



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
DECEMBER 10, 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 Ozyilmaz, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Watkins and Cunningham
Staff present: Ozyilmaz

REVIEW AFTER FINAL

A. 815 E MASON ST

M-I Zone

Assessor's Parcel Number: 017-083-019
Application Number: MST2017-00823
Owner: Cynthia Howard Gift Trust
Agent: Kent Mixon

(Proposal for a commercial remodel over two lots (815 & 823 East Mason Street). Project consists of the interior conversion of an existing commercial space into an overnight dog kennel and kitchen. Exterior changes include removing a single door facing the existing parking lot, and three new doors at the eastern exterior wall to access the proposed new dog yard. Also proposed are a parking lot restripe and reconfiguration to include more planting area and ADA paths of travel on 815 East Mason Street, and a new parking lot on 823 East Mason Street. The single-family residence on 823 East Mason Street will remain unchanged. Project is to be heard in conjunction with application number MST2017-00824.)

(Review After Final of changes to the parking layout and covered balcony on the east elevation of the rear structure. Project was last reviewed on February 5, 2018.)

Approval of Review After Final with the condition that the proposed lighting plans match what is shown on the elevations.

PROJECT DESIGN AND FINAL REVIEW**B. 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 to 42 inches within 10 feet of the existing driveway and 8 feet elsewhere at the front property line, and a change in material for the existing driveway.)

(Project Design and Final Approval is requested. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on December 3, 2018.)

Project Design Approval and Final Approval with the Board making the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

PROJECT DESIGN AND FINAL REVIEW**C. 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.)

(Project Design and Final Approval is requested. Project must show compliance with Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on December 3, 2018.)

Item postponed one week at the applicant's request.

PROJECT DESIGN AND FINAL REVIEW**D. 436 N MILPAS ST****C-G Zone**

Assessor's Parcel Number: 031-311-032
Application Number: MST2018-00604
Owner: Sherwin Milpas & Haley Property, LLC
Architect: HSA Studio

(Proposal to replace rooftop HVAC equipment. Project consists of replacing four existing rooftop HVAC units and raising them a total of eight inches. No screening is proposed as a part of this scope of work.)

(New Item. Project Design and Final Approval is requested. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Haley Milpas Design Manual, Urban Design Guidelines.)

Continue indefinitely with comments:

1. Study alternative HVAC unit configuration and unit type to minimize visual impact of rooftop equipment.
2. Provide screening around HVAC units.
3. Stucco finish matching the existing structure is preferred for the screening.