



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, December 21, 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)
- AMY FITZGERALD TRIPP
- WM. HOWARD WITTAUSCH

- CITY COUNCIL LIAISON:** DALE FRANCISCO
- PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA
- PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor
 - JOANNA KAUFMAN, Planning Technician
 - KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Stephanie Poole and Courtney Jane Miller.

Staff present: Joanna Kaufman.

ABR - NEW ITEM

A. 3708- 3773 GREGGORY WAY R-3/P-D/SP-4/SD-2 Zone

- Assessor's Parcel Number: 051-570-CA1
- Application Number: MST2015-00612
- Owner: Franciscan Villas Homeowners Association
- Landscape Architect: Erin Carroll

(Proposal for landscape plan alterations within a 7,920 square foot common area of an existing condominium complex. The proposal involves replacing 2,590 square feet of existing turf and ornamental landscaping with new drought-tolerant landscaping. A total of 1,156 square feet of existing turf will remain in place. A 20'-0" tall, 10" diameter Washingtonia palm will be removed, as well as a 12'-0" tall, 3" diameter volunteer Pittosporum undulatum and a 12'-0" tall, 3" diameter volunteer Ficus nitida. Also proposed is to replace the existing spray irrigation system with drip irrigation, with the remaining turf to be irrigated with new rotator nozzles.)

Present: Erin Carroll, Landscape Architect.

Motion: **Project Design Approval and Final Approval as submitted.**

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

ABR - NEW ITEM**B. 305 W MONTECITO ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 033-031-005
 Application Number: MST2015-00621
 Owner: Rudolfo & Alma Alvaro
 Architect: Wilco Group

(Proposal for minor site and exterior alterations to an existing 6,337 square foot, two-story, mixed-use building, which comprises 1,228 square feet of residential and 5,109 square feet of commercial uses on a 13,500 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes restriping the parking lot to match the original approved plan of 17 parking spaces including one ADA accessible space, a new exterior trash enclosure at the front property line along Bath Street, door and window replacement, new paint, brick and wainscot restoration, new landscaping, and permitting an as-built interior partition to create two tenant spaces. This proposal will address violations identified in enforcement case ENF2015-00142.)

Present: Ross Miller, Architect.

Motion: Continued to the January 4, 2016 Consent Review with comments:

- 1) Study ways to add shade trees in the parking lot.
- 2) The roof equipment shall be shown with the screening.
- 3) The Board recommends moving the gate back from the street.
- 4) Submit color paint chip samples.
- 5) Adjust the site plans to comply with ADA requirements.
- 6) Submit more photographs.
- 7) Add more landscaping, and eliminate the sidewalk between the buildings and Montecito Street.
- 8) Provide landscaping irrigation plans, and lighting details and information on the specification plan sheets.

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

ABR - REVIEW AFTER FINAL**C. 414 N SALSIPUEDES ST****M-1 Zone**

Assessor's Parcel Number: 031-293-018
 Application Number: MST2014-00068
 Owner: Andros Family Trust
 Designer: Adam Cunningham
 Business Name: Carr Winery

(This is a revised project description: Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,495 square feet of ground floor/mezzanine and the construction of a 796 square foot patio with fireplace. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry and planted pots along the streetscape. The project will result in a credit of 1,205 square feet of Growth Management Plan square footage.)

(Review After Final of fireplace and lighting details.)

Motion: Final Approval as submitted of Review After Final.

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

ABR - FINAL REVIEW**D. 617 BRADBURY AVE****C-2 Zone**

Assessor's Parcel Number: 037-122-006
Application Number: MST2007-00559
Owner: Leed Santa Barbara, LLC
Architect: Garcia Architecture & Design

(The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floors adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings.)

(Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

Motion: Final Approval as noted on Drawing A.3.1 with the condition that the steplight cut sheets be submitted and color sheets provided for staff approval.

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

**** CONSENT REVIEW ADJOURNED AT 2:36 P.M. ****