



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MARCH 5, 2018

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

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

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

ATTENDANCE

Members present: Moore
Staff present: Cameron

NEW ITEM

A. 1532 ANACAPA ST **O-R Zone**
Assessor's Parcel Number: 027-241-001
Application Number: MST2018-00094
Owner: Coastal Property Management & Realty, LLC
Architect: BBP Architecture

(Proposal for façade changes to an existing commercial office space. Project consists of removal of two original decorative screens, to be retained on site, and the construction of a new 22 square foot exterior electrical enclosure. Also proposed is a new ADA accessible entrance.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

Continued one week with the comment to reduce the overall width of the enclosure so as to align with the vertical elements.

FINAL REVIEW**B. 707 KIMBALL AVE****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-161-006
Application Number: MST2017-00052
Owner: Nopal Investment Company, LLC
Architect: Edwards Pitman Architects

(Proposal for a new commercial addition. Project is comprised a voluntary lot merger of two parcels (APNs 017-161-006, 017-161-005), the demolition of two single-family residences, and the construction of a 3,000 square foot two-story addition to an existing 3,325 square foot industrial building. Also proposed are four new parking spaces. The two existing single family dwellings will be demolished under separate permit. Approval for a Coastal Development Permit was granted by the Staff Hearing Officer on January 17, 2018.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 26, 2018.)

Final Approval with the conditions as noted on sheets A2.01 and E3.0.

FINAL REVIEW**C. 1220 & 1222 SAN ANDRES ST****R-M Zone**

Assessor's Parcel Number: 039-151-010
Application Number: MST2016-00211
Owner: Edward St. George
Applicant: Interdisciplinary Architects
Architect: Interdisciplinary Architects

(Proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNS 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include five 3-bedroom units, six 2-bedroom units, and one 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 996 square feet. The proposed density on this 29,291 square foot merged parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be fourteen uncovered and three covered parking spaces, for a total of 17 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196 cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.)

(Action may be taken if sufficient information is provided. Project requires conditions for the Average Unit-Size Density Program annual residents survey. Project was last reviewed on February 26, 2018.)

Final Approval with the comment that the approval is subject to the condition that an Annual Resident Survey be conducted as part of the Average Unit-Size Density (AUD) Program.