



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF**  
**REVIEW**  
**CONSENT MINUTES**  
**AUGUST 12, 2019**

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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**ATTENDANCE**

Members present:           Cunningham and Olson  
Staff present:                Ozyilmaz

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A.           2617 STATE ST**  
Assessor's Parcel Number: 051-640-CA1  
Zone: R-2  
Application Number: PLN2019-00343  
Owner: Laura Condon  
Applicant: Doug Campbell

(Proposal to permit unpermitted changes to landscape and irrigation in condo development. A large Coast Live Oak tree at the southerly courtyard of the development near Chapala Street fell during a storm and was subsequently removed. The application proposes to plant three new Coast Live Oaks in the courtyard, and remove and replace the majority of the on-site landscaping. No changes to the structures on site is proposed.)

**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 as submitted.**

**REVIEW AFTER FINAL APPROVAL****B. 1818 CASTILLO ST**

Assessor's Parcel Number: 027-012-023  
Zone: R-MH  
Application Number: PLN2015-00500  
Owner: DB Partners, LLC  
Applicant: Peikert and RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a 5-unit two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two 2-bedroom units and five 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line.)

**Review After Final Approval is requested for changes in window orientation, details for exterior doors, and patio wall height, and relocation of the trash enclosure. Project was last reviewed on August 5, 2019.**

Public Comment:

Correspondence from Anna Marie Gott was acknowledged.

**Approval of Review After Final as submitted.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 281 CALLE ESPERANZA**

Assessor's Parcel Number: 051-610-008  
Zone: R-M/ACS/SP4-RA/USS  
Application Number: PLN2019-00313  
Owner: Steven Junk  
Applicant: Dave Crocker

(Proposal for a new air conditioning unit on an existing multi-unit residential development. Project requires a waiver for mechanical equipment located closer than five feet to an adjacent property line.)

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

**Project Design Approval and Final Approval with the granting of a waiver for the mechanical equipment located closer than five feet to an adjacent property line.**