



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**JULY 23, 2018**

**BOARD MEMBERS:**

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

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

1:00 P.M.

David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**

Irma Unzueta, Design Review Supervisor  
 Matthew Cameron, Planning Technician  
 Kathleen Goo, Commission Secretary

**ATTENDANCE**

Members present: Tripp and Cunningham (Items B-E)  
 Staff present: Cameron

**FINAL REVIEW**

**A. 835 E CANON PERDIDO ST**

**C-G Zone**

Assessor's Parcel Number: 029-312-008  
 Application Number: MST2016-00531  
 Architect: Shawn Ridenhour  
 Owner: Philinda Properties  
 Applicant: Old Dairy Partners, LLC

(Proposal for a three-story, 41-unit multi-unit residential development using the Average Unit Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 16,000 square feet of one- and two-story commercial and industrial buildings. The unit mix will include (25) 2-bedroom units and (16) studio units ranging in size from 477 to 984 square feet with an average unit size of 737 square feet. The proposed density will be 51 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 42 automated parking spaces, 2 accessible parking spaces, one EV charging station, and one loading zone area. 46 covered bicycle spaces are also proposed onsite. Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet, per SBMC 28.20.080, was held on March 16, 2017.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on July 16, 2018.)**

Public Comment:

The following people spoke in opposition or with concerns:

1. Natalia Govoni spoke of concerns regarding proposed height, and rear elevation is not Spanish in design and blocky in appearance.
2. Jose-Arturo Gallegos spoke of concerns regarding preservation of private views and concern that the height of the project will block access to sunlight.

**Final Approval with conditions:**

1. All exposed roof vents are to be of copper material.
2. A custom metal screen with wood top for air conditioner screening acceptable at all locations.
3. Restudy the street-side plantings, with the City's Arborist, so as to meet the City's Parks & Recreation Division height requirement
4. Tree spacing is to be reviewed and approved by Tim Downey, Urban Forest Superintendent for the City's Parks and Recreation Department.
5. Sheet A3.51 detail "G-10" shall show curb detail.
6. The value engineered detail changes shall be reviewed by the Architectural Board of Review.

**REVIEW AFTER FINAL****B. 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.)

**(Review After Final of changes to decking, wrought iron deck railing, windows, doors, stairs, and wainscoting. Project was last reviewed on March 5, 2018.)**

**Approval of Review After Final with comments:**

1. On plan Sheet EA-3.1, integrate the vent into the bottom of the door, unless the top would be more functional.
2. Trex decking material color shall match the wood detailing throughout the proposed project.

**REVIEW AFTER FINAL****C. 420 E CARRILLO ST****C-G Zone**

Assessor's Parcel Number: 029-302-028  
Application Number: MST2018-00247  
Owner: 420 East Carrillo Properties, LLC  
Architect: Adam Grosshans

(Proposal for exterior changes to an existing commercial building. Project consists of replacing two windows with new in same size and location, Americans with Disabilities Act (ADA) upgrades, and the replacement of an existing curved skylight with transom window.)

**(Review After Final to replace wood windows with aluminum windows. Project was last reviewed on May 29, 2018.)**

**Approval of Review After Final as submitted.**

**NEW ITEM****D. 20 OCEANO AVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-230-028  
Application Number: MST2018-00359  
Owner: Sea Cliff, LLC

(Proposal for an approximately 8-foot tall frequency monitoring device and associated electrical circuitry to be installed on the roof of an existing multi-residential building in the Appeal Jurisdiction of the Coastal Zone. The receiver will only receive signals, and does not have any associated emitting antennas.)

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

**Continue indefinitely with the comment to eliminate the conduit by moving power source of the sensor to the interior of the structure.**

**NEW ITEM****E. 1427 OLIVE ST UNIT A****R-M Zone**

Assessor's Parcel Number: 029-650-001  
Application Number: MST2018-00375  
Owner: Weger/Dagg Family Trust

(Proposal for a new wood picket fence and gate to be installed on top of an existing concrete curb and low wall bordering the front yard of an existing condominium. A portion of the fence will abut the driveway of the adjacent parcel at 1421 Olive Street, and reach a maximum height of 4'-6" tall. A Minor Zoning Exception is requested to allow a fence to exceed a height of 3'-6" tall within 10 feet of a front lot line.)

**(Project will not be reviewed at Architectural Board of Review (ABR). Project is now under the jurisdiction of the Historic Landmarks Commission (HLC).)**

**Project postponed indefinitely; not reviewed by ABR; now under the jurisdiction of HLC.**