



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**JUNE 3, 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 3:04 p.m. by Chair Moore.

**ATTENDANCE**

Members present: Moore, Insua, Olson, Six, and Watkins  
Members absent: Cunningham and Wittausch  
Staff present: Ostrenger, Ternovskaya and Pilar Plummer, Planning Technician

**GENERAL BUSINESS**

A. Public Comment:

The following individuals spoke:

1. Anna Marie Gott. Christine Neuhauser ceded time to Ms. Gott.
2. Victoria Valente

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 20, 2019**, as submitted.

Action: Olson/Six, 5/0/0. (Cunningham and Wittausch absent.) Motion carried.

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 3, 2019**, as reviewed by Board Member Six.  
 Action: Olson/Six, 5/0/0. (Cunningham and Wittausch absent.) Motion carried.

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

## 1. Ms. Plummer announced the following:

- a. Board Member Cunningham and Board Member Wittausch will be absent from the meeting.
- b. Item 3, 217 S. Voluntario Street is postponed at the applicant's request.
- c. 219 E. Haley Street will be reviewed by the Planning Commission on June 20, 2019. Board Member Watkins will represent the ABR at the Planning Commission hearing. A Planning Commission site visit is scheduled for June 18, 2019.

## E. Subcommittee Reports:

Board Member Insua reported on the major items reviewed by the Highway 101 Roundabout *Ad hoc* Subcommittee, which included the design, lighting, materials, and landscaping. A final meeting will be held on June 18, 2019.

**(3:15PM) IN-PROGRESS REVIEW HEARING**

1. **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  
 Architect: Brian Cearnal

(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.**

Actual time: 3:20 p.m.

Present: Steve Noon, Applicant; and Brian Cearnal, Architect

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The change from planters to pots is acceptable. The use of less built-in planters in the Paseo area is acceptable.
2. The maintenance of the pots is critical to the success of project.
3. The reduction in the size of the materials and the relocation of the rooftop trellises is acceptable.
4. All the design features, fenestrations, and other details that were provided on the plans that received Project Design Approval shall be carried forward to the plans presented for Final Approval.

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

Individual comments: Board Member Watkins stated that he is opposed to the motion on the basis of the planters.

**(4:00PM) PROJECT DESIGN APPROVAL****2. 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 20, 2019.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Olson recused himself from hearing this item due to his inability to be objective during the review of the project.

Actual time: 3:44 p.m.

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

Public comment opened at 3:55 p.m.

The following individuals spoke:

1. Vincent Vanhecke, opposed.
2. Crashena Vanhecke
3. Anna Marie Gott

Public comment closed at 4:00 p.m.

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

1. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. Without hearing anything to contrary, the Board, with reliance on Staff, finds that the project fully complies with applicable City Charter and Municipal Code requirements.
  - b. The design of the project is compatible with the character of the City of Santa Barbara and the neighborhood. The neighborhood consists of a variety of different architecture, and the project is an example and continuation of that character.
  - c. The size, mass, bulk, height, and scale of the project are appropriate given the different sizes of homes and structures in the neighborhood.
  - d. No adjacent Landmarks or other nearby designated historic resources are affected.
  - e. The public views of oceans and mountains being affected is not applicable.
  - f. The project includes an appropriate amount of open space and landscaping.
2. If the applicant chooses to apply the decorative tiles around the additional windows, the tile shall be bullnose tile and return to the face of the window sash.
3. The lighting, as shown on the plans, is acceptable and meets the Outdoor Lighting Design Guidelines.
4. The Board suggests that the downspouts and gutters be copper, in lieu of the painted galvanized metal.
5. When the project returns for Final Approval, provide an overall street elevation combining both buildings, in order to show the variations in color. The color elevation should include all materials and lighting called out.

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

The ten-day appeal period was announced.

**(4:35PM) FINAL APPROVAL****3. 217 S VOLUNTARIO ST**

Assessor's Parcel Number: 017-260-016  
 Zone: R-M  
 Application Number: PLN2016-00291  
 Owner: Jon Sarad and Simmons Family Trust  
 Applicant: Dexign Systems

(Proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The project will include the demolition of an existing 691 square foot one-story dwelling unit, 421 square foot detached garage, and 85 square foot shed, and the construction of a 2,204 square foot two-story duplex and a 2,854 square foot two-story triplex. An existing 1,072 square foot (3-bedroom) dwelling unit is proposed to remain unchanged. The proposed unit mix will include four, 2-bedroom units and one, 1-bedroom unit. The project will result in six dwelling units totaling 6,145 square feet, with an average unit size of 1,024 square feet. The proposed density on this 12,500 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. There will be a total of five parking spaces provided in attached garages totaling 1,088 square feet, and one uncovered space. Two fruit trees will be removed and new landscape, hardscape, fencing, and trash enclosure is proposed. Grading will consist of 140 cubic yards of excavation and 25 cubic yards of fill. This project will address violations identified in Zoning Information Report ZIR2015-00485.)

**Final approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on November 21, 2016.**

**Postponed two weeks at the applicant's request.**

**\* THE BOARD RECESSED FROM 4:17 TO 4:55 P.M. \***

**(5:10PM) PROJECT DESIGN APPROVAL****4. 1108 OLIVE ST**

Assessor's Parcel Number: 029-180-012  
 Zone: R-M  
 Application Number: PLN2018-00476  
 Owner: Andre Schneider  
 Applicant: Kirk Gradin

(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 over height 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 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 October 8, 2018.**

Actual time: 4:56 p.m.

Present: Kirk Gradin, Applicant

Public comment opened at 5:20 p.m.

The following individuals spoke:

1. Katherine Denlinger, opposed.
2. Lucia Davis, opposed.
3. Stephanie Poole, in support. Darlene Zehren ceded time to Ms. Poole.
4. Sue E. Jackson, opposed.
5. Anna Marie Gott

Written correspondence from Mark Wienke, Nancy Cohen, and Stephanie Poole were acknowledged.

Public comment closed at 5:35 p.m.

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

1. Applicant to address the size, species, and space allotted for the various trees, which are important for mitigating the project's impact on neighborhood views.
2. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. Without any information to the contrary from Staff, the Board finds that the project fully complies with applicable City Charter and Municipal Code requirements.
  - b. The design of the project is compatible with the City and the neighborhood.
  - c. The size, mass, bulk, height, and scale of the project, especially with the radical grade changes proposed, are appropriate given the location and the neighborhood.
  - d. No adjacent Landmarks or other nearby designated historic resources are affected.
  - e. The views of the mountains and oceans are not impacted by the project.
  - f. The project includes an appropriate amount of open space and landscaping.
3. The Minor Zoning Exception for the fencing, have been met as follows:
  - a. The fencing is a result of the project digging itself into the property, and therefore is a benefit to the neighbors.
  - b. The project improvements are situated in a way that they minimize impacts to adjacent properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
  - d. The project improvements will be compatible with the existing development and the character of the neighborhood.

4. Applicant to return with either an overhead view photograph of the project, or a photograph of the north corner parcel and neighboring area, in order to confirm that there are no privacy impacts on neighbors.

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

Individual comments: Board Member Watkins stated that he could not support Project Design Approval because he is concerned with certain portions of the project's massing, some elements of the landscaping are not defined, and he would like to see more character defining features provided in order to break up the monotony of the north and south elevations.

The ten-day appeal period was announced.

### **(6:10PM) CONTINUED 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. Project was last reviewed on May 20, 2019.**

Actual time: 6:24 p.m.

Present: Kirk Gradin, Architect

Public comment opened at 6:41 p.m.

The following individuals spoke:

1. Victoria Valente, opposed. Daniel Zandona ceded time to Ms. Valente.
2. B.J. Danetra. Trudy Ramsey and Bruce Ramsey ceded time to Ms. Danetra
3. Anna Marie Gott

Written correspondence from Trudi Ramsey, Greg Baker, Victoria Valente, Kim Stevens, and Richard Polacco, and Anna Marie Gott were acknowledged.

Public comment closed at 6:55 p.m.

Straw vote: How many Board Members feel that they can provide positive comments on the project to the Staff Hearing Officer? 3/1 Passed.

**Motion: Continue indefinitely to the Staff Hearing Officer with comments:**

1. The Board is supportive of the mass, bulk and scale of the project, as proposed. The accurate photo-simulations are appreciated.
2. There are concerns about the size of the windows along the south elevation of the proposed new residential unit.
3. The design changes that were made to the driveway entry are appreciated. In general, the north elevation and the detailing of the massing on that elevation are appreciated.
4. The Board would like to see the proposed trees (on the south elevation of the new construction) to be as high as the second-floor plate height so that when they are planted, they immediately provide privacy protection for both the Owner and their neighbor.
5. Provide a list of the proposed exterior improvements to the original unit.

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

**\* MEETING ADJOURNED AT 7:25 P.M. \***