

ATTACHMENT 2

DRB Minutes of April 9, 2019
and October 8, 2019

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APPROVED DRB MEETING MINUTES OF APRIL 9, 2019

D. CONCEPTUAL REVIEW

D.1 8301 Hollister Avenue; (APN 079-200-013, 014, 015) Ritz Carlton-Bacara Beach House Replacement Project Case No. 16-002-DRB

[Ritz Carlton-Bacara Beach House Replacement Project Staff Report](#)

[Ritz Carlton-Bacara Beach House Replacement Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Members Clinton, Fullerton, Shallenberger, and Whelan. Chair Branch has not visited the site since the last review. No ex-parte conversations reported.

Staff Speakers:

Bret McNulty, McNulty Consulting, Inc, Contract Planner
Mary Chang, Supervising Senior Planner

The plans were presented by Lorcan Drew of CWI RSCB Hotel LLC, property owner; agent Ginger Anderson of Stantec; and members of the project team.

Public Speakers:

Janet Garcia, Owl Clan Consultants and Coastal Band Member raised archeological and cultural concerns regarding the project.

James Yee, Chairman of the Barbara Band of Chumash Indians, raised archeological and cultural concerns regarding the project. He noted that he has other concerns to be expressed.

Barbara Massey expressed concerns that she believes the building architecture is wrong for the location and that the buildings are proposed within ESHA setbacks on an archaeological site.

Ernestine Ygnacio DeSoto expressed opposition to the project on behalf of her ancestors and stated she believes the project and location is unacceptable.

Dr. Ingaborg Cox expressed concerns that projects should not be placed in areas that could compromise ESHAs and archaeological sites. Dr. Cox also expressed concerns including impacts on erosion, slope stability, sewage collection, and drainage.

ACTION: The Design Review Board conducted Conceptual review of Item D.1, Ritz Carlton-Bacara Beach House Replacement Project, 8301 Hollister Avenue (APN 079-200-013, 014, 015), Case No. 16-002-DRB, with the following comments:

1. It does not appear that a lot of thought has gone into the effect of trying to provide a public amenity and tying the plan into the Bacara.
2. The reduction of the size and scale of the buildings is appreciated.
3. The size, bulk, and scale of the buildings is appropriate.
4. If there will be two buildings, consider an opportunity for some interaction within the space in between the buildings.
5. There is no relationship to the stylistic designs of the Bacara.
6. The exposed beam ends are not seen on the Bacara architecture.
7. Consider some recesses for the snack bar counter and adding an awning or protruding element for shading. Also provide shading for the restrooms.
8. A suggestion was made that more arches and arcs are added back to the architecture, as originally proposed.
9. A suggestion was made to consider the Mission Revival design style that was suggested for the small buildings.
10. A landscape plan could provide some screening of the buildings, if allowed on the site.
11. The view of the restrooms when first coming down the public trail seems somewhat inelegant.

APPROVED DRB MEETING MINUTES OF OCTOBER 8, 2019

C. CONCEPTUAL REVIEW

C.1 8301 Hollister Avenue; (APN 079-200-013, 014, 015)

Ritz Carlton-Bacara Beach House Replacement Project

Case No. 16-002-DRB

[Ritz Carlton-Bacara Beach House Replacement Project Staff Report](#)

[Ritz Carlton-Bacara Beach House Replacement Project Project Plans and Photos](#)

[Ritz Carlton-Bacara Beach House Replacement Project DRB Minutes 4-9-19](#)

Site visits and ex-parte conversations: Site visit reported by Member Smith. No new site visits reported by Members Branch, Fullerton, and Shallenberger. No ex-parte conversations reported.

Staff Speaker:
Bret McNulty, Contract Planner

The revised plans were presented by agent Ginger Anderson of Stantec; Lorcan Drew of CWI RSCB Hotel LLC; Greg Villegas with WATG, project architect; and Don Donaldson with Stantec, project civil engineer.

Chair Branch reported that the majority of the comments received by the Design Review Board were related to land use issues.

Public Speakers:

Phil McKenna, representing Gaviota Coast Conservancy, commented as follows: 1) the reduction of the footprint of the development is positive; 2) the ESHA setback requirement needs to be carefully reviewed; 3) The cultural resources surrounding and under the proposed restroom facility are unknown to him but the planning process needs to consider the Chumash perspective, desires and needs; 4) another more suitable location for the restrooms is suggested if not already considered; and 5) a landscape plan for the beach house needs to be submitted as it will be the area where the public sees and utilizes.

Fermina Murray stated that the letter she submitted dated October 4, 2019, addresses land use issues which she believes are critical and should be worked out with the applicant working with the Barbareno Chumash Council Elders and the community before addressing the aesthetics. She requested that the applicant be urged to find another more appropriate location for the new building. Ms. Murray believes the project should comply with the City's policies concerning cultural resources, open space, and sensitive habitats.

Barbara Massey commented that she believes the site is not appropriate and questioned whether there has been an AB-51 consultation and contact with the Coastal Commission. Ms. Massey commented that the snack bar should be stationary and solid, and not mobile. She requested that the restroom plans be clarified.

Ernestine Ygnacio Desoto, great, great granddaughter of Maria Ygnacio, opposed the project and expressed concern because of the cultural sensitivity of the site which is SBA-72.

Frank Arredondo, Chumash, noted that there may be a zoning issue in the future with regard to a 50-foot buffer requirement. He expressed concern regarding locating a building with Mission Revival architecture on a Chumash site. Also, Mr. Arredondo suggested that fencing be added to a sloped hill in the back to prevent children going up the hill.

ACTION: The Design Review Board conducted Conceptual review for Item C.1, Ritz Carlton-Bacara Beach House Replacement Project, 8301 Hollister Avenue (APN 079-200-013, -014, -015), Case No. 16-002-DRB, with the following comments:

Architecture:

1. The design looks fine, including the improved design, roof, lighting, and matching materials.
2. The reduction in size, bulk and scale from the existing building is demonstrated quite well. Overall, the design ties in very well with the resort and looks nice. The colors are appropriate. A suggestion was made to lower the top of the doors slightly to provide for a thicker plaster at the top; and to lower the top of the head of the backsplash slightly, which is located by the drinking fountain.
3. The design looks fine and seems to be tied to the Bacara resort design.
4. Proportionately the project works. It ties into the building that will be removed and also to the Bacara.
5. The applicant responded to the comments from the previous Design Review Board meeting

Site Plan:

6. Consideration should be given to the interaction between the pedestrians and the mobile snack bar.
7. The food truck idea will allow different menus.
8. Consideration of an opportunity to reflect on the culture of the site would be appreciated.
9. Consider signage about the Native American culture and history in the area.
10. Show the sign about the submarine sighting during World War II on the plans, confirming that it will be visible.

Landscaping:

11. Submit a landscape plan including the retaining walls, as the project proceeds.