



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

TUESDAY, May 31, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
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COURTNEY JANE MILLER
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STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Howard Wittausch and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

A. 325 W ISLAY ST **R-4 Zone**

Assessor's Parcel Number: 027-082-028
Application Number: MST2015-00437
Owner: Pacifica Coast, LP
Applicant: Pacifica Senior Living

(Proposal for minor additions to expand a dining room by 350 square feet and create a new building entry. Also proposed is to install new flagstone pavers on top of an existing concrete parking lot with the spaces to be restriped in the existing, most recently-approved configuration.)

(Review After Final of the following changes: remove existing planter and hedge at the south for new ADA path of travel, revised entry, new man gate, new planter at the west, removal of existing planter at the east, and a new bike rack. Requires a Level 2 Substantial Conformance Determination prior to building permit approval.)

Present: Max Combs, Applicant.

Motion: Continued one week for revisions as discussed and noted on the plans.

Action: Wittausch/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**B. 1120 & 1122 INDIO MUERTO ST****R-3 Zone**

Assessor's Parcel Number: 017-291-027
Application Number: MST2014-00051
Owner: Edward St George Revocable Trust
Architect: On Design Architects

(Revision to an 11 unit development currently under construction including the addition of a 2-car garage with 336 square foot second story bedroom and bathroom to be attached to Unit 6. The original project description is as follows: Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto [APN 017-291-004] will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto [017-291-027] will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. There will be 11 covered and five uncovered parking spaces. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.)

(Review After Final of additional two-car garage with 336 square feet of floor area on second floor.)

Present: Keith Nolan, Architect.

Motion: Final Approval of Review After Final as noted on plan Sheet A6.1.

Action: Wittausch/_____, 1/0/0. Motion carried.

ABR - PROJECT DESIGN AND FINAL REVIEW**C. 1187 COAST VILLAGE RD.****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-008
Application Number: MST2014-00520
Owner: H & R Investments, LP
Applicant: EID
Architect: Mark Kellogg

(This is a revised project description to include 881 square feet of as-built floor area and a relocated trash enclosure. The original proposal included a remodel of an existing multi-tenant commercial building on a 48,233 square foot lot comprising new awnings, exterior paint colors, pavers, Dutch doors, light fixtures, and roofing.)

(Revised Project Design and Final approvals of the addition of 881 square feet of as-built floor area and a relocated trash enclosure.)

Present: Marie Evan Schumacher, Designer.

Motion: Revised Project Design Approval and Final Approval as submitted.

Action: Wittausch/_____, 1/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**D. 213 W COTA ST****R-3 Zone**

Assessor's Parcel Number: 037-161-004
Application Number: MST2012-00447
Owner: Soon Sik Tansen
Designer: Tom Kress
Contractor: Brandon Arlington

(Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

(Review After Final of change to extend retaining walls and add perimeter fencing. Project was last reviewed on May 23, 2016.)

Present: Tom Kress, Architect.

Motion: Final Approval as submitted of Review After Final.

Action: Wittausch/_____, 1/0/0. Motion carried.