



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**MAY 20, 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

---

**CALL TO ORDER**

The Full Board meeting was called to order at 3:01 p.m. by Chair Moore.

**ATTENDANCE**

Members present: Moore, Wittausch (until 6:20 p.m.), Cunningham (at 5:15 p.m.), Olson (absent 5:15 – 6:20 p.m.), and Six

Members absent: Insua and Watkins

Staff present: Ostrenger (until 6:20 p.m.), Unzueta (until 3:55 p.m.), Ozyilmaz, and Ternovskaya

**GENERAL BUSINESS**

A. Public Comment:

The following individual(s) spoke:

1. Anna Marie Gott. Victoria Valente ceded time to Ms. Gott.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **April 22, 2019**, as submitted.

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

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 6, 2019**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 13, 2019**, as reviewed by Board Members Cunningham and Moore.

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

Motion: Ratify the Consent Calendar of **May 20, 2019**, as reviewed by Board Member Cunningham.

Action: Olson/Six, 4/0/0. (Insua, 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. Board Member Insua and Board Member Watkins will be absent from the meeting.
- b. Board Member Cunningham will be present following Item 2, 926 Indio Muerto Street.
- c. Board Member Wittausch will be leaving the meeting at 6:30 p.m.
- d. Board Member Olson will be recusing himself from Item 3, 101 S. Canada Street.
- e. The Las Positas Road Multi-Purpose Path project is tentatively scheduled to return to the Full Board on June 17, 2019.

2. Board Member Wittausch addressed Anna Marie Gott's e-mail regarding the accuracy of minutes.

E. Subcommittee Reports:

No subcommittee reports.

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

**1. 600 W CARRILLO ST**

Assessor's Parcel Number: ROW-1965

Application Number: PLN2019-00163

Owner: City of Santa Barbara

Applicant: Eric Goodall

(Proposal for pedestrian improvements to Carrillo Street between Bath Street and Miramonte Drive. Project consists of reconstructing the Carrillo Street and San Andres Street pedestrian crossing to reduce the crossing width across Carrillo from 88 feet to 65 feet at the west crossing, and 85 to 56 feet at the eastern crossing. Project includes new pedestrian access ramps for the crossing at San Pascual Street. A total of 29 new light fixtures are proposed to be installed between Bath Street and Miramonte Drive, and one new light fixture is proposed to be installed on Miramonte Drive.)

**No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Outdoor Lighting Design Guidelines.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item because his firm has a contract with the City.

Actual time: 3:20 p.m.

Present: Behdad Gharagozli, Supervising Transportation Engineer, City of Santa Barbara

Public comment opened at 3:30 p.m.

The following individual spoke:

1. Scott Baty, in support.

Public comment closed at 3:33 p.m.

**Motion: Continue indefinitely with comments:**

1. The cross-walk realignments, as described rather than as shown on the plans, are a much needed improvement to this area.
2. Provide a study showing the prevalent pattern of the different types of lighting styles in the Westside in order to see if the slim-line upgrade, rather than the teardrop upgrade, is appropriate for Carrillo Street. Show the lighting standards along Cliff Drive, Micheltorena Street, Milpas Street (on the Westside), and Cliff Drive by the Santa Barbara City College, the intersection of Carrillo Street and Cliff Drive, and San Andres Street.
3. The Board would be supportive of full landscaping in the parkways.

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

#### **(4:05PM) 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 requires substantial conformance with the Project Design Approval plans approved on June 4, 2018. Project was last reviewed on April 22, 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: 3:55 p.m.

Present: 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 4:15 p.m., and as no one wished to speak, it closed.

**Motion: Continue one week to Consent with comments:**

1. Applicant shall coordinate all details, as instructed in the previous motions. Coordinate details including the colors of finishes and provide call-outs to all elements in the details.
2. Provide construction-level details, calling out how materials are fastened together or how the materials are welded together.
3. The Board requests that three Board Members are present at the following Consent meeting in order to review the details.

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

**\* THE BOARD RECESSED FROM 4:51 TO 5:15 P.M. \***

### **(5:30PM) PROJECT DESIGN APPROVAL**

#### **3. 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.)

**Project Design approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on May 6, 2019.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Olson recused himself from hearing this item due to his prior work with the Owner, Edward St. George.

Actual time: 5:15 p.m.

Present: Noah Greer, Applicant, On Design LLC; and Kelly Brodison, Associate Planner, City of Santa Barbara

Public comment opened at 5:34 p.m.

The following individuals spoke:

- 1. Vincent Vanhecke, opposed.
- 2. Anna Marie Gott. Lorna Boyd, Crashena Vanhecke, and Natalia Govoni ceded time to Ms. Gott.

Public comment closed at 5:46 p.m.

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

- 1. Provide a plaster wall that is a minimum of 5 feet tall around the courtyard open space, as depicted on the site plan.
- 2. Relocate the pathways away from Unit 2, Building B.
- 3. Study adding additional detailing to the belly band.
- 4. Provide additional details for the exterior lighting.
- 5. The tile shall return to the front doors for Unit 2 and Unit 3.
- 6. Provide the location of the backflow preventer and screening.

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

**\* THE BOARD RECESSED FROM 6:20 TO 6:45 P.M. \***

**(6:50PM) NEW ITEM: CONCEPT REVIEW**

**4. 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 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.)

**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.**

Actual time: 6:45 p.m.

Present: Mark Kirkhart, Architect, DesignARC; and Melisa Turner, Applicant, DesignARC

Staff comments: Mr. Ozilymaz clarified that this is the first instance that the project has been reviewed by a City Board. The Board is reviewing the design of the project; particularly the size, bulk, scale, style, and detailing.

Public comment opened at 7:04 p.m.

The following individual(s) spoke:

1. Maria Zate Clark
2. Anna Marie Gott
3. Ken Wehrenberg

Written correspondence from Cris Shepard and Leila Cook, Kori Staley, Barbara Berry, Ruben Prado, Daniel Koenig, Leila Cook, Pantea Rahimian, and Patricia Saley were acknowledged.

Public comment closed at 7:14 p.m.

**Motion: Continue to the next available agenda with comments:**

1. Applicant shall return with three-dimensional views of the project, preferably in the form of a model that can be viewed on-screen.
2. Provide bird's eye aerial photographs of the surrounding neighborhood, and provide additional photographs of the buildings immediately adjacent to the project.
3. The proposed Spanish-revival style is appropriate for the location.
4. Describe the pedestrian path of travel from the right of way to the front door on Salsipuedes Street. The Board suggests that a crosswalk is provided to the east side of Salsipuedes Street, or another feasible solution would be acceptable.
5. Applicant to provide a conceptual landscape design, paying particular attention to privacy concerns with the neighboring properties.

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

### **(7:35PM) NEW ITEM: CONCEPT REVIEW**

#### **5. 601 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 031-261-004

Zone: R-2

Application Number: PLN2019-00192

Owner: Teri Baggao Tuason

Applicant: Kirk Gradin

(Proposal for a second unit on a site currently developed with a single residential unit. Project consists of the addition of a 1,639 square foot, three-story unit to the rear of a 2,454 square foot, two-story residential unit. A two car garage will also be added, with driveway access from Alameda Padre Serra. Project requires a Minor Zoning Exception for an over-height wall within ten feet of the front property line.)

**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.**

Actual time: 7:39 p.m.

Present: Kirk Gradin, Applicant; and Teri Baggao Tuason, Owner

Public comment opened at 7:57 p.m.

The following individual(s) spoke:

1. Sema Gamson, opposed.
2. Victoria Valente, opposed. Trudi Ramsey and Bruce Ramsey ceded time to Ms. Valente.
3. Greg Baker, opposed.
4. Bruce Ramsey

Written correspondence from Victoria Valente, Trudi Ramsey, and Bruce Ramsey were acknowledged.

Public comment closed at 8:10 p.m.

**Motion: Continue to the next available agenda with comments:**

1. Most Board Members find that the project's mass, bulk, scale, and site arrangement are acceptable.
2. Study ways to lessen the project's impact on the privacy of the downhill neighbors.
3. Provide a more opaque balcony railing design.
4. Introduce landscaping elements in order to direct the view away from the downhill neighbor's backyard.
5. Applicant to provide additional ways to further step the 3<sup>rd</sup> floor back from the southern property line.

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

**\* MEETING ADJOURNED AT 8:35 P.M. \***