



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**JULY 15, 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 3:03 p.m. by Board Member Watkins.

**ATTENDANCE**

Members present: Wittausch (at 3:35 p.m.), Cunningham, Olson, Six, and Watkins  
Members absent: Moore and Insua  
Staff present: Ostrenger (until 6:19 p.m.), Ozyilmaz, and Ternovskaya

**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 **July 1, 2019**, as submitted.

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

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 8, 2019**, as reviewed by Board Member Six and Board Member Olson.

Action: Olson/Cunningham, 4/0/0. (Moore, Insua, 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. 302 W. Montecito Street and 308 W. Montecito Street will be reviewed by the Planning Commission on August 15, 2019, and Chair Moore will represent the ABR at the hearing.
- b. A meeting on the changes to the Multi-Unit Housing program will be held on July 17, 2019 at the Faulkner Gallery.
- c. Chair Moore will be absent from the meeting.
- d. Vice Chair Wittausch will be joining the meeting at 3:30 p.m.

## E. Subcommittee Reports:

No subcommittee reports.

**(3:15PM) PROJECT DESIGN APPROVAL****1. 614 E HALEY ST**

Assessor's Parcel Number: 031-293-004  
Zone: M-C  
Application Number: PLN2018-00589  
Owner: Justine Roddick  
Applicant: Karen Blakeman  
Architect: Karl Kras  
Organization: The Factory SB Inc.

(Proposal for a commercial remodel and addition. Project proposes to renovate approximately 1,600 square feet (614 E Haley - Tenant B) of a 3,200 square foot existing non-residential structure and to enclose an approximate 465 square foot detached open shed. The project site is comprised of two legal parcels which will be merged. Tenant improvements will include a new site entrance, new fencing, new windows and awnings, and a change in paint colors. Site improvements will include a new outdoor patio to the rear of the site, a new trash enclosure, reconstruction of original planters, a parking lot restripe and landscape improvements to the parking area. Project requires a waiver for Alternative Landscape Design. The existing open shed will be enclosed for a general purpose room and storage area.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on January 28, 2019.**

Actual time: 3:11 p.m.

Present: Karl Kras, Architect; Karen Blakeman, Applicant; and Justine Roddick, Owner

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support the Alternative Landscape Design waiver? 4/0 Passed

Straw vote: How many Board Members can support screening of the rooftop equipment? 4/0 Passed

**Motion: Project Design Approval for return to Consent 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 the contrary from Staff, 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.
  - b. The design of the project is compatible with desirable architectural qualities and characteristics of the particular neighborhood surrounding the project, given that the building design has not changed significantly.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood given that the building design has not changed significantly.
  - d. The design of the project is appropriately sensitive to portions of the nearby designated historic resource, given there has been no changes to the front of the project and the existing brick planters will be replaced.
  - e. The design of the project does not affect established scenic public vistas.
  - f. The project includes an appropriate amount of open space and landscaping.
2. Provide a full sample of the brick in order to ensure it matches the photographs.
3. Provide full design with working drawings for the sliding gate in order to ensure it will match the existing design.
4. The middle side door shall be 3 feet wide so that it complies with the Building Code.
5. Move the Giant Birds of Paradise only if the required width of the side door is 3 feet.
6. Check with the City Arborist that the proposed street tree is consistent with the Street Tree Master Plan.
7. Provide full rooftop equipment screening for the new units compatible with the existing architectural design.
8. Provide a sample board of proposed colors and material; including materials for the proposed screening, wood, and photographs of the frontage of the gate.
9. Provide a mechanical unit cut-sheet in order to verify the height.
10. The *Phormium Tenax* is acceptable as a screening element for the backflow preventer device.
11. The Board would be supportive of the Alternative Landscape Design waiver.
12. Expand on gate, door, and window detailing.

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

The ten-day appeal period was announced.

**(4:00PM) NEW ITEM: CONCEPT REVIEW****2. 3775 MODOC RD**

Assessor's Parcel Number: 049-030-030  
Zone: R-2  
Application Number: PLN2019-00285  
Owner: Front Porch Communities and Services  
Applicant: Tony Tomasello

(Proposal for an addition and new patio within an existing residential development. Project proposes renovating the existing dining room and adding an additional 2,350 square feet. Also proposed are changes to the landscaping, construction of a trellis/shade structure, installation of accent pavers, outdoor seating, new fireplace, and walkways with benches. No additional residential units are proposed.)

**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.**

Actual time: 3:45 p.m.

Present: Ermias Arciniega, Project Manager, RRM Design Group; Gordon Brewer, RRM Design Group; and Nabyl Macias, McCullough Landscape

Public comment opened at 4:15 p.m., and as no one wished to speak, it closed.

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

1. The Board is supportive of the project.
2. Provide photographs of all planting.
3. Provide a roof plan that shows the location and size of rooftop equipment and screening.
4. Check if lighting is compliant with Outdoor Lighting Design Guidelines and the Municipal Code.
5. Reconsider some of the lighting hood designs in the courtyard to have fewer harsh edges.
6. Treat the trellis as an arcade of columns that is in a continuous row.
7. Provide details and materials samples of the trellis and louvers.
8. Provide samples of the pavers and details of the connections to other materials.

Action: Wittausch/Six, 5/0/0. (Moore and Insua absent.) Motion carried.

**(4:45PM) NEW ITEM: CONCEPT REVIEW****3. 1260 COAST VILLAGE CIR**

Assessor's Parcel Number: 009-291-027  
Zone: C-1/SD-3  
Application Number: PLN2019-00263  
Owner: Christopher T. Compogiannis Trust  
Applicant: George Valdez

(Proposal for an exterior remodel of an existing commercial structure. Project proposes replacement of existing windows, roofing, and siding, as well as the construction of a parapet and faux chimneys, a front patio and site walls, and changes to the parking configuration.)

**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.**

Actual time: 4:51 p.m.

Present: Michael Stroh, Architect, DMHA Architecture; and George Valdez, Applicant, DMHA Architecture

Staff comments: Mr. Ozilymaz clarified that the project requires review by the Staff Hearing Officer for the encroachment of the front setback.

Public comment opened at 5:05 p.m.

The following individuals spoke:

1. Robert Balch
2. Anna Marie Gott

Public comment closed at 5:11 p.m.

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

1. The proposed Spanish style design is acceptable.
2. The patio scheme at the front of the project is appropriate with the following conditions added.
  - a. Add a shade providing tree along the south elevation.
  - b. Remove the decorative wrought iron gate and the opening.
3. Provide pocket planters on the west elevation along the accessible path of travel.
4. If approved by Public Works, provide a walkway along the front Right of Way. Maintain as much proposed landscaping as possible if the element is approved.
5. Along the west elevation, provide architectural covers over the existing utilities.
6. Add planting at the north end of the building.
7. Define the two currently shown detailing methods at the chimneys at the corners of the building.
8. Clarify detail conditions at eaves and rakes.

- 9. Clarify the window conditions on all fenestrations. Maintain as much recess from the face of frame to the exterior finish as possible.
- 10. Several members of the Board would like to see detailing added at the plaster conditions in order to increase thickness.
- 11. Provide proposed exterior lighting samples.
- 12. Clarify whether lighting at the north elevation will be replaced and show replacement.
- 13. Provide vent details at exterior walls.
- 14. Not adding any proposed mechanical units to the rooftop is preferred.
- 15. The north proposed patio area shall be redesigned so that the trash enclosure is either reduced in size and/or pushed away from the new entrance as much as possible.
- 16. Reconfigure the parking to maximize the amount of possible landscaping and to maximize the patio area.
- 17. Coordinate with the Transportation Division regarding the visibility access to the site and provide an architectural way finding feature at the southwest corner.
- 18. Provide the location of the bicycle rack.

Action: Watkins/Olson, 5/0/0. (Moore and Insua absent.) Motion carried.

**(5:30PM) NEW ITEM: CONCEPT REVIEW**

**4. 335 E GUTIERREZ ST**

Assessor's Parcel Number: 031-282-009  
 Zone: M-I  
 Application Number: PLN2019-00275  
 Owner: Stanley W. and Lynn E. Ashcraft Trustees  
 Applicant: Peter Ehlen

(Proposal for a new commercial structure. Project consists of the demolition of both an existing 1,914 square foot damaged retail building, and an existing 1,132 square foot storage building, as well as the construction of a new 2,858 square foot warehouse building. An existing 1,125 square foot storage building is proposed to remain. Three parking spaces are also proposed. Project requires Development Plan Approval findings pursuant to the City's Growth Management Program.)

**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, Outdoor Lighting Design Guidelines, Haley/Milpas Design Manual.**

Actual time: 6:01 p.m.

Present: Peter Ehlen, Applicant; Wayne Ashcraft, Owner; and Lynn Ashcraft, Owner

Public comment opened at 6:12 p.m.

The following individual spoke:

- 1. Anna Marie Gott

Written correspondence from Anna Marie Gott was acknowledged.

Public comment closed at 6:15 p.m.

**Motion: Continue indefinitely with comments:**

1. The site plan and landscape plan are acceptable.
2. The parking location is appropriate.
3. Add a designated street tree if the Arborist agrees that it is appropriate for that location.
4. The Board would like to see the proposed paving types contingent upon the Storm Water plan.
5. The architecture, which conveys a simple elegance with high windows, is supported.
6. The detailing and materials need to be softened in order to make the project fit in the context of the neighborhood. Examples include but are not limited to the softening of the parapet molding and elimination of the block.
7. Provide photographs of the surrounding neighborhood. Address the height of the building in relation to the rest of the neighborhood.
8. Consider softening of the cantilevered canopies by adding additional detailing.

Action: Six/Cunningham, 5/0/0. (Moore and Insua absent.) Motion carried.

**\* MEETING ADJOURNED AT 6:44 P.M. \***