



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
JULY 29, 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: Ozyilmaz

FINAL APPROVAL

A. 1616 SAN PASCUAL ST
Assessor's Parcel Number: 043-223-014
Zone: R-M
Application Number: PLN2018-00598
Owner: Michael Francis Madden Living Trust
Applicant: Blair Weymouth, Designer
Applicant: Y.S. Kim

(Proposal for a new multi-unit residential project using the Average Unit-Size Density Incentive program (AUD). Project consists of the demolition of a 222 square foot garage and the construction of a two-story duplex addition to an existing 786 square foot single unit residence. Unit mix will consist of two, two-bedroom units and one studio unit ranging in size from 537 to 786 square feet, with an average unit size of 685 square feet. Proposed density for this 5,900 square foot parcel is 22 dwelling units per acre, on a site with a General Plan Land Use Designation of Medium-High Density which allows for 15-27 dwelling units per acre. Also proposed are three parking spaces: a two car garage, and an uncovered parking space.)

Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on March 25, 2019.

Continue one week with comments:

1. The project must meet the City Water Use Classification of Landscape (WUCOL) levels for projects of this type.
2. Provide the quantity, size, and botanical names of plantings.
3. The project must meet City requirements for irrigation.
4. Provide decking detail for the balcony and stairs.
5. Note the eaves and columns as matching the existing structure.
6. The material of the trash enclosure gate should be redwood rather than chain-link.
7. Provide planting along the length of the northern fence line to the main rear property line, preferably Star Jasmine.

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-Size 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 July 8, 2019.

Item postponed one week at the applicant's request.