



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF**  
**REVIEW**  
**CONSENT MINUTES**  
**JUNE 24, 2019**

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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**ATTENDANCE**

Members present:           Cunningham and Six  
Staff present:               Ozyilmaz

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A.           501 E MICHELTORENA ST**  
Assessor's Parcel Number: 027-260-024  
Zone: R-M  
Application Number: PLN2017-00795  
Owner: Roscoe Villa  
Applicant: DesignARC, Architect

(This project has been revised from its previously approved design in response to direction from City Council following their decision to uphold an appeal of the approval of the project on the basis of neighborhood compatibility. Proposal for a new multi-unit residential development using the Average Unit-Size Density (AUD) Program. Project consists of the demolition of an existing 1,743 square foot, single-story duplex and detached two-car garage, and the construction of a new four-unit, two-story apartment building. Unit mix will include one 3-bedroom unit, one 2-bedroom unit, one 1-bedroom unit, and one studio unit ranging in size from 405 to 1,417 square feet with an average unit size of 890 square feet. Proposed density on this 7,500 square foot lot is 24 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 four parking spaces, site alterations and landscaping, and alterations to the on-site sandstone retaining wall bordering the sidewalk. Grading will include 188 cubic yards of cut and 35 cubic yards of fill.)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project requires conditions for the Average Unit-Size Density Program Annual Residents Survey and an environmental finding for a CEQA guidelines section 15183 exemption - projects consistent with the general plan. Project was last reviewed on March 25, 2019.**

Correspondence from Anna Marie Gott was acknowledged.

**Project Design Approval with return to the Full Board with comments:**

1. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
  - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
  - d. The design of the project is appropriately sensitive to the adjacent proposed Bungalow Haven Historic District.
  - e. The design of the project does not affect established scenic public vistas.
  - f. The project includes an appropriate amount of open space and landscaping.
2. The relocation of the trash enclosure and the minor changes to the balcony is acceptable as presented.

**FINAL APPROVAL**

**B. 1250 COAST VILLAGE RD**

Assessor's Parcel Number: 009-230-037  
Zone: C-1/SD-3  
Application Number: PLN2018-00581  
Owner: FM Properties  
Applicant: The Warner Group Architects

(Proposal for cosmetic changes to an existing commercial building in the Non-Appealable Jurisdiction of the Coastal Zone. The exterior alterations comprise replacement of Saltillo tile walkways with brick pavers, replacement of roof tiles on tower elements with standing seam metal roofs, replaced lighting, minor accessibility improvements, and new landscaping.)

**Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on February 11, 2019.**

**Final Approval as submitted.**