



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**JANUARY 14, 2019**

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

**BOARD MEMBERS:**  
Kevin Moore, *Vice Chair*  
Bob Cunningham  
Ivan Insua  
Leon A. Olson  
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 3:06 p.m. by Vice Chair Moore.

**ATTENDANCE**

Members present: Moore, Cunningham, Insua, Olson, and Watkins  
Members absent: Six and Wittausch  
Staff present: Ozyilmaz and Goo

**GENERAL BUSINESS**

A. Public Comment:

Anna Marie Gott addressed concerns regarding a previously agendized project, Item 3, 30 Los Patos Way reviewed at the December 17, 2018 meeting.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **December 17, 2018**, as submitted.  
Action: Cunningham/Moore, 2/0/3. (Insua, Olson, and Watkins abstained. Six and Wittausch absent.) Motion carried.

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of **January 7, 2019**, as reviewed by Board Member Cunningham and Board Member Moore.

Action: Cunningham/Watkins, 3/0/2. (Insua and Olson abstained. Six and Wittausch absent.) Motion carried.

Motion: Ratify the Consent Calendar of **January 14, 2019**, as reviewed by Board Member Cunningham and Board Member Moore.

Action: Cunningham/Moore, 3/0/2. (Insua and Olson abstained. Six and Wittausch absent.) Motion carried.

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

## 1. Mr. Ozyilmaz announced the following:

- a. Board Members Six and Wittausch will be absent from today's meeting.
- b. Board Member Cunningham will be recusing himself from review of Item 1, 1502 San Pascual Street, and Item 2, 602 W. Anapamu Street to avoid any actual or perceived conflicts of interest due to contractual obligations with clients.
- c. Elections and appointments will be held at the next meeting.
- d. Staff welcomes two new members to the Architectural Review Board: Ivan Insua, appointed as a Licensed Architect; and Leon Olson, appointed as a member of the Public At Large.

## 2. Ms. Ostrenger announced she would be leaving the meeting early.

## E. Subcommittee Reports:

No subcommittee reports.

**REVIEW AFTER FINAL****1. 1502 SAN PASCUAL ST****R-M Zone****(3:15)**

Assessor's Parcel Number: 043-252-015  
 Application Number: MST2016-00349  
 Owner: Turner Foundation  
 Applicant: Tom Smith Architect

(This is a revised project description: Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of two Canary Island pines trees, one Schefflera, one Ash tree, and one Privet tree ranging in height from 50' - 70'. A total of 44 parking spaces are required, with 54 proposed including three ADA spaces. This project addresses violations identified in enforcement case ENF2014-00633.)

**(Review After Final of the replacement of *carex glauca* with artificial turf. Project was last reviewed on August 27, 2018.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to previous contractual obligations with the Housing Authority.

Actual time: 3:14 p.m.

Present: John Wilson, President/CEO of the Turner Foundation; Erin Carroll, Landscape Architect Consultant for CJMLA; and Nicole Horn, CJMLA, Landscape Architect

Public comment opened at 3:18 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final as submitted.**

Action: Watkins/Moore, 2/0/2. (Insua and Olson abstained. Six, Wittausch, Cunningham absent.) Motion carried.

**\* THE BOARD RECESSED FROM 3:21 TO 3:32 P.M. \***

## **PROJECT DESIGN REVIEW**

### **2. 602 W ANAPAMU ST**

**P-R Zone**

**(3:40)**

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, a designated Neighborhood Park. Project consists of the remodel of the existing multi-purpose field, and existing basketball court, as well as the installation of a new exercise path, 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.)

**(Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines. Project was last reviewed on September 10, 2018.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to previous contractual obligations with the City of Santa Barbara.

Actual time: 3:32 p.m.

Present: Justin Van Mullem, Parks and Recreation, City of Santa Barbara; and Jana Wehby, SMA Group, Landscape Architect

Staff comments: Mr. Ozyilmaz verified the zoning requirements for number of barbeque picnic areas classified as a "neighborhood parks" defined as individual picnic areas or small group

picnic areas for up to 30 people located a minimum of 10 feet apart with a single table and one barbeque in the City of Santa Barbara.

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continue indefinitely to Consent with comments:**

1. The proposed aggregate colored concrete to match existing is acceptable.
2. The proposed color of the turf for the basketball court is acceptable.
3. Provide details on the plans to provide more seating areas along the walkway to the basketball court.
4. Provide more barbeque pits.
5. Explore providing either one large barbeque pit or provide additional smaller pits to requirements and specifications.
6. Provide fencing details which match the existing fencing on site for consistency of design or provide an alternative that matches the metal as an example of desirable materiality.
7. Applicant to have the Historic Landscape Commission Landscape Architect to review the proposed landscape plan.
8. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. The project complies with applicable City Charter and Municipal Code requirements and Design Guidelines. The project's design is consistent with Design Guidelines applicable to its location within the City.
  - b. The proposed park as designed is compatible with the architectural character and consistent with the existing park, with no immediate negative impacts nor requiring gross redesign.
  - c. There are no mass, bulk, and scale issues applicable for this project. The proposed fencing is consistent with the scale of the existing park.
  - d. The project shows a lot of sensitivity to current resources and, even though there are no sensitive adjacent Landmarks or other nearby designated historic resources in the vicinity, the project preserves the sensitivity to the existing character of the neighborhood.
  - e. As natural features have been maintained throughout the site, the proposed design of the project enhances the public views of the park and responds appropriately to the use and intent of the park.
  - f. The project includes a very generous amount of open space and landscaping with much thoughtful consideration in design of the project.

Action: Watkins/Moore, 2/0/2. (Insua and Olson abstained. Six, Wittausch, Cunningham absent. Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM****3. 520 ANACAPA ST****M-C Zone**

**(4:20)** 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.)**

Actual time: 4:13 p.m.

Present: Tom Ochsner, Architect; Julio Veyna, Landscape Architect; and Trish Allen, SEPPS

Public comment opened at 4:23 p.m.

Anna Marie Gott spoke in opposition.

Public comment closed at 4:24 p.m.

**Motion: Continue indefinitely with comments:**

1. The Board appreciates the proposed design and the scale is compatible with the neighborhood.
2. The revised trellis at 518 Anacapa Street is acceptable.
3. Restudy the shed roof at the street elevation at 518 Anacapa Street.
4. Restudy the depth of the wood lintels on the west elevation at 520 Anacapa Street.
5. Provide more character to the west elevation of 520 Anacapa Street.
6. Restudy the elevator vent on the west elevation at 520 Anacapa Street.
7. Provide a simple cap detail at guard rail locations at 520 Anacapa Street and 526 Anacapa Street.

Action: Cunningham/Watkins, 3/0/2. (Insua and Olson abstained. Six and Wittausch absent.) Motion carried.

**PROJECT DESIGN REVIEW****4. 201 N CALLE CESAR CHAVEZ****M-I Zone****(5:00)**

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 five 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.)**

Actual time: 4:51 p.m.

Present: John Merritt, Applicant

Public comment opened at 4:58 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. Applicant to continue developing the design in relation to the previous comments by the Board.
2. Provide scaled drawings and elevations drawings of the new and existing plans
3. Provide details showing the relationships of the existing tower element to the new tower massing, including eave and corner conditions.
4. The proposed detailing is not compatible with the current vernacular of the current Spanish style building.
5. Restudy the design to be more compatible with the neighborhood.

Action: Watkins/Cunningham, 3/0/2. (Insua and Olson abstained. Six and Wittausch absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM****5. 217 S MILPAS ST****C-2/SD-3 Zone****(5:30)**

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.)

**(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.)**

Actual time: 5:21 p.m.

Present: Shelby Messner, Project Planner; and Sam Maphis, Landscape Architect

Public comment opened at 5:28 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to the Planning Commission for return to Full Board with comments:**

1. Resolve the issue of the transformer before proceeding for further review.
2. The landscape architect should look for ways for the occupants to engage the rear part of the parcel, and proposed open area and landscaping.
3. Study providing subtle detailing at the blank deck walls of the south elevation.
4. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. The project complies with applicable City Charter and Municipal Code requirements. The project's design is generally consistent with the Design Guidelines, and compatible with the architectural character of the City and the neighborhood.
  - b. The architectural design of the project is an outstanding piece of architecture for the site and meets all requirements as determined by the Board's review.
  - c. The project's size, mass, bulk, height, and scale are appropriate and compatible with the neighborhood.
  - d. There are no adjacent landmarks or other nearby designated historic resources in the vicinity of the project.
  - e. The design of the project preserves established public mountain views to the extent possible without compromising the use of the property. There are no established public ocean views from the project.
  - f. The project includes an appropriate amount of open space and landscaping with the site layout.

Action: Cunningham/Watkins, 3/0/2. (Insua and Olson abstained. Six and Wittausch absent.) Motion carried.

**\* THE BOARD RECESSED FROM 5:47 TO 5:57 P.M. \***

**FINAL REVIEW****6. 732 BOND AVE****C-G Zone**

**(6:10)** Assessor's Parcel Number: 031-232-007  
Application Number: MST2014-00453  
Owner: Allen Arnold  
Applicant: Kevin Moore, Architect

(Proposal for a new mixed-use project using the Average Unit-Size Density (AUD) Incentive Program. Project consists of demolishing an existing 700 square foot single-family dwelling and the construction of 750 square feet of commercial floor space, and three residential units to be built in one 3-story mixed-use and one 2-story residential building. The unit mix will include three 2-bedroom units ranging in size from 907 to 1,539 square feet with an average unit size of 1,129 square feet. The proposed density on this 5,342 square foot lot will be 28 dwelling units per acre on a parcel with a General Plan land use designation of Commercial High Residential, which allows for 28-36 dwelling units per acre. Six covered parking spaces are proposed. No new grading is proposed.)

**(Final Approval is requested. Project requires substantial conformance with the Project Design Approval plans approved when the project was last heard on April 23, 2018.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Moore recused himself from hearing this item due to previous contractual obligations with the Applicant.

Board Member Watkins read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Actual time: 5:57 p.m.

Present: Kevin Moore, Architect; Robert Richard, Landscape Architect; and Earl Arnold, Owner

Public comment opened at 6:10 p.m.

The following individuals spoke:

1. Natalia Govoni
2. Anna Marie Gott

Public comment closed at 6:13 p.m.

**Motion: Final Approval with comments:**

1. The project substantially conforms to Project Design Approval of plans previously approved on April 23, 2018, including changes as outlined regarding the screened rooftop mechanical units locations, lighting, landscaping, compatible canopy details, color scheme, and paving.
2. Landscape architect to confirm with Parks and Recreation staff on the parkway concerns.
3. Provide exact specification of color and material details on the plans to be reviewed on Consent.

Action: Watkins/Cunningham, 2/0/3. (Insua, Olson, and Moore abstained. Six and Wittausch absent.) Motion carried.

**\* THE BOARD RECESSED FROM 6:25 TO 6:58 P.M. \***

**PROJECT DESIGN REVIEW**

**7. 220 W CANON PERDIDO ST**

**C-G Zone**

**(7:05)** 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 façades for a nonresidential structure. Project consists of the removal of the existing siding and replacing it with new Hardie Plank HL5 siding. Project also includes new Hardie Trim and weather barrier.)

**(Project Design and Final Approval is requested. Project required compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, and was last reviewed on December 17, 2018.)**

Actual time: 6:58 p.m.

Present: Vernon Stratton, Applicant

Public comment opened at 7:02 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and Final Approval with comments:**

1. 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, as the proposed project is essentially a repair project following the original approved drawings.
  - 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, as the proposed project is essentially a repair project duplicating the original finish materials.
  - c. There are no changes to the size, mass, bulk, height, and scale of the project, and the project remains appropriate for its location and neighborhood.

- d. There are no changes to sensitive to adjacent Landmarks or other nearby designated historic resources in the vicinity of the project.
  - e. There are no changes to established scenic public vistas in the vicinity of the project.
  - f. There are no changes to the appropriate amount of open space and landscaping.
2. The Board understands that all unpermitted lighting fixtures and all exposed conduit will be removed.
  3. All color changes are to match existing.

Action: Cunningham/Watkins, 3/0/2. (Insua and Olson abstained. Six and Wittausch absent.) Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 7:09 TO 7:22 P.M. \***

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **8. 1317 PUNTA GORDA ST**

**R-M Zone**

**(7:35)** Assessor's Parcel Number: 017-300-017  
 Application Number: MST2018-00627  
 Owner: Jim Carr  
 Architect: Tom Ochsner

(Proposal for seven new residential duplexes developed under the Average Unit Density Incentive Program (AUD). Project includes demolition of an existing single residential unit, asphalt driveway, and site paving, and the construction of seven, two-story duplexes comprised of 14 two-bedroom units ranging in size from 810 to 992 square feet with an average unit size of 914 square feet. The proposed density for this 23,847 square foot parcel is 25 dwelling units per acre on a site with a General Plan Land Use Designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Additional site improvements include a new parking lot with 14 parking spaces for the residential units, a permeable paver driveway, bicycle parking, common areas, fencing, paths, paved and landscaped area, and trash enclosure.)

**(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, Infill Design Guidelines, and Outdoor Lighting Design Guidelines.)**

Actual time: 7:22 p.m.

Present: Tom Ochsner, Architect; and Chuck McClure, Landscape Architect

Public comment opened at 7:38 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 7:43 p.m.

**Motion: Continue indefinitely with comments:**

1. Staff to re-notice the project prior to the next review to allow for public comment.
2. Restudy the site layout and provide a less linear or stringent layout.
3. Modulate the location and rotation of the buildings on the site.
4. Study how the private open space can better utilize the general open space, potentially taking up more of the general open space.
5. Study the materials proposed, as the juxtaposition between the white and wood colored siding may be too great.
6. Study the varying ridge heights and the general heights of the structures.
7. Provide elevations that reflect the base flood and design flood elevations.
8. Restudy the proposed project design for better compatibility with the surrounding neighborhood.
9. For compatibility analysis of the neighborhood, provide additional photo-documentation of surrounding structures, adjacent buildings, and buildings across the street.
10. Provide a diagram showing building sizes in the area surrounding the site.
11. Provide a variety of trees on the southern edge of the property.
12. Restudy the pathway for easier pedestrian access avoiding the trees and wood chip location.
13. To provide some differentiation between the units, explore the use of wood siding and/or color schemes within the wood siding, and within the units.

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

**\* MEETING ADJOURNED AT 8:23 P.M. \***