



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
AUGUST 5, 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, Six, and Cunningham
Staff present: Ozyilmaz

REVIEW AFTER FINAL APPROVAL

A. 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 July 2, 2018.

Continue one week with comments:

1. Relocate the curb three and a half feet into the parking area in order to provide three feet of landscaping and a path to the trash enclosure 18 inches wide.
2. Provide a tree in the widened planter.
3. Apply moulding details to the doors.

FINAL APPROVAL**B. 3775 MODOC RD**

Assessor's Parcel Number: 049-030-030
 Zone: R-2
 Application Number: PLN2019-00285
 Owner: Front Porch Communities and Services
 Applicant: RRM Design Group

(Proposal for an addition and new patio within an existing residential care facility. Project proposes renovating the existing dining room and adding an additional 2,350 square feet. Also proposed are changes to the landscaping, construction of a trellis/shade structure, installation of accent pavers, outdoor seating, new fireplace, and walkways with benches. No additional residential units are proposed.)

Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on July 29, 2019.

Final Approval as submitted.

FINAL APPROVAL**C. 1616 SAN PASCUAL ST**

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

(Proposal for a new multi-unit residential project using the Average Unit-Size Density (AUD) program. 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. Project was last reviewed on July 29, 2019.

Final Approval as submitted.**FINAL APPROVAL****D. 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
 Jon Sarad, Trustee
 Applicant: 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 July 8, 2019.

Final Approval with the condition that the instant water heaters are screened either with *Nandina Domestica* or *Mahonia Aquifolium*.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 7 LA CUMBRE CIR**

Assessor's Parcel Number: 049-350-062
 Zone: R-2
 Application Number: PLN2019-00344
 Patrick O'Donnell Revocable Trust
 Owner: Patrick O'Donnell, Trustee
 Applicant: Jose Luis Esparza

(Proposal to change the windows and glass slider doors on a condominium unit. Project consists of the replacement of four windows, and removal of one glass slider to be replaced with French doors. A new bay window is proposed to be located adjacent to the front entrance.)

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

Project Design Approval and Final Approval as submitted.**REVIEW AFTER FINAL APPROVAL**

F. 823 E MASON ST
Assessor's Parcel Number: 017-083-018
Zone: M-I
Application Number: PLN2017-00824
Owner: Elizabeth Eschenroeder Living Trust
Elizabeth Eschenroeder, Trustee
Applicant: Kent Mixon

(Proposal for a commercial remodel over two lots (815 & 823 East Mason Street). Project consists of the interior conversion of an existing commercial space into an overnight dog kennel and kitchen. Exterior changes include removing a single door facing the existing parking lot, and three new doors at the eastern exterior wall to access the proposed new dog yard. Also proposed are a parking lot restripe and reconfiguration to include more planting area and ADA paths of travel on 815 East Mason Street, and a new parking lot on 823 East Mason Street. The single-family residence on 823 East Mason Street will remain unchanged.)

Review After Final Approval is requested for a reduced scope of work which no longer includes the permanent sun sails and parking lot to the rear of the residential structure. Project was last reviewed on February 5, 2018.

Approval of Review After Final as submitted.