



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
JULY 8, 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: Olson and Six
Staff present: Ozyilmaz

REVIEW AFTER FINAL APPROVAL

A. 400 BLK OLD COAST HWY
Assessor's Parcel Number: ROW-002-793
Application Number: PLN2017-00434
Applicant: City of Santa Barbara Public Works, Owner

(Proposal for new public sidewalks along the north side of Old Coast Highway near Salinas Street. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 650 linear feet of sidewalk. Also proposed are four ADA compliant pedestrian access ramps, three reconstructed driveways, and 315 linear feet of new retaining walls.)

Review After Final Approval is requested for changes to the material of two retaining walls located on private property adjacent to the new sidewalk. Project was last reviewed on June 2, 2018.

Item postponed indefinitely at the applicant's request.

FINAL APPROVAL**B. 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
Designer: Dexign 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. Project was last reviewed on June 10, 2019.

Public Comment:

The following individual(s) spoke:

1. Anna Marie Gott

Continue indefinitely with comments:

1. Provide more details, which include but are not limited to the following details:
 - a. Provide stoop details.
 - b. Show downspouts and their locations on the elevation.
 - c. Add trees to the south of the project.
 - d. Add variety of trees to north property line.
 - e. Show location of the backflow preventer.
 - f. Show the railing detail that expresses attachment to the structure.
 - g. Show flashing details at the deck, chimneys, and throughout the project.

NEW ITEM: CONCEPT REVIEW**C. 802 E COTA ST**

Assessor's Parcel Number: 031-233-001

Zone: C-G

Application Number: PLN2019-00046

Owner: Grassini Family Trust

Applicant: Teri Malinowski

(Proposal to convert a single residential unit to a duplex on the third floor of an existing mixed use building. Project consists of the internal reconfiguration of floor area to provide a second residential unit. Also proposed is a new wrought iron security gate and fencing.)

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.

Public Comment:

The following individual(s) spoke:

1. Jarrett Gorin, in support.
2. Anna Marie Gott

Continue indefinitely to the Staff Hearing Officer with comments:

1. The two security gates are acceptable as proposed.
2. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
 - a. Without hearing anything to the contrary from Staff, 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 does not affect the Landmark across the street in any appreciable way.
 - e. The design of the project does not affect scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping in that it has not changed.

FINAL APPROVAL**D. 29 S MILPAS ST**

Assessor's Parcel Number: 017-171-024
 Zone: C-R
 Application Number: PLN2018-00682
 Owner: S & P Investments
 Applicant: Paul Poirier & Associates Architects

(Proposal for a remodel of an existing commercial shopping center. Project consists of a façade remodel including new colors, copper gutters, sandstone bases, and extended eaves. A new 33 foot tall entry tower is proposed for a new grocery store location. A reallocation of non-residential floor area is proposed with demolition of a 1,697 square foot mezzanine and construction of a 606 square foot loading dock, which results in a demolition credit of 1,091 square feet. Also proposed are changes to parking lot circulation and configuration, new trash enclosure, new bicycle parking, new landscaping and site lighting, and storm water management improvements. Project includes a Voluntary Lot Merger to merge two adjoining parcels (APNs 017-171-024 and 017-171-004).)

Final approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on July 1, 2019.

Final Approval with conditions:

1. Front facing exposed parapet flashing shall be no more than one and a half inches in depth.
2. One Giant Burmese Honeysuckle shall be placed on the wall adjacent to Trader Joe's former entry.

FINAL APPROVAL**E. 443 CORONA DEL MAR DR**

Assessor's Parcel Number: 017-322-017
 Zone: R-4/SD-3
 Application Number: PLN2018-00328
 Owner: G6 Hospitality Real Estate LLC
 Applicant: Jarrett Gorin
 Applicant: The Dimension Group
 Architect: Stayton Wood
 Engineer: Ken Okamoto and Associates, Inc.
 Landscape Architect: Roderick Horne

(Proposal for a remodel of an existing Motel 6 in the Coastal Zone. Project consists of an interior remodel, and improvements to the exterior of the two existing motel buildings comprised of 52 units, including new windows and doors, new roofing, new railings and fencing, metal parking trellises, and upgrades to the pool area. Changes in landscaping are proposed as part of this project, resurfacing and redesign of the parking lot totaling 47 parking spaces, as well as the introduction of planters to the parking lot.)

Final approval is requested. Project requires substantial conformance with the plans granted Project Design approval on June 17, 2019. Project was last reviewed on July 1, 2019.

Final Approval with conditions:

1. Provide color chips to Staff.
2. The perimeter roof flashing shall be no more than one a half inches.
3. The existing stair steel and other similar aspects are to be painted "Whiskers" as noted on Sheet A-2.1.