



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES JUNE 10, 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: Six and Cunningham
Staff present: Pilar Plummer, Planning Technician

FINAL APPROVAL

A. 217 S VOLUNTARIO ST
Assessor's Parcel Number: 017-260-016
Zone: R-M
Application Number: PLN2016-00291
Owner: Jon Sarad and Simmons Family Trust
Applicant: Dexion Systems

(Proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The project will include the demolition of an existing 691 square foot one-story dwelling unit, 421 square foot detached garage, and 85 square foot shed, and the construction of a 2,204 square foot two-story duplex and a 2,854 square foot two-story triplex. An existing 1,072 square foot (3-bedroom) dwelling unit is proposed to remain unchanged. The proposed unit mix will include four, 2-bedroom units and one, 1-bedroom unit. The project will result in six dwelling units totaling 6,145 square feet, with an average unit size of 1,024 square feet. The proposed density on this 12,500 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. There will be a total of five parking spaces provided in attached garages totaling 1,088 square feet, and one uncovered space. Two fruit trees will be removed and new landscape, hardscape, fencing, and trash enclosure is proposed. Grading will consist of 140 cubic yards of excavation and 25 cubic yards of fill. This project will address violations identified in Zoning Information Report ZIR2015-00485.)

Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on November 21, 2016.

Continue indefinitely with comments:

1. Applicant to return with the full architectural details and materials; including the fencing, chimneys, flashing, balconies, railings, gutters, downspouts, stoops, drip screed, and roof details.
2. Indicate the location of the landscape and fire backflow preventer and screening.
3. Indicate the window materials and types.
4. Correct the length of the open air parking space depicted on Sheet C1 to match the architectural site plan.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 160 EUCALYPTUS HILL CIR

Assessor's Parcel Number: 015-231-009
 Zone: RS-15/PUD
 Application Number: PLN2018-00628
 Owner: Edick Family Revocable Trust
 Applicant: DMHA

(Proposal for interior and exterior alterations to an existing 2,767 square foot single-family dwelling in the Hillside Design District. The project proposes a new 80 square foot deck and replacing existing windows and a sliding glass door with dual pane systems and adding new windows. Wood decking replacement and new cable railings on existing decks and the proposed deck are also proposed.)

Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and the Urban Design Guidelines.

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL

C. 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 is requested to change three Fire-Wheel Trees to Queen Palms, and for minor elevation changes to the tile surrounds, deck railings, and doors. Project was last reviewed on May 20, 2019.

Approval of Review After Final as submitted.

REVIEW AFTER FINAL APPROVAL

D. 715 BOND AVE
 Assessor's Parcel Number: 031-231-015
 Zone: C-G
 Application Number: PLN2015-00198
 Owner: Monica Elias Calles-Gonzalez
 Applicant: Kevin Moore

(Proposal for a new multifamily development using the Average Unit Density Incentive Program (AUD). The project includes a 1,577 square foot, one-story addition to an existing 1,136 square foot, one-story single-family dwelling, resulting in a 3-unit apartment building. An existing carport and shed foundation will be removed, the existing driveway will be replaced with permeable pavers, and three uncovered parking spaces will be provided at the rear. Also proposed are new decks and six covered bicycle parking spaces. The unit mix will comprise two, one bedroom units and one, three bedroom unit, with an average of 518 square feet. The proposed density on this 5,000 square foot parcel will be 26 dwelling units per acre with a General Plan land use designation of 37-63 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One tree is proposed to be removed from the rear yard.)

Review After Final is requested for the addition of condensing units to the northeast corner, improvements to the landscape plan to accommodate the condensing units, and changes to the door and window material. Project was last reviewed and granted Final Approval on April 3, 2017.

Approval of Review After Final with the condition to adjust the landscape plan to indicate the Sweet Olive tree or False Aralia plant in place of the Dinner-Plate Aeonium plant.