



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
MARCH 11, 2019

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *Chair*
Wm. Howard Wittausch, *Vice Chair*
Bob Cunningham
Ivan Insua
Leon A. Olson
Richard Six
David R. Watkins

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
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Cunningham (Items B-C) and Wittausch
Staff present: Ozyilmaz

PROJECT DESIGN AND FINAL APPROVAL

A. 440 E ORTEGA ST

Assessor's Parcel Number: 031-160-013
Zone M-C
Application Number: PLN2018-00615
Owner Nam Family Trust
Architect Henry Lenny Design Studio
Engineer Ashley & Vance Engineering, INC.

(Proposal to permit unpermitted alterations to an existing commercial structure. Project consists of permitting a minor non-residential addition to the existing restaurant, relocation of doors and windows, restriping the parking lot to be Americans with Disability Act (ADA) compliant, and a new replacement roof and framing. Project will abate violations identified in enforcement case ENF2018-00186.)

(Project Design and Final approval are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on March 4, 2019.)

Project Design Approval and Final Approval as submitted.

PROJECT DESIGN AND FINAL APPROVAL**B. 819 REDDICK ST**

Assessor's Parcel Number: 031-303-024
 Zone M-I
 Application Number: PLN2018-00681
 Owner Reddick Property Investments, LLC
 Applicant Laurel Perez
 Architect Ken Dickson
 Engineer John Maloney

(Proposal for improvements to an existing commercial building (cannabis) with ballistic glass and frame at the door and window of the lobby, and alterations to the path of travel including a new concrete slab, gate protected entry, permeable pavers to match existing, removal of an existing planting area, and handicap parking space.)

(Project Design and Final approval are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines. Project was last reviewed on February 25, 2019.)

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL**C. 422-448 SANTA FE PL**

Assessor's Parcel Number: 035-490-015
 Zone R-2
 Application Number: PLN2003-00620
 Agent L&P Consultants
 Owner The Mesa At Santa Barbara, LLC
 Architect Zehren and Associates

(The original approved project was a proposal to construct fourteen (14) duplex condominiums located on an existing 7.66 acre lot in the Alta Mesa Neighborhood. Seven (7) of the fourteen (14) units will be market rate units and approximately 1,375 to 2,200 square feet in size and seven (7) will be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. The project includes nine on-site guest parking spaces and each unit includes a two-car garage. The project received Planning Commission and City Council Approval.)

(Request for Review After Final approval for as-built minor changes to 14 duplex units. The units are occupied and are seeking final permit sign-off for final certificate of occupancy. Changes include detailing on sandstone site walls, floorplan changes resulting in minor increases in floor area, window detailing, elimination of windows, crawl space vents, chimney caps, iron railings, terrace drainage, and installation of ground-mounted A/C units in the back yards. The changes are consistent with Planning Commission Resolution 053B-04. The project was last reviewed on March 26, 2012.)

Approval of Review After Final as submitted.