



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
DECEMBER 3, 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:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Watkins and Cunningham (Items A-D)
Staff present: Cameron

PROJECT DESIGN REVIEW

A. 2700 MIRADERO DR (HOA) R-2 Zone
Assessor's Parcel Number: 051-520-044
Application Number: MST2018-00515
Owner: Currently Villa Miradero North Home
(Proposal to remove five Canary Island Pine trees within a condominium development.)

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

Public Comment:

Anna Marie Gott spoke in opposition regarding the appropriateness of the wording on the agenda for the proposed project.

Continue indefinitely to Consent with comments:

1. Provide Mexican fan palm trees to be located adjacent to the pool area.
2. Up-lighting is not acceptable.
3. Complete Environmental Review.

NEW ITEM**B. 235 E COTA****M-C Zone**

Assessor's Parcel Number: 031-152-031
 Application Number: MST2018-00227
 Owner: Alano Club of Santa Barbara, Inc.
 Applicant: Rex Ruskauff

(Proposal for alterations to an existing commercial building. Project consists of the demolition of an existing wood deck and asphalt patio, and the construction of a new permeable paver patio, plaster walls, a trash enclosure, and new exterior stair. No grading is proposed as part of this project.)

(Action may be taken if sufficient information is provided. Project must show compliance with the following guidelines: Urban Design Guidelines.)

Continue one week with the comment to provide accurate drawings.

PROJECT DESIGN REVIEW**C. 1100 BLK COAST VILLAGE CIR****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-0RW
 Application Number: MST2018-00630
 Owner: City of Santa Barbara
 Applicant: Derrick Bailey, Supervising Transportation Engineer

(Proposal for new traffic barricades within the Coastal Zone on Coast Village Road. Project consists of the removal of the orange and white plastic barricades along the southern parking area on Coast Village Road, and replacing them with three 42-inch tall planters.)

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

Public Comment:

Anna Marie Gott spoke in opposition regarding the appropriateness of the wording on the agenda for the proposed project.

Project Design Approval and Final Approval with the condition that the planters be terracotta in color of the California square design.

PROJECT DESIGN REVIEW**D. 321 E VALERIO ST R-2 Zone**

Assessor's Parcel Number: 027-121-014
Application Number: MST2018-00540
Owner: Ralph Family Revocable Trust
Applicant: Brooke Vanduyne

(Proposal to convert existing accessory space to a dwelling unit. Project consists of the conversion of a 336 square foot detached accessory structure into a studio unit on a site currently developed with two detached units. Exterior work includes an additional parking space to service the new unit, a reduction in height of hedges within 10 feet of the existing driveway, and a change in material for the existing driveway. Project requires a Minor Zoning Exception for an over-height hedge at the front property line.)

(First Review. Action may be taken if sufficient information is provided. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project requires findings for a Minor Zoning Exception pursuant to SBMC 30.245.060.)

Public Comment:

Correspondence with over-height hedge concerns from John Jamieson was acknowledged.

Continue one week with the comment to update the plans to show the proposed hedge height.

PROJECT DESIGN REVIEW**E. 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 heater and installation of a 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.)

(Second 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. Project was last reviewed on November 19, 2018.)

Project Design Approval and Final Approval with conditions:

1. The proposed guardrail at the front porch to be made of wooden vertical pickets and painted white to match the trim color.
2. Add 4'x4' knee braces at the front awning.

3. The screen at the side yard shall be at least 6 feet in height with trained plant vines on the screen.
4. The exception is hereby granted for the condenser and the water heater to be located within the interior setback pursuant to SBMC §30.140.130.D.

REVIEW AFTER FINAL

F. 1298 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-230-043
 Application Number: MST2004-00493
 Owner: Olive Oil & Gas, LP
 Applicant: John Price
 Architect : Jeff Gorrell

(This is a revised project description. Project has been revised as follows: the height of the three story project is proposed to be raised 8-7/8 inches (revised down from the 12-7/8 inch increase previously proposed on June 19, 2017), a new tower has been added to vary the height of the building, and a jacuzzi is proposed on the second floor patio near the northwest corner of the project. The entire proposal consists of the demolition of the existing gas station and service bays; and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084.)

(Review After Final of changes to awning colors. Project was last reviewed on July 2, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL

G. 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 street light design. Project was last reviewed on October 29, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**H. 316 W MICHELTORENA & 1516 CASTILLO STS****R-MH Zone**

Assessor's Parcel Number: 027-212-026
Application Number: MST2016-00125
Owner: Drake Forest Investments, LLC
Architect: Douglas Keep

(Proposal for a 21-unit multi-family residential project using the Average Unit Density Incentive Program (AUD) on two perpendicular lots (APNs 027-212-026 and 027-212-022). Project consists of a voluntary lot merger, the rehabilitation of the two buildings on site which are eligible for designation as potentially historic resources, demolition of three existing structures, and construction of four new, two-story residential buildings. Unit mix will include (8) two-bedroom units, and (13) one-bedroom units ranging in size from 532 to 1,266 square feet with an average unit size of 730 square feet. The proposed density on 35,263 square foot combined lot will be 26 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are 21 parking spaces, approximately 426 square feet of detached accessory structures, reconfigured driveways, and new landscaping.)

(Review After Final for the restoration of the existing balcony to its historic condition and the opening of a previously infilled porch on Building "C". Project was last reviewed on June 26, 2017.)

Approval of Review After Final with comments:

1. The guiderail at Building C sunroom is to match those on the existing front elevation in design and color.
2. The exterior siding of sunroom to match exterior of remodeled building.
3. The sunroom doors and windows are acceptable as proposed.
4. The relocated window on the second story of the north elevation of Building C is acceptable as proposed.