



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
OCTOBER 29, 2018

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

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

STAFF:

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

ATTENDANCE

Members present: Moore and Cunningham (Items B-C)
Staff present: Cameron

REVIEW AFTER FINAL

A. 300 BLK W DE LA GUERRA ST 1942 SEG ID

Assessor's Parcel Number: ROW-001-942
Application Number: MST2013-00292
Owner: City of Santa Barbara
Applicant: James Colton, Project Manager II
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De La Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

(Review After Final of changes to the approved guardrails to be compliant with state standards. Project was last reviewed on December 19, 2016.)

Approval of Review After Final with the comment that the span plaster are to be 1'-2" wide.

REVIEW AFTER FINAL**B. 517 W FIGUEROA ST****R-M Zone**

Assessor's Parcel Number: 039-250-020
 Application Number: MST2011-00426
 Owner: Steven A. Johnson
 Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story, 6-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing 9 units has expired. Minor architectural changes have been made by the new architect.)

(Review After Final of in-field changes to landscaping plan. Changes include removal of approved planters and vines previously proposed at the entrance of each unit. Project was last reviewed on October 8, 2018.)

Approval of Review After Final as submitted.

NEW ITEM**C. 2520 BATH ST****R-M Zone**

Assessor's Parcel Number: 025-021-018
 Application Number: MST2018-00559
 Owner: Patricia Walker
 Applicant: Thomas Ochsner, AIA Architect

(Proposal for a remodel and site work on an existing duplex. Project consists of removal of buttresses and site walls, and the installation of a new 42-inch wall in the front yard. Project also proposes replacement of windows and door. Project proposes to abate violations identified in enforcement case ENF2018-00860.)

(Comments Only. Project requires further Environmental Assessment.)

Continue indefinitely with the comment to provide landscaping in front of the front wall.

PROJECT DESIGN AND FINAL REVIEW**D. 121 E YANONALI ST OC/SD-3 Zone**

Assessor's Parcel Number: 033-054-028
Application Number: MST2018-00538
Owner: Castagnola Italo Etal, Trustees
Architect: Andrulaitis & Mixon

(Proposal for exterior alterations to an existing commercial structures. Project consist of a new mural to be located on the west elevation at the corner of Gray and Yanonali Streets, and installation of a new window. Project also proposes to remove the existing trellis and replace it with updated vine guides.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 22, 2018.)

Continue indefinitely to Staff for administrative approval with the comment that the aesthetics of the project are appropriate.

NEW ITEM**E. 125 EUCALYPTUS HILL CIR RS-15/PUD Zone**

Assessor's Parcel Number: 015-231-034
Application Number: MST2018-00512
Owner: Charles Harker
Architect: Native Son Design Studio

(Proposal for residential remodel of an existing condominium unit. Project consists of an entrance remodel, and interior alterations of the existing structure. Also proposed in this scope of work is replacement of an asphalt driveway with pavers.)

(Comments Only. Project requires further Environmental Assessment.)

Continue indefinitely to Staff for administrative approval with the comment that the aesthetics of the project are appropriate.