



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, October 17, 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, Commission Secretary

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

Representatives present:      Gradin and Miller

Staff present:      David Eng

**ABR - REVIEW AFTER FINAL**

**A.      136 N QUARANTINA ST**

**M-1 Zone**

Assessor's Parcel Number:      017-081-019  
Application Number:      MST2014-00507  
Applicant:      Edwin Lenvik  
Owner:      Pegseven LLC

(Proposal for a new 4,120 square foot, unenclosed shed structure for an existing maintenance facility. The project includes relocating the required parking onto adjacent parcels which comprise a portion of the same facility. A total of 17 parking spaces will be provided on APNs 017-081-004 & -011 by recorded offsite parking agreements.)

**(Review After Final of changes to approved landscape plan to mulch the parkway strip in lieu of new irrigation and installing Dymondia.)**

**Approval of Review After Final with the change noted on sheet L.1.**

**ABR - FINAL REVIEW****B. 2118 OAK PARK LN****R-3 Zone**

Assessor's Parcel Number: 025-221-021  
 Application Number: MST2016-00089  
 Owner: Eldan, Inc.  
 Architect: Thomas Oschner, AIA  
 Applicant: Joe Flynn

(Proposal for four new dwelling units in two, 2-story duplexes to be constructed under the Average Unit Density Incentive Program (AUD). The new buildings will be constructed behind an existing 838 square foot single-family dwelling, which will be remodeled. Two existing sheds will be demolished and eight fruit trees will be removed. Five uncovered parking spaces are proposed. The total new development on this 9,375 square foot parcel will be 3,847 square feet. Grading excavation of 40 cubic yards will be balanced on site. The average unit size will be 937 square feet with an average unit size maximum allowed of 965 square feet on a parcel with a General Plan Land Use designation of Medium High Density, 15-27 dwelling units per acre.)

**(Action may be taken if sufficient information is received. Requires AUD Condition of Approval for Resident Survey. Project was last reviewed on May 23, 2016.)**

**Continued Indefinitely with comments:**

1. Provide window type call outs.
2. Provide specification call outs and provide a detail of the proposed pavers.
3. Provide the location of the boulder on the landscape plan.
4. Show compliance with the 42 inch height limit for fences and hedges within ten feet of the front lot line and within the 10'x10' site visibility triangle adjacent to the driveway entry.
5. Remove the decomposed granite call out from sheet L.2.
6. Show parking wheel stops or propose a lower growing planting at the car overhangs if no wheel stops are proposed.
7. Indicate the plant box sizes on the landscape plan.
8. Indicate on the irrigation plan how the backflow device will be screened.

**ABR - FINAL REVIEW****C. 400 BLK N LA CUMBRE RD**

Assessor's Parcel Number: ROW-000-269  
 Application Number: MST2016-00224  
 Owner: City of Santa Barbara  
 Applicant: Eric Goodall

(Proposal for the La Cumbre Sidewalk Infill Project to fill in several missing links of sidewalk and access ramps on N. La Cumbre Road spanning 1/3 of a mile from Via Lucero to Stacy Lane. The project will include 140 linear feet of new retaining walls, removal of four existing trees within the parkway, new parkway landscaping, new pedestrian signage, and rapid flashing beacon crossings at La Cumbre Road and La Colina Road. This project will provide safe routes to Hope Elementary School, La Colina Junior High School, and Bishop Diego High School.)

**(Project was last reviewed at the Full Board on Jun 6, 2016.)**

**Final Approval with the conditions noted on sheets 4 and 8.**

**ABR - NEW ITEM****D. 1507 SAN PASCUAL****R-3 Zone**

Assessor's Parcel Number: 043-251-026  
Application Number: MST2016-00473  
Owner: Housing Authority/City of Santa Barbara  
Architect: Dwight Gregory, AIA

(Proposal to remodel existing 3 unit apartment buildings, new Spanish architecture with new stucco facades, new entry covered porches, mechanical, electrical and plumbing improvements, replace windows, new windows, reconfigure parking to provide HC parking space)

**(Concept Review, comments only; requires Environmental Assessment.)**

**Continued Indefinitely with comments:**

1. The Board can support Project Design Approval.
2. The front porch column supports should be at least 18 inches square.
3. Provide details for the parapet, new roof, doors, and windows.