



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
SEPTEMBER 11, 2017

BOARD MEMBERS:

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1:00 P.M.

David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

STAFF:

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

ATTENDANCE

Members present: Tripp
 Staff present: Cameron

REVIEW AFTER FINAL

A. 540 W PUEBLO ST

C-O Zone

Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Owner: Cancer Center of Santa Barbara
 Applicant: Kenneth Marshall
 Architect: The Cearnal Collective, LLP
 Landscape Architect: Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

(Review After Final of changes to site wall. Project was last reviewed on July 31, 2017.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 205 SANTA BARBARA ST OC/SD-3 Zone**

Assessor's Parcel Number: 033-054-028
 Application Number: MST2016-00387
 Owner: Castagnola Italo Etal
 Applicant: Dudek

(Proposal to slurry seal and restripe an existing 20-space parking lot with 22 parking spaces. The 20,250 square foot parcel is bounded by Santa Barbara Street, E. Yanonali Street, and Gray Avenue. The requirement for this parking lot is 24 spaces, but the parking lot is considered legal non-conforming. Also proposed is to relocate an existing *Caryota urens* "Fishtail palm" tree on-site, remove an as-built landscape area, and slightly shift location and reduce the size of a parking lot planter.)

(Review After Final of a new backflow device and landscape changes. Project was last reviewed on September 19, 2016.)

Approval of Review After Final as submitted.

CONTINUED ITEM**C. 1119 PUNTA GORDA ST R-3 Zone**

Assessor's Parcel Number: 017-291-012
 Application Number: MST2017-00366
 Owner: John Lyon Family Trust
 Applicant: Allan McComb

(Proposal to convert an existing four unit apartment complex to a six units using the Average Unit-size Density (AUD) Incentive Program. Project comprises interior alterations within two existing residential structures totaling 3,486 square feet dividing two existing units into four units. Unit mix will include 1 four-bedroom unit, 4 three-bedroom units, and 1 two-bedroom unit ranging in size from 636 to 1117 square feet with an average unit-size of 930 square feet. The proposed density on this 11,253 square foot lot is 24 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Exterior alterations include a new stairway and removal of a two car garage door.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 24, 2017.)

Continued indefinitely with comments:

1. Note the finish of the proposed trash enclosure on the plans.
2. Show the hardware detail on the gate of the trash enclosure on the plans.
3. Have the Historic Landmarks Commission Landscape Architect review the species and location of the proposed trees.
4. The railing is acceptable as proposed.
5. Label the two garages and storage areas on sheet A5.
6. The existing landscape layout appears to be acceptable.
7. Show the location of the proposed tree canopies on the plan.

CONTINUED ITEM**D. 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. Project was last reviewed on August 28, 2017.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**E. 1717 BATH ST B****R-4 Zone**

Assessor's Parcel Number: 027-500-002
Application Number: MST2017-00572
Owner: Steven P. Johnson
Applicant: Amy Von Protz

(Proposal for an addition to the rear of a 1,777 square foot condominium. Project consists of the enclosure of an existing 37 square foot patio and the replacement of the existing kitchen window with a larger window. An interior remodel is also proposed.)

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

Continued one week with comments:

1. The overall concept of the addition is acceptable.
2. Provide window details.
3. Restudy the style of the larger kitchen window to be more in keeping with the existing windows.
4. Relocate the downspout above the new window on the south elevation.