



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
AUGUST 28, 2017

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Lisa LaPlaca
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Tripp
Staff present: Cameron

NEW ITEM

A. 48 BROADMOOR PZ **R-3/SD-2 Zone**
Assessor's Parcel Number: 051-080-014
Application Number: MST2017-00521
Owner: 48 Broadmoor Plaza Partners, LP
Agent: Larry Hecht

(Proposal for the replacement of oak trees on a residential property. Project consists of the removal of three oak trees and the introduction of (15) 5-gallon oak trees. This proposal is part of a larger slope stabilization project on site.)

(Action may be taken if sufficient information is provided.)

Continued indefinitely with comments:

1. Administrative approval is acceptable.
2. The Historic Landmarks Commission Landscape Architect, Phil Suding, is to conduct a courtesy landscape review on the proposed tree size.
3. Provide an irrigation plan.

NEW ITEM**B. 125 W YANONALI ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-062-026
Application Number: MST2017-00530
Owner: KKMD, LLC
Applicant: Native Son Design Studio

(Proposal to replace all existing windows and entry doors on an existing two-story apartment building. Project proposes to replace 26 windows and 6 doors on a six-unit multifamily residential structure. No new window or door openings are proposed.)

(Action may be taken if sufficient information is provided.)

Continued indefinitely with comments:

1. Provide the window detail.
2. Provide larger photos of the existing windows.
3. Study alternative colors for the windows.
4. Provide a color sample of the existing body color.

REVIEW AFTER FINAL**C. 312 RANCHERIA ST****R-4 Zone**

Assessor's Parcel Number: 037-231-010
Application Number: MST2014-00567
Owner: Rancheria Cottages, LLC
Applicant: ACME Architecture
Architect: Keith Rivera

(Proposal to construct a new seven-unit apartment complex on an 11,375 square foot vacant parcel. The project comprises of 2 two-story buildings. Building 1 will be 2,433 square feet in size and will house three units, and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces, seven bicycle parking spaces, as well as new site utilities, and a landscape plan are proposed. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.)

(Review After Final of ADA handrail and changes in architectural detailing. Action may be taken if sufficient information is provided. Project was last reviewed on May 9, 2016.)

Approval of Review After Final with comments:

1. The changes made to the architectural detailing are approved as submitted.
2. The changes to the ADA handrail are not approved.