



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, June 13, 2016**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** FRANK HOTCHKISS  
**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE  
**STAFF:** JAIME LIMÓN, Design Review Supervisor  
SUSAN GANTZ, Planning Technician  
KRYSTAL M. VAUGHN, Acting Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

Representatives present: Howard Wittausch and Courtney Jane Miller.

Staff present: Susan Gantz.

#### **ABR - FINAL REVIEW**

**A. 226 S VOLUNTARIO ST R-3 Zone**  
Assessor's Parcel Number: 017-252-013  
Application Number: MST2015-00566  
Owner: Edward St George  
Applicant: On Design LLC  
Architect: On Design LLC

(Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.)

**(Final Approval of architectural details is requested. Project was last reviewed by Full Board on June 6, 2016.)**

Present: Keith Nolan, On Design LLC Architect; Shelby Messner, Applicant; Chuck McClure, Landscape Architect.

**Motion: Final Approval of architectural details as submitted.**

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

### **ABR - PROJECT DESIGN REVIEW**

#### **B. 251 S HOPE AVE**

**E-3/PD/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-008  
 Application Number: MST2014-00142  
 Owner: Housing Authority of the City of Santa Barbara  
 Architect: Peikert & RRM Design Group  
 Applicant: Housing Authority of the City of Santa Barbara

(Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and 5 bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones, and a further reduction in the number of parking spaces.)

**(Project Design Approval of landscaping is requested. Project was last reviewed by the Full Board on June 6, 2016.)**

**Postponed indefinitely at the Applicant's request.**

### **ABR - CONTINUED ITEM**

#### **C. 1101 COAST VILLAGE RD**

**C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-001  
 Application Number: MST2016-00214  
 Owner: Kompany, LLC  
 Architect: Pacific Architects, Inc.  
 Business Name: Compass Realty

(Proposal for minor exterior improvements to add an accessible ramp, concrete walk, and handrails.)

**(Continued Review.)**

Present: Bill Wolf, Pacific Architects, Inc.

**Motion: Project Design and Final Approval as noted on plan Sheet A1.0.**

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

**ABR - NEW ITEM**

**D. 3775 MODOC RD**

**R-2 Zone**

Assessor's Parcel Number: 049-030-030

Application Number: MST2016-00209

Owner: Front Porch Communities & Services

Landscape Architect: McCullough Landscape Architecture

Contractor: Damon Braden

Business Name: Vista Del Monte Retirement Community

(Phase one of a two-phase proposal to revise the landscape plan at an existing retirement community. The work will take place within the common green at the center of the site. The project will include new walkways, benches, tables and chairs, trash receptacles, fountain, and replacement of existing turf with drought-tolerant planting. There will be 950 square feet of existing concrete removed and 1,882 square feet of new permeable paving added. No trees will be removed.)

Present: Sarah Bortolussi, Applicant.

**Motion: Project Design and Final Approval with the suggestion to widen the paths to a minimum of four feet to allow accessibility, and to minimize the quantity of the paths and general "busy-ness" of the design.**

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