
5. Provide second-floor walkway edge detail and clarify if the existing surface is to be replaced.
6. Provide stair tread detail.
7. Provide typical roof detail, including the ridges, eaves, gutters, downspouts, and specifications for the roof material.
8. Provide a more decorative vent cover for the air conditioning units in each room.
9. The trash enclosure's horizontal wood slats shall cover the posts completely, and coordinate that detail between the plan elevation and gate detail.

10. Provide soffit lighting and any recess lighting detail.
11. Clarify and coordinate pool fencing elevations and details.
12. Provide pool equipment enclosure details.
13. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City because it is within an eclectic neighborhood and the project is a hotel with a specific design and color palette.
  - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project. The project is part of an eclectic collection of buildings in the area and is the first hotel in a chain of hotels.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood because they are not being changed.
  - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
  - e. The design of the project does not impact established scenic public vistas.
  - f. The project includes an appropriate amount of open space and has added additional landscaping.
14. The Board is supportive of the parking lot landscape design waiver.

**Action:** Moore/Six, 5/2/0. (Wittausch and Watkins opposed.) Motion carried.

The ten-day appeal period was announced.

#### **(5:30PM) FINAL APPROVAL**

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

Assessor's Parcel Number: 047-010-034  
 Zone: RS-1A/P-R  
 Application Number: PLN2013-00141  
 Owner: City of Santa Barbara  
 Applicant: Dean Noble, Executive Director  
 Architect: Ray Hicks

(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.)

**Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on January 28, 2019. Project was last reviewed February 25, 2019.**

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

Actual time: 5:35 p.m.

Present: Ray Hicks, Architect

Public comment opened at 5:55 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with conditions:**

1. Applicant to use a different color sample for the concrete paving samples that does not include any dark sandstone colors.
2. Provide a termination detail for the chain link fence at the concrete wall that matches other termination details on-site.

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

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

**5. 1108 OLIVE ST**

Assessor's Parcel Number: 029-180-012

Zone: R-M

Application Number: PLN2018-00476

Owner: Andre Schneider

Applicant: Kirk Gradin, Architect

(Proposal for a four unit residential project to be developed using the Average Unit-Size Density (AUD) Program. Project consists of the demolition of all structures on site, and the construction of two, two-story duplexes. Unit mix will include three, 2-bedroom and one studio apartments ranging in size from 487 to 1,215 square feet with an average unit size of 867 square feet. The proposed density on this 7,250 square foot lot is 25 dwelling units per acre, on a parcel with a General Plan Land Use Designation of Medium-High Density which allows for 15-27 dwelling units per acre. Also proposed are four covered parking spaces and changes to the on-site landscaping. A Minor Zoning Exception for an overheight fence is requested for a site wall plus fencing to be 9.5' in height instead of the maximum of 8' in height allowed.)

**Project Design Approval is requested. Project requires a new Project Design Approval and 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 June 3, 2019.**

Actual time: 6:09 p.m.

Present: Kirk Gradin, Applicant

Staff comments: Mr. Ozilymaz clarified that the vote taken at the June 3, 2019 meeting was invalid due to lack of four voting members, and therefore the project has returned to today's meeting for Project Design Approval.

Public comment opened at 6:35 p.m.

The following individuals spoke:

1. Matthew Gradias spoke on behalf of Nancy Cohen and Mark Weinke, opposed.
2. Jack Zehren, opposed. Monica Jeffus, Darlene Zehren, Lucia Davis, and Stephanie Poole ceded time to Mr. Zehren.
3. Anna Marie Gott

Written correspondence from Stephanie Poole, Kathie Denlinger, Nancy Cohen, and Mark Weinke was acknowledged.

Public comment closed at 6:54 p.m.

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

1. Address the issues with regards to the adjacent tree, and other tree located on the property. Further, take suitable measures to preserve the trees on the neighboring property.
2. Study the south elevation of the rear building with regards to the possibility of incorporating a deck on the west elevation, and removing the open balcony along the south side.
3. Study breaking up the symmetry of the north elevations, specifically the front building and to lesser extent the rear building.
4. Provide at least 4 feet of planting space for any proposed trees along the driveway which may include tree grates.
5. Study entry element on the west elevation to provide for a more human scale. Reduce both the entryway and the mirador window to some degree.
6. The reduction of the grade on the site and the lowering of the overall height of the project is greatly appreciated. The Spanish colonial architecture is acceptable.
7. Sills on the north elevation windows shall be as high as possible for both buildings in order to mitigate privacy concerns with the northern neighbor.
8. On the east elevation of Unit C, the majority of the second floor patio railing shall be solid.
9. Add more variety to the landscape tree selection, with at least one more species, and provide as many trees as possible while still respecting the views of future tenants.

Action: Cunningham/Moore, 6/1/0. (Watkins opposed.) Motion carried.

Individual comments: Board Member Watkins stated that he is opposed because would like to see more done to reduce the scale on the north elevations.

**\* MEETING ADJOURNED AT 8:01 P.M. \***