



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF**  
**REVIEW**  
**CONSENT MINUTES**  
**JANUARY 28, 2019**

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

**BOARD MEMBERS:**

Kevin Moore, *Vice Chair*  
Bob Cunningham  
Ivan Insua  
Leon A. Olson  
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

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**ATTENDANCE**

Members present: Moore (Item A - D) and Cunningham (Item A)  
Staff present: Ozyilmaz

**REVIEW AFTER FINAL**

**A. 732 BOND AVE**

**C-G Zone**

Assessor's Parcel Number: 031-232-007  
Application Number: MST2014-00453  
Owner: Allen Arnold  
Applicant: Kevin Moore Architect

(Proposal for a new mixed-use project using the Average Unit-Size Density (AUD) Incentive Program. Project consists of demolishing an existing 700 square foot single-family dwelling and the construction of 750 square feet of commercial floor space and three residential units to be built in one 3-story mixed-use and one 2-story residential building. The unit mix will include three 2-bedroom units ranging in size from 907 to 1,539 square feet with an average unit size of 1,129 square feet. The proposed density on this 5,342 square foot lot will be 28 dwelling units per acre on a parcel with a General Plan land use designation of Commercial High Residential, which allows for 28-36 dwelling units per acre. Six covered parking spaces are proposed. No new grading is proposed.)

**(Request for Review After Final approval of paving material and updated parkway plantings. Project was last reviewed on January 14, 2019.)**

**Approval of Review After Final as submitted.**

**REVIEW AFTER FINAL****B. 1013 BATH ST****C-G Zone**

Assessor's Parcel Number: 039-262-018  
 Application Number: MST2013-00026  
 Owner: Perera Laxman  
 Architect: Tom Ochsner  
 Business Name: Sushi Teri

(Proposal to replace the existing front deck for accessibility, to permit the as-built 48 square foot walk-in cooler, to permit the as-built 93 square foot storage addition, and for a new van-accessible parking space for the existing Sushi Teri restaurant.)

**(Request for Review After Final approval of replacement of the asphalt parking area with concrete. Project was last reviewed on February 22, 2016.)**

**Approval of Review After Final as submitted.**

**REVIEW AFTER FINAL****C. 6100 HOLLISTER AV****A-I-1/SP-6 Zone**

Assessor's Parcel Number: 073-080-065  
 Application Number: MST2016-00044  
 Owner: City of Santa Barbara  
 Agent: Leif Reynolds  
 Applicant: Hazel Johns  
 Architect: Kupiec Architects  
 Engineer: Michael Viettone, Van Sande Structural Engineers  
 Landscape Architect: Arcadia Studio

(Proposal to construct a light industrial park totaling 47,186 square feet on an approximately 6.44 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.)

**(Request for Review After Final approval for changes to rooftop equipment screening. Project was last reviewed on May 8, 2017.)**

**Approval of Review After Final with comments:**

1. Proposed screening is acceptable for the large exhaust vents.
2. No screening is required for the small bathroom vents.

**PROJECT DESIGN AND FINAL APPROVAL**

**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 moving them away from the Right of Way.)

**(Project Design and Final approval is requested. Project must comply with the Project Compatibility Analysis as well as the following guidelines: Haley/Milpas Design Manual, Urban Design Guidelines. Project was last reviewed on December 10, 2018.)**

**Project Design Approval and Final Approval with the condition that the westernmost unit is to be a minimum of 20 feet from the Haley Street parapet.**