



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**JANUARY 28, 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 3:04 p.m. by Chair Tripp.

**ATTENDANCE**

Members present: Moore, Cunningham (absent 3:36-4:20 p.m.; and 6:11-6:28 p.m.),  
Insua, Six, and Wittausch (at 3:09 p.m.)  
Members absent: Olson and Watkins  
Staff present: Ozyilmaz and Goo

**GENERAL BUSINESS**

A. 2019 Election of Chair and Vice Chair.

Nominations for Chair: Moore

**A vote was taken, and Board Member Moore was elected as Chair.**

Nominations for Vice Chair: Wittausch

**A vote was taken, and Board Member Wittausch was elected as Vice Chair.**

B. Public Comment:

The following individual spoke:

Anna Marie Gott. (Natalia Govoni donated her time to Ms. Gott.)

C. Approval of Minutes:

Motion: To postpone approval of the minutes of the Architectural Board of Review meeting of **January 14, 2019**,  
 Action: Cunningham/Moore, 3/0/2. (Six and Wittausch abstained. Olson and Watkins absent.) Motion carried.

D. Consent Calendar:

Motion: Ratify the Consent Calendar of **January 22, 2019**, as reviewed by Board Member Moore.  
 Action: Cunningham/Moore, 3/0/2. (Cunningham and Six abstained. Olson and Watkins absent.) Motion carried.

Motion: Ratify the Consent Calendar of **January 28, 2019**, as reviewed by Board Member Moore and Board Member Cunningham.  
 Action: Six/Cunningham, 3/0/2. (Cunningham and Six abstained. Watkins absent.) Motion carried.

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

1. Mr. Ozyilmaz announced the following:
  - a. Board members Olson and Watkins will be absent from the meeting.
  - b. Ms. Ostrenger will be leaving the meeting at 5:00 p.m.
2. Board Member Cunningham later announced that he would be recusing himself from review of Item 1, 1298 Las Positas Rd.; Item 2, 350 Hitchcock Way; and Item 6, 401 S. Hope Avenue to avoid any actual or perceived conflict of interest due to contractual obligations with clients.

F. 2019 Appointment of Consent Review Representatives and Subcommittees:

Appointments were made to fill the following committees:

	<u>Appointed</u>	<u>Alternates</u>
<b>Consent Calendar</b> (2 month Rotation)		
Architecture	Insua, Moore, Olsen, Six, Watkins, and Wittausch	<i>Not Assigned</i>
Landscape	Cunningham	<i>Not Assigned</i>

The Board decided that all members would participate at Consent Calendar and Staff will provide an official schedule showing a two month rotation assignment.

**Subcommittees**

Highway 101 (CVR/Olive Mill Roundabout)	Wittausch, Six	Insua
Visual Arts in Public Places (VAPP) Advisory Committee	Moore, Olson	<i>Not Assigned</i>
Design Awards	Moore, Six	Watkins

**Ad hoc Subcommittees**

Sign Ordinance Review	Cunningham	Moore
Architectural Details	Wittausch, Cunningham	Six
Lower Mission Creek Design	<i>Appointment Postponed</i>	

Chair Moore requested that staff confirm if the Lower Mission Creek Design efforts are completed or still in progress; once confirmed the Board will determine if the Lower Mission Creek Design Ad hoc Subcommittee will be assigned or dissolved.

Multi-Unit/Mixed-Use Design Guidelines	No Appointment made; subcommittee Dissolved.	
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**PROJECT DESIGN APPROVAL**

**1. 1298 LAS POSITAS RD RS-1A/P-R Zone**

**(3:15)**

Assessor’s Parcel Number:	047-010-034
Application Number:	MST2013-00141
Owner:	City of Santa Barbara
Applicant:	Michael Nelson, Executive Director
Architect:	Ray Hicks

(This is a revised project description: 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. The Parks and Recreation Commission made project findings on May 25, 2016.)

**(Project Design approval is requested. Project requires compliance with the Project Compatibility Analysis and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. 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 due to previous contractual obligations with the Housing Authority.

Actual time: 3:36 p.m.

Present: Joe Andrulaitis, and Ray Hicks, Architects

Staff comments: Staff clarified that if the Board deems the project still approvable, they may choose to repeat their prior approval statements and may add to them, if they so choose.

Public comment opened at 3:41 p.m., and as no one wished to speak, it closed.

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

1. The proposed concrete form line is acceptable.
2. The proposed integral color concrete is acceptable.
3. Provide all framing details for the proposed trellis and awnings.
4. Refine the detailing for the decorative column capitals supporting the concrete spheres.
5. Provide a design for the chain link fence on the practice enclosure walls that is more sympathetic with the architecture.
6. Provide a site plan showing all proposed exterior lighting and details.
7. Remove solar panels from the site plan if they are not part of the project.
8. The proposed awning fabric is acceptable.
9. The proposed bollards are acceptable.
10. Provide up-lighting details showing compatibility with dark sky compliance requirements.
11. The Board finds that the Compatibility Analysis Criteria have been generally met (per SBMC 22.68.045.B.) as follows:
  - a. The Board relies on staff to have reviewed that the project complies with applicable City Charter and Municipal Code requirements. The project's design is consistent with the design guidelines applicable to the location within the City.
  - b. The design is compatible with desirable architectural qualities and characteristics that are distinctive in Santa Barbara, in particular, to the neighborhood that it surrounds in the Las Positas area.
  - c. The mass, bulk, scale, and height of the project are appropriate in the location of the Las Positas area.
  - d. There are no sensitive adjacent landmarks or other nearby designated historic resources at the project site.
  - e. There are no established scenic public views at the project site given that the project is located behind the existing court fencing and down the hill.
  - f. The project provides an appropriate amount of open space and landscaping as it provides a public outdoor amenity and has a lot of open space and landscaping in its surroundings.
12. Based on City staff analysis, the Board makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, and CEQA Certificate of Determination on file for the project.

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

The ten-day appeal period was announced.

**REVIEW AFTER FINAL****2. 350 HITCHCOCK WAY****RS-7.5/ACS/USS Zone****(3:30)**

Assessor's Parcel Number: 051-240-003  
 Application Number: MST2015-00090  
 Owner: DCH California Investments, LLC  
 Applicant: Suzanne Elledge Planning & Permitting  
 Architect: Robert Plant

(Approved project was the proposal to demolish an approximately 15,936 square foot existing service bay structure, including 2,363 square feet of commercial floor area, and construct a new 36,752 square foot, two-story automobile dealership building. The building will include three automobile showrooms, business and automobile parts area, enclosed service bays, and interior car storage. The project includes 99 parking spaces. The subject property is identified as Parcel 2 of an approved subdivision approved under MST2014-00166. This project received Planning Commission approval of a Development Plan and P-D Development Plan on April 7, 2016.)

**(Request for Review After Final approval for the addition of a metal branding arch to the front façade. No new floor area is proposed as part of this change. Project was last reviewed on June 20, 2016.)**

**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: 3:55 p.m.

Present: Robert Plant, Architect for Flex Designs

Public comment opened at 4:06 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. Restudy the proportions of the archway and new entry to be free-standing from the building.
2. Restudy the proportions to make it wider.
3. Provide metal paneling throughout structure to be more consistent with the original proposal.

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

**Motion for Reconsideration.**

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

**Amended****Motion: Continue indefinitely with comments:**

1. Restudy the proportions of the archway and new entry to be free-standing from the building.
2. Restudy the proportions to make it wider.
3. Provide metal paneling throughout structure to be more consistent with the original proposal.
4. The free-standing archway shall have no integrated glazing.

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

**PROJECT DESIGN APPROVAL****3. 1250 COAST VILLAGE RD****C-1/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 009-230-037  
 Application Number: MST2018-00581  
 Owner: FM Properties  
 Architect: The Warner Group Architects

(Proposal for cosmetic changes to an existing commercial building in the Non-Appealable Jurisdiction of the Coastal Zone. The exterior alterations comprise replacement of Saltillo tile walkways with brick pavers, replacement of roof tiles on tower elements with standing seam metal roofs, replaced lighting, minor accessibility improvements, and new landscaping.)

**(Project Design approval is requested. Project requires compliance with the Project Compatibility Analysis and was last reviewed on December 3, 2018.)**

Actual time: 4:20 p.m.

Present: Thiep Cung, Architect

Public comment opened at 4:25 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the applicant studying an alternative to the proposed yellow color? 5/0 Passed

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

1. Review and revise the color palette to reflect more warmth.
2. Return with a physical floor tile sample.
3. Return with a physical color sample of the proposed stucco.
4. Remove all grey shadow-casts from the plans, drawings, and elevations that is misleading in terms of the color proportions of white, grey, and other colors which causes confusion regarding the proposed color palette.

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

**PROJECT DESIGN APPROVAL****4. 519 GARDEN ST****M-C Zone**

**(4:30)** Assessor's Parcel Number: 031-202-008  
Application Number: MST2018-00490  
Owner: Alex Tate  
Architect: Tracy Burnell

(Proposal for a remodel of two existing commercial structures. Project consists of the conversion of a single story warehouse to an event space and catering kitchen, and the addition of 16 square feet of office space to an existing single story office building. Also proposed as the demolition of an existing site wall, façade remodels for multiple elevations, new flatwork, and new landscaping. Project proposes to reduce the number of on-site parking spaces from seven to six.)

**(Project Design approval is requested. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on October 8, 2018.)**

Actual time: 4:45 p.m.

Present: Tracy Burnell, Architect; Isabel Green, Landscape Architect; and Alex Tate, Owner

Public comment opened at 4:56 p.m.

The following individual spoke:

1. Anna Marie Gott.

Public comment closed at 4:59 p.m.

**Motion: Continue indefinitely with comments:**

1. Return and provide more highly developed drawings and plans, to include the wrought iron arches and all elevations of each building.
2. Return with queen palm trees intact as their removal is not appropriate.
3. Provide an appropriate method to provide shade to the garden below the palm trees.
4. Stepping stones for the alternate pathway to the north of the building is an acceptable and preferred alternative to the continuous paved pathway proposed.
5. Staff to confirm whether parking requirements have been met.

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

**CONCEPT REVIEW - CONTINUED ITEM****5. 614 E HALEY ST****M-C Zone**

**(5:05)** Assessor's Parcel Number: 031-293-004  
Application Number: MST2018-00589  
Owner: Justine Roddick  
Applicant: Karen Blakeman  
Architect: Karl Kras  
Business Name: The Factory SB, Inc.

(Proposal to renovate an existing non-residential structure. Project consists of a new outdoor patio to the rear of the site, a new trash enclosure, improvements to the existing open shed, new site entrance, new fencing, new windows and awnings, and a change in paint colors. Project also proposes a parking lot restripe which requires a waiver for Alternative Parking Lot Design.)

**(Second 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, Haley/Milpas Design Manual, Outdoor Lighting Design Manual. Item was last reviewed on December 3, 2018.)**

Actual time: 5:48 p.m.

Present: Karl Kras, Architect; and Karen Blakeman, Applicant

Staff comments: In order to address the Board's previous comments/request that the proposed entryway should be redesigned to no longer present itself as an entryway to pedestrians on the street, Mr. Ozyilmaz read the historic structures requirements from the Urban Historian into the record.

Public comment opened at 6:00 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The project is ready for Project Design Approval with the following conditions:
  - a. Provide an awning over the east door.
  - b. The new east elevation triple-paned window is to match existing windows on the west elevation.
  - c. Add a street tree in the empty planting pocket.
  - d. Add a vine planting on the north facing fence at the south end of the parking lot.

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

**PROJECT DESIGN APPROVAL****6. 401 S HOPE AVE****RS-7.5/ACS/SP4-RA/USS Zone****(5:45)**

Assessor's Parcel Number: 051-240-018  
Application Number: MST2017-00697  
Owner: Santa Barbara Auto Group  
Applicant: Lusardi Construction Co.

(Proposal for a remodel to an existing auto dealership comprising enclosure of a 1,037 square foot existing roofed display area, and demolition and reconstruction of floor area, resulting in a total of 1,760 square feet of new enclosed floor area. The remodel also includes upgrading the existing showroom and restrooms, demolition of non-load bearing partition walls, new paint, new flooring, and new storefront systems with a similar look and color. The total area of work including the new enclosed area is approximately 8,954 square feet. Other exterior alterations include the demolition of an existing vehicle display and demonstration course, new and reconfigured parking spaces, and landscaping around the building entrance per vehicle brand specifications. Planning staff has granted a Substantial Conformance Determination (Level II) for new floor area that the Planning Commission previously approved under Resolution No. 020-95.)

**(Project Design approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on October 22, 2018.)**

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

Actual time: 6:11 p.m.

Present: Mike Ramsey, Applicant, Lusardi Construction Co./Santa Barbara Auto Group; and Duane Sanders, Executive Manager, Santa Barbara Auto Group

Public comment opened at 6:17 p.m., and as no one wished to speak, it closed.

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

1. Study squaring off the remaining tower columns to be more compatible with the existing architecture.
2. Study enclosing areas between the Jaguar and Acura automotive areas.
3. Study recessing the proposed storefront to the greatest extent possible.
4. The connection above should be roofed and run straight across without any recess.

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

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**7. 417 E ORTEGA ST**

**R-M Zone**

**(6:15)**

Assessor's Parcel Number:	031-092-022
Application Number:	MST2019-00027
Owner:	Presidio Park, LP
Applicant:	Four Seasons Landscaping

(Proposal for the removal of 19 trees from a multi-unit residential complex. Project consists of the removal of 19 over-pruned Lemon Gum Eucalyptus, and replace them with 19 Melaleuca Quinquenervia. Project proposes to abate violations identified in enforcement case ENF2018-00776.)

**(Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis.)**

Actual time: 6:28 p.m.

Present: Ethan Garrison, Vice President of Four Seasons Landscaping; and Joseph Perez, Applicant

Staff comments: Mr. Ozyilmaz clarified that the City Arborist has reviewed the proposed project and finds it acceptable.

Public comment opened at 6:36 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Consent with the comments:**

1. In order to address skyline requirements, study other tree species options for replacement trees that will reach a minimum of 40 feet in height regardless of pruning and dropped leaves, and also meet other requirements such as low water use.
2. Work with the City Arborist and return with a proposed selection of replacement trees, of which at least two-thirds of the total final selection will reach a minimum height of 40 feet, and meets other requirements such as low water use.

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

**\* MEETING ADJOURNED AT 6:46 P.M. \***