



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**NOVEMBER 5, 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

**STAFF:**

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

1:00 P.M.  
 David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**ATTENDANCE**

Members present:           Watkins and Cunningham  
 Staff present:               Cameron

**REVIEW AFTER FINAL**

**A.    920 SUMMIT RD**

**RS-25 Zone**

Assessor's Parcel Number:	015-211-009
Application Number:	MST2005-00831
Owner:	MCC BB Property, LLC
Agent:	Suzanne Elledge Planning and Permitting
Applicant:	Ty Warner Hotels and Resorts
Architect:	Henry Lenny
Business Name:	Montecito Country Club

(Reconsideration of the Review After Final approval decision made by the ABR on October 22, 2018: Review After Final is required for in-field changes to the approved landscape plan for the Montecito County Club. Changes include retaining 10 trees scheduled for removal, removal of 78 existing trees originally scheduled to be retained, planting of 300 additional new trees, and relocation of 8 trees. The Montecito Country Club designed in 1918 by Bertram Goodhue and remodeled in the 1920s is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. A Substantial Conformance Determination is required to be made for this revision by the Community Development Director.)

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

## Public Comment:

The following people expressed opposition or concerns:

1. Gary and Linda Smythe spoke of concerns regarding the accurate number of trees and plants and how they are proposed to be maintained.
2. Jim Terzian spoke of concerns regarding the lack of communication between neighbors and Club Management.
3. Barbara Wilson spoke of concerns regarding the hedge height.
4. Correspondence from Gary and Linda Smythe was acknowledged.

**Continue one week with the comment that the applicant is to return with evidence that the trees currently planted have been planted to plan.**

**REVIEW AFTER FINAL****B. 251 S HOPE AVE****R-M/SP4-RA/USS Zone**

Assessor's Parcel Number: 051-240-008  
 Application Number: MST2014-00142  
 Owner/Applicant: Housing Authority of the City of Santa Barbara  
 Architect: Peikert & RRM Design Group

(Proposal by the Housing Authority of the City of Santa Barbara for a new four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and 5 bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones), and a further reduction in the number of parking spaces.)

**(Review After Final of changes to detailing, including awnings, trellises, and lighting. Project was last reviewed on February 6, 2017.)**

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

1. The 5 Jacaranda plantings adjacent to the structure shall remain 15-gallon size.
2. Applicant to center the doors on the wall to offset the loss of the sidelights on the balcony doors.

3. If centering the doors is not feasible, the applicant is to return on Consent with a proposed detail for the walls adjacent to the balcony doors.
4. Balcony doors and window head heights shall match.
5. Awning details are to remain on the second story window between gridlines A.1 and C, as well as the fourth floor window gridlines J and K on the west elevation.
6. Awnings shall be provided in lieu of the trellis on the first floor between gridlines C and A.1 on the east elevation.
7. The Board finds it acceptable that the other trellises are removed.

### **NEW ITEM**

**C. 1298 COAST VILLAGE RD**

**C-1/SD-3 Zone**

Assessor's Parcel Number: 009-230-043  
Application Number: MST2018-00570  
Owner: John Price  
Applicant: BBP Architecture

(Proposal for a tenant improvement to an existing commercial space. Project consists of an interior remodel, and the construction of a new patio space to be located on Coast Village Road.)

**(Comments Only. Project requires further Environmental Assessment.)**

**Continue indefinitely with the comment that the wrought iron details shall match other wrought iron detailing.**