



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**NOVEMBER 18, 2019**

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

**BOARD MEMBERS:**

Kevin Moore, *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 3:00 p.m. by Chair Moore.

Chair Moore announced that the Board would recess until 5:15 p.m.

**\* THE BOARD RECESSED FROM 3:00 TO 5:18 P.M. \***

**ATTENDANCE**

Members present: Moore, Insua, Olson (absent 5:26 – 5:53 p.m.), Six, Cunningham (absent 5:26 – 5:53 p.m.), and Watkins (until 5:27 p.m.)  
Members absent: None  
Staff present: Ostrenger (until 5:27 p.m.), Ozyilmaz, and Ternovskaya

**GENERAL BUSINESS**

A. Public Comment:

The following individual spoke:

1. Ed Lenvik

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **November 4, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 11, 2016**, as reviewed by Board Member Watkins.

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

Motion: Ratify the Consent Calendar of **November 18, 2019**, as reviewed by Board Members Cunningham and Watkins.

Action: Watkins/Six, 6/0/0. Motion carried.

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

- 1. Mr. Ozyilmaz announced that Item 3, 329 Alameda Padre Serra has been postponed to the December 2, 2019 meeting.

E. Subcommittee Reports:

No subcommittee reports.

**(5:15PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**1. 29 S MILPAS**

Assessor's Parcel Number: 017-171-024  
 Zone: C-R  
 Application Number: PLN2019-00460  
 Owner: S & P Investments  
 Applicant: Paul Poirier

(Proposal for rooftop equipment and trash enclosure. Project consists of the installation of a rooftop HVAC system and refrigeration units, as well as four 12 foot tall sound screening walls. Also proposed is a trash compactor adjacent to the north east corner on the structure.)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Item was postponed on November 4, 2019.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Olson recused himself from hearing this item due to prior work on another project with the applicant and Board Member Cunningham recused himself from hearing this item due to prior contract work.

Actual time: 5:26 p.m.

Present: Paul Poirier, Applicant

Public comment opened at 5:36 p.m., and as no one wished to speak, it closed.

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

1. Restudy the proposed screening as it is not sympathetic with the building and the heights are too high.
2. Study reducing the overall height of the sound screens.
3. Study using screening on the Milpas side as screening for the backside of the back screens.
4. Carry the sound screens around the corners to the west elevation.
5. For the non-sound screens, either relocate the units or provide a maximum distance from screens to the parapet walls, and use a material sympathetic to the buildings.
6. Relocate the western unit, if possible.
7. The trash compactor is acceptable as proposed.
8. Provide a key plan or a reduced site plan to show the locations of the units.
9. The tops of the proposed equipment screens shall match the quality and character of the building in order to resemble a more integrated design.

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

**(5:55PM) PRE-APPLICATION REVIEW****2. 825 DE LA VINA ST**

Assessor's Parcel Number: 037-041-024  
 Zone: C-G  
 Application Number: PLN2019-00520  
 Owner: JV De La Vina, LLC  
 Applicant: George Valdez

(This is a one-time pre-application consultation. Proposal for a four-story mixed-use project on a site currently developed with a private surface level parking lot using the Average Unit-Size Density (AUD) program. Project entails construction of a 30,002 square foot, 21 unit rental complex, with 740 square feet dedicated to commercial floor area. Unit mix includes four, 4-bedroom, two, 3-bedroom, and 15 studio units ranging in size from 406 to 1,535 square feet with an average unit size of 745 square feet. Two of the units will be designated for inclusionary housing. The proposed density on this 14,625 square foot lot is 62 dwelling units per acre on a site within the Priority Housing Overlay which allows between 37-63 dwelling units per acre. Proposal includes 23 parking spaces, and 40 bike parking spaces. This project has not been reviewed for compliance with all applicable City development standards.)

**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: 5:52 p.m.

Present: Ed De Vicente, Architect, DMHA; and Ryan Mills, Architect, DMHA

Public comment opened at 6:15 p.m.

The following individual(s) spoke:

1. John Campanella

2. Steve Hausz
3. Gary P. Yencich, opposed.
4. Cynthia Gumucio, opposed.
5. Crystal Gallo

Written correspondence from Crystal Gallo & Bradley Pepper and Don Sharpe was acknowledged.

Public comment closed at 6:26 p.m.

#### Board comments:

##### Board Member Six

- Finds the project to be very aggressive, but it still falls within the rules of the AUD program.
- He would like to see shuffling of the massings in order to reduce the mass of the project.
- Find ways to redistribute the open areas on the podium, especially the open area to the north side of the property, in order to set the project back from neighbors to the west and south.
- Study the back three units per floor and whether some of the outdoor open areas can be oriented north and south in lieu of west.
- Concurs with Chair Moore that the applicant should consider adding massing to the De La Vina frontage, and moving it away from the neighbors to the south and west.
- The stair tower elevator and bike storage should be restudied in order to minimize height. Consider sloping the roof of the stairway.
- The interior circulation down the length of the building could be minimized, in order to make the project more compact and bring the masses away from the perimeters.
- The back unit's mansard roof is awkward and should be restudied.
- Materials should be darker in color in order to make the massing recede.
- He concurs with Board member Insua's comment regarding the subterranean garage. Study burying the parking structure at least by 30 inches in order to lessen the impact.
- Reduce portions of the width of garage parking to get some articulation on the podium.
- He concurs with Board member Cunningham that the covered patios throughout the project are adding unnecessary mass to the project.

##### Board Member Cunningham

- He agrees with the comments regarding shifting the volumes and reducing the massing as much as possible.
- Consider removing duplicating elements within the units that add square footage to the structure.
- Provide a site survey that shows the location of the existing eucalyptus tree.
- Provide an arborist report showing the impact of construction on the tree and what steps shall be taken to preserve the tree. Make every effort to preserve the tree.
- He would like to see patio coverings on the south elevation removed, as they have a severe impact to the neighbors as proposed.
- The covered patios on the south elevation are imposing on the neighbors, removing the coverings would lessen the severe impact on the neighbors to the south.

**Board Member Insua**

- He appreciates the applicant's submittal for a Pre-Application Review.
- He concurs with the rest of the Board's comments and appreciates the block plan.
- Applicant should explore adding a fully subterranean or a semi-subterranean parking structure below the project. The streetscape would be improved by a subterranean parking structure.
- On Sheet A101, the private patios along the east elevation are very small and he questions their usability.
- Open space would help the buildings modulate back and forth.
- The livability of the upper floor corridors is questionable.

**Board Member Olson**

- The project is the largest in the neighborhood and will have an impact.
- He does not feel fully informed about all of the elevations.
- Provide all four elevations to see how the project would fit in the neighborhood.
- Provide perspective drawings of all four elevations.

**Board Member Moore**

- He likes the proposed front elevation and the covered terraces on the east façade.
- Consider removing the covered patios on the south elevation.
- Reshuffling of massing and areas would help the project and reduce its impact to the neighbors.
- Explore reducing the open area within the middle of the project to reduce its impact on the neighbors.

**(6:45PM) PROJECT DESIGN APPROVAL****3. 329 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 031-392-025

Zone: R-2

Application Number: PLN2019-00040

Owner: Salvador and Maria E. Rodriguez

Applicant: Jan Hochhauser

(Proposal for two new residential duplexes. Project entails the demolition of an existing two-story single residential unit and the construction of two, three-story duplexes. Units will range in size from 2,676 to 3,962 square feet. Also proposed are eight assigned parking spaces, two guest parking spaces, and ten bike parking spaces. Site work includes new landscaping, driveways, courtyards, a pedestrian bridge over the motor court connecting the duplexes, and patios.)

**Item 3 postponed two weeks at the applicant's request.**

**\* MEETING ADJOURNED AT 7:12 P.M. \***