



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
MAY 20, 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
Staff present: Ozyilmaz

REVIEW AFTER FINAL APPROVAL

A. 1220 & 1222 SAN ANDRES ST
Assessor's Parcel Number: 039-151-010
Zone: R-M
Application Number: PLN2016-00211
Owner: Edward St. George
Applicant: Interdisciplinary Architects

(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.)

Review After Final approval is requested for installing 15 Queen Palms in lieu of 15 Firewheel Trees.

Correspondence from Paulina Conn was acknowledged.

Approval of Review After Final with the condition that the four Queen Palms along the frontage to San Andres Street and the one Queen Palm on the south-east corner of Building A, are approved as noted on Sheet L-2. All other trees to remain Firewheel Trees.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 211 W GUTIERREZ (COMMON AREA)

Assessor's Parcel Number: 037-420-CA1
 Zone: C-G
 Application Number: PLN2018-00602
 Owner: El Zoco HOA
 Applicant: Peter McCorkle

(Proposal to remove four trees in the common area of a condominium development. Project proposes to removal of four Liquid Amber Trees, and to replace them with either three Fruitless Olives or three Japanese Maples. A Liquid Amber tree adjacent to a backflow preventer is not proposed to be replaced.)

Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines. Project was last reviewed on February 13, 2019.

Continue indefinitely with comments:

1. The Fruitless Olive trees adjacent to the parking area are acceptable.
2. Find a replacement tree for the Liquid Amber tree adjacent to the backflow preventer.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. 617 SUTTON AVE

Assessor's Parcel Number: 037-062-005
 Zone: R-M
 Application Number: PLN2018-00684
 Owner: Parma Properties, LLC
 Applicant: Mark Morando

(Proposal for the remodel of two residential units. Project consist of internal work on Unit 'B' and a façade remodel for Unit 'A' including new windows, front door, and new brick detailing at front porch. A six foot fence is also proposed in the side yard of the front Unit 'A'. Project proposes to abate violations identified in enforcement case ENF2018-00854.)

Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on February 25, 2019.

Project Design Approval and Final Approval as submitted.

CONTINUED ITEM: CONCEPT REVIEW

D. 1726 SAN ANDRES ST
Assessor's Parcel Number: 043-191-017
Zone: R-M
Application Number: PLN2019-00188
Applicant: Travis Hardy, Owner
Designer: Dennis Story

(Proposal to abate various violations on a lot developed with two residential units. Project consists of the demolition of sheds encroaching into the setback, permitting the construction of a laundry enclosure at the rear of the back structure, and permitting a nonconforming parking arrangement which includes three parking spaces. Project will abate violations identified in enforcement case ENF2017-01196 and zoning information report ZIR2017-00454.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Item was postponed on May 13, 2019.

Continue indefinitely to the Staff Hearing Officer with positive comments:

1. The project is ready for Project Compatibility Analysis findings to be made.
2. The project shows pride of ownership.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

E. 2217 OAK PARK LN
Assessor's Parcel Number: 025-160-009
Zone: R-M
Application Number: PLN2018-00496
Owner: Dawn Close Living Trust
Applicant: Chris Cottrell

(Proposal to permit four uncovered parking space on a site developed with two residential units. Project consists of permitting the unpermitted demolition of a two-car garage, and the construction of four uncovered parking spaces. Project proposes to abate violations identified in enforcement case ENF2013-00959.)

Project Design approval and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on October 22, 2019.

Project Design Approval and Final Approval as submitted.