



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
NOVEMBER 19, 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: Cunningham and Moore (Item E)
Staff present: Cameron

PROJECT DESIGN REVIEW

A. 324 E VALERIO ST

R-2 Zone

Assessor's Parcel Number: 027-201-004
Application Number: MST2018-00097
Owner: Clayton Family Trust
Applicant: Brooke Vanduyne

(Proposal for a new covered patio on a parcel with two existing residential units. Project consists of demolishing an existing exterior stair and landing, and constructing a new 272 square foot, 3'-6" high covered deck at the rear of the front house. Staff Hearing officer review is required for an Open Yard Modification.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution 034-18, and the following guidelines: Urban Design Guidelines. Project was last reviewed on March 19, 2018.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**B. 1526 SAN ANDRES ST****R-M Zone**

Assessor's Parcel Number: 043-251-023
 Application Number: MST2018-00607
 Owner: Jaclyn Hagon

(Proposal for exterior alterations to an existing duplex. Project consists of relocating a water and new heat pump to the exterior of Unit A building with a new utility enclosure. Also proposed is the replacement of an existing awning, removal of an existing pergola on front of building, and installation of a railing at front porch. An exception is requested for the condenser and the water heater to be located within the interior setback pursuant to SBMC §30.140.130.D.)

(First Consent Review. No final appealable decision will be made at this hearing. Prior to action project requires compliance with the Project Compatibility Analysis, as well as the following guidelines: Urban Design Guidelines.)

Continue indefinitely to Consent with comments:

1. Provide dimensions and materials for fencing, awnings, and brackets.
2. Exception for mechanical equipment in setback per SBMC 30.140.130.D supportable as presented.

REVIEW AFTER FINAL**C. 3714 STATE ST****0 Zone**

Assessor's Parcel Number: 053-300-040
 Application Number: MST2012-00443
 Owner: KW Fund V-Sandman, LLC
 Applicant: Kenneth Marshall
 Architect: Brian Cearnal
 Landscape Architect: Martha Degasis, AIA

(Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing, 51,995 square foot, 114-room hotel and restaurant, and construction of 4,986 square feet of office space and 72 residential condominiums.)

(Review After Final of changes to window size on the street facing commercial structure. Project requires compliance with the following guidelines: Upper State Street Guidelines. Project was last reviewed on April 23, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**D. 136 E HALEY ST****M-C Zone**

Assessor's Parcel Number: 031-271-007
Application Number: MST2018-00055
Owner: Del Mar SB, LLC
Applicant: Gus Harper

(Proposal for a new mural in an existing commercial and industrial park. Project consists of one mural painted on a 25-foot tall by 80-foot wide wall facing a parking lot. Art produced by artist Gus Harper.)

(Review After Final for the unpermitted expansion of mural area to include the trash enclosure. Project requires compliance with the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project was last reviewed on February 12, 2018.)

Continue one week at applicant's request.

REVIEW AFTER FINAL**E. 505 W LOS OLIVOS ST****R-M Zone**

Assessor's Parcel Number: 025-210-012
Application Number: MST2007-00470
Owner: Westmont College
Architect: RRM Design Group

(THIS IS A REVISED PROJECT: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance.)

(Review After Final of changes to backflow location, changes to screening for fire check valves, changes in location of gas meters, window mullion changes, door changes, and additional light fixtures. Project requires compliance with the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on July 18, 2017.)

Item postponed indefinitely due to applicant's absence.