



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, February 13, 2017**      **David Gebhard Public Meeting Room: 630 Garden Street:**      **1:00 P.M.**

**BOARD MEMBERS:**      KIRK GRADIN, *Chair*  
AMY FITZGERALD TRIPP, *Vice-Chair*  
COURTNEY JANE MILLER  
KEVIN MOORE  
DAVID R. WATKINS  
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  
MATTHEW CAMERON, Planning Technician  
KRYSTAL M. VAUGHN, Commission Secretary

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

Representatives present:      Tripp (All Items) and Miller (Item 1)

Staff present:      Matthew Cameron

### **REVIEW AFTER FINAL**

**A.      3869 STATE ST      C-2/SD-2 Zone**

Assessor's Parcel Number:      051-022-037  
Application Number:      MST2013-00282  
Owner:      Housing Authority City of Santa Barbara  
Architect:      Peikert & RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

**(Review After Final of updated landscaping plans.)**

**Continued one week to Consent with the request that the arborist attend the next meeting.**

**REVIEW AFTER FINAL****B. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019  
Application Number: MST2016-00470  
Owner: Paul & Debra Uyesa Family Trust  
Architect: Rex Ruskauff  
Business Name: Uptown Lounge

(Proposal to permit an as-built 225 square foot patio awning with four coach lights. This project will address a violation identified in enforcement case ENF2016-01470. )

**(Review After Final of revised project details.)**

**Approval of Review After Final.**

**REVIEW AFTER FINAL****C. 20 E LOS OLIVOS ST****E-1 Zone**

Assessor's Parcel Number: 025-242-004  
Application Number: MST2015-00533  
Owner: Tiziana & Valerio De Angelis  
Architect: Kent Mixon

(Proposal for exterior alterations to an existing 4,130 square foot duplex. The project includes new pedestrian and driveway gates, a small roof extension over the front door, enlargement of existing terraces and new terraces, door and window changes, landscape and hardscape changes, new gutters and downspouts, and new garage doors. There will be no new floor area constructed on this 10,259 square foot parcel within the Mission Area Special Design District. )

**(Review After Final of revised terrace.)**

**Approval of Review After Final with the condition that the proposed plaster parapet wall be continuous and have no metal flashing.**

**CONTINUED ITEM****D. 508 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-180-002  
Application Number: MST2016-00578  
Owner: David Thomas C. & Patricia  
Designer: Dexign Systems

(Proposal for exterior alterations to an existing 3,184 square foot triplex comprising the following: replacement of the existing roof with Boral Claylite "S" tile, the addition of storage areas at the end of each carport, the repair and/or reconstruction of the exterior stairs and landing at Unit "C," installation, a new window at the lower floor storage room, and new exterior paint colors. )

**(Project Design Approval is requested. Project is required to comply with Storm Water Management Program Tier 2. Project was last heard on February 6, 2017.)**

**Project Design and Final Approval with the condition that both fences be color matched to Valspar Beautiful Buff and the railings are to match the, Swiss Coffee, white trim.**