



City of Santa Barbara
Planning Division

Memorandum

DATE: December 12, 2019
TO: Architectural Board of Review
FROM: Ellen Kokinda, Planning Analyst
SUBJECT: 1412 Castillo Street (PLN2016-00529)

Below is a list of differences between the April 2018 PDA-approved set and the current submittal. This list was compiled by comparing the two plans and noting the differences. I hope this list makes it more convenient for you to perform your review.

1. ***Proposed exterior Elevation Building “A”, “B” & “C” (Sheet A-3.0) –***

a. *Proposed Western Elevation –*

- i. (Building A) The approved PDA roof height was no greater than 15’-5” and shows a hip roof. The proposed plan shows the height to be 17’-9” at top of ridge, and shows a different roof configuration (gable).
- ii. (Building B) The approved PDA roof height was no greater than 17’-1” with a different roof configuration. The proposed plan shows the roof height to be 18’-0” and different massing towards the street and the rear of the property.
- iii. (Building C) The approved PDA roof height was no greater than 23’-5”. The proposed plan shows the roof height to be 23’-6” (1 inch greater than the approved set). The massing of the structure has been reduced at the rear to show less bulk.

b. *Proposed Northern Elevation (Building A) –*

- i. The approved PDA roof height was no greater than 15’-4”. The proposed plan shows the roof height to be 17’-9” although the majority of the roof line is no greater than 15’-6”. There are some changes to the massing to the east (left side of the elevation) and a modified roof configuration.

c. *Proposed Northern Elevation (Building B) –*

- i. The approved PDA roof height was no greater than 17’-1”. The proposed plan shows the roof height to be 16’-9”. The scale of the chimney has been modified. A trellis has been added and stairs to the deck. The roof configuration has been modified.

d. *Proposed Southern Elevation (Building C) –*

- i. The south-facing second story covered deck has been slightly modified. The approved PDA plan set shows the deck to be approximately 14' wide, and the proposed plan set shows the south-facing, covered second story deck to be approximately 17' wide.

2. Site Plan (Sheet A1.0)

- a. There are 3 fewer trees between the parking spaces #3, #5, #7
- b. New planter between parking space #3 and Building B
- c. Grass to replace hardscape at the northwest corner of lot
- d. Stairs to the basement level have been added, and a reduction of greenscape in lieu of basement stairs and hardscape (at northeast)
- e. No gate on the northwest and northeast side yards
- f. Removal of tree in front of carport #6
- g. Increase in patio area for Unit 2 (Building B)
- h. Reduction from 5 trees to 3 trees in easterly yard

Building A (Unit A)

- a. Enlarged landscaped area
- b. Addition of 2-foot planter to the east

Building B

- a. The 2' planter was modified to a 1' planter
- b. The easterly uncovered decks have been enlarged by 1'

3. Landscape Plan (Sheet L-1.0)

- a. Modified eastern yard configuration
- b. No trees in rear parking area (same comment as "a" under Site Plan)
- c. Larger green landscaped area to the northwest (same comment as "c" under Site Plan)
- d. Reduction of greenscape for hardscape at the northeast portion of the lot (same comment as "d" under Site Plan)