



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, July 13, 2015

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

BOARD MEMBERS:

KIRK GRADIN – CHAIR (Consent Agenda Representative)

SCOTT HOPKINS – VICE-CHAIR

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

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CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: JOHN CAMPANELLA

PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Stephanie Poole and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 702 E GUTIERREZ ST

M-1 Zone

Assessor's Parcel Number: 031-361-001

Application Number: MST2015-00312

Agent: SAC Wireless

Owner: Southern California Edison Company

(Proposal to upgrade an existing wireless facility located on a 60 foot tall monopole. The work will include the replacement of six panel antennae with six new antennae and new electrical and communications equipment within the existing enclosure. The visible change will be the replacement of the existing 18" diameter radome (shroud) with a new 36" diameter radome, which will enclose the new antennae.)

(Requires No Visual Impact findings and a Staff level Planning Commission Substantial Conformance Determination.)

Present: Lawrence Faulkner, Agent for SAC Wireless.

Project Design Approval and Final Approval as noted on plan Sheet A-3 with the comment that no visual impact findings were made based on the minor differential in diameter that was proposed. Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**B. 3343 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-063-004
Application Number: MST2015-00116
Owner: San Roque Commercial Property LLC
Applicant: Kevin Murphy

(Proposal to permit eight as-built steel bollards installed in an existing parking lot. There will be no new paving or changes to number of parking spaces.)

Present: Kevin Murphy, Architect.

Project Design Approval and Final Approval as submitted.

Miller/Poole, 2/0/0. Motion carried.

ABR - NEW ITEM**C. 826 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-042-001
Application Number: MST2015-00325
Owner: Gold Lab, LLC
Applicant: Vanguard Planning LLC

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Landscaping will also be reconfigured and a new finger planter will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

Present: Jarrett Gorin, Vanguard Planning

Continued one week.

Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**D. 335 W ISLAY ST****R-4 Zone**

Assessor's Parcel Number: 027-590-001
Application Number: MST2015-00316
Owner: Parker Family Trust
Applicant: Dylan Chappell Architects

(Proposal for two minor additions of 55 square feet and 22 square feet to Unit A of an existing two-unit, single-story condominium duplex. The total square footage of Unit A after the addition will be 673 square feet. Unit B of the duplex and the single-family residence to the rear will remain unaltered. Also proposed is the replacement of 391 square feet of impermeable paving with permeable paving, new entry door openings and doors, new light fixtures, and a reduction to the existing hedge height along both street frontages to 42" to address violation identified in Zoning Information Report ZIR2011-00169.)

(Action may be taken if sufficient information is provided.)

Present: Dylan Chappelle, Architect

Continued one week with comments:

- 1) Reduce the quantity of hardscape at the front patio to allow for existing trees to grow.
- 2) Note on the plans to reduce the hedge height per Santa Barbara Municipal Code Ordinance.
- 3) Provide material and color sample of the paver.

Poole/Miller, 2/0/0. Motion carried.

ABR - FINAL REVIEW**E. 312 RANCHERIA ST****R-4 Zone**

Assessor's Parcel Number: 037-231-010
 Application Number: MST2014-00567
 Owner: Rancheria Cottages, LLC
 Applicant: Acme Architecture

(Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.)

(Action may be taken if sufficient information is provided. Project was last reviewed on May 26, 2015.)

Present: Keith Rivera, Architect; and David Black, Landscape Architect.

Final Approval as submitted.

Miller/Poole, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**F. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022
 Application Number: MST2012-00332
 Owner: James McDonald
 Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

(Review After Final of change to add an 8'-0" tall CMU privacy wall at the rear property line.)

Present: James McDonald, Owner

Continued one week.

Miller/Poole, 2/0/0. Motion carried.

ABR - FINAL REVIEW**G. 1120 & 1122 INDIO MUERTO ST****R-3 Zone**

Assessor's Parcel Number: 017-291-027
 Application Number: MST2014-00051
 Owner: Edward St George Revocable Trust
 Architect: On Design Architects

(This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (APN 017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. There will be 11 covered and five uncovered parking spaces. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.)

(Final approval of architectural details and landscaping.)

Present: Chuck McClure, Landscape Architect.

Final Approval as submitted, and with the Arborist Report by Art Tonneson accepted as submitted.
 Mille/Poole, 2/0/0. Motion carried.

ABR - FINAL REVIEW**H. 618 E GUTIERREZ ST****M-1 Zone**

Assessor's Parcel Number: 031-352-002
 Application Number: MST2015-00082
 Owner: Amherst Exchange Corporation
 Architect: Cearnal Andrulaitis

(Proposal for alterations to an existing one story commercial building. The project will comprise door and window replacements with anodized aluminum products including the replacement of current warehouse doors with glass roll-up doors, 348 square feet of new roofing at the front of the building, changing from existing terracotta tile to corrugated CORE TEN raw metal, a new trash enclosure, new light fixtures, and a new ADA accessible path of travel. No new floor area is proposed.)

(Final Approval of landscape details. Requires compliance with the Haley-Milpas Design Manual. Project was last reviewed on March 16, 2015.)

Present: Joe Andrulaitis, Architect.

Final Approval as submitted.
 Miller/Poole, 2/0/0. Motion carried.

****CONSENT REVIEW ADJOURNED AT 2:30 P.M.****