



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
FEBRUARY 4, 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
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Wittausch
Staff present: Pilar Plummer, Planning Technician

PROJECT DESIGN AND FINAL APPROVAL

A. 3516 STATE ST

C-G/USS Zone

Assessor's Parcel Number: 053-313-011
Application Number: MST2018-00667
Owner: John and Toni Friese
Agent: Troy White

(Proposal for a tenant improvement to an existing commercial structure in preparation for a new Commercial Cannabis storefront. Project consists of removing a faux mansard roof parapet, and rear window, and the installation of a wood slat canopy, rooftop equipment and screening, new lighting fixtures, and a new trash enclosure to the rear of the structure. Project also includes restriping the existing parking lot to include one Americans with Disability Act (ADA) compliant space, and the installation of landscaping adjacent to the sidewalk. No new floor area is proposed.)

(Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Upper State Street Design Guidelines, Outdoor Light Design Guidelines.)

Continue indefinitely with comments:

1. Provide accurate plans that show coordination between the plan and elevations.
2. The planting and irrigation plans are appropriate as proposed. Verify the City Arborist's concurrence with the root-pruning work specified for the existing street tree.

PROJECT DESIGN AND FINAL APPROVAL**B. 1130 N MILPAS ST****R-M Zone**

Assessor's Parcel Number: 029-201-004
 Application Number: MST2018-00640
 Owner: Santa Barbara Bowl Foundation
 Architect: DesignArc, Inc.
 Applicant: Thomas Hashbarger

(Proposal for a new storage building at the Santa Barbara County Bowl. Project consists of enclosing the existing walled storage area into a new approximately 165 square foot storage building, located to the north of the existing box office. Also proposed is the replacement of fixed cement entry bollards and their replacement with movable metal bollards.)

(Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines.)

Project Design Approval and Final Approval with the comment that the bollards and inserts are to be powder coated.

REVIEW AFTER FINAL**C. 1220 & 1222 SAN ANDRES ST****R-M Zone**

Assessor's Parcel Number: 039-151-010
 Application Number: MST2016-00211
 Owner: Edward St. George
 Applicant/Architect: Interdisciplinary Architects

(Original project was a proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNs 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include five 3-bedroom units, six 2-bedroom units, and one 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 996 square feet. The proposed density on this 29,291 square foot merged parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be fourteen uncovered and three covered parking spaces, for a total of 17 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196 cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.)

(Request for Review After Final approval for changes to tile door and window surrounds and stair tiles. Project was last reviewed on July 23, 2018.)

Approval of Review After Final with comments:

1. Introduce a cap to provide space on the stairs so that the wrought iron is not resting on the plaster.
2. Introduce a bullnose detail with color appropriate to match the proposed tilework.

PROJECT DESIGN AND FINAL APPROVAL**D. 134 EUCALYPTUS HILL CIR****RS-15/PUD Zone**

Assessor's Parcel Number: 015-231-022
Application Number: MST2018-00466
Owner: Dree E. Hudson Daugherty Living Trust
Designer: Chris Belanger

(Proposal for exterior alterations to an attached residential unit comprising window and door change outs, two new skylights, and a new roof mounted air conditioning unit. No changes to square footage is proposed.)

(Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis.)

Project Design Approval and Final Approval with the comment that recessing the glass on the inside for a classic design would be acceptable.

PROJECT DESIGN AND FINAL APPROVAL**E. 100 BLK OCEANO AVE 2307 SEG ID**

Assessor's Parcel Number: ROW-002-307
Application Number: MST2019-00021
Applicant: Jerry Ambrose

(Proposal for a new small cell telecommunication site. Project consists of the installation of a new side-mounted omni-directional antenna to be installed 30 feet high on an existing utility pole. A new pole mounted equipment cabinet is also proposed as part of this scope of work.)

(Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis.)

Continue indefinitely with comment to study relocating the RRU shroud to the ground or within a vault to mitigate the visual impact; if relocation is not feasible, the project is continued to the Full Commission for consideration.