



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, May 9, 2016

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

BOARD MEMBERS:

KIRK GRADIN, *Chair*

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER

KEVIN MOORE

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS

PLANNING COMMISSION LIAISON: JOHN CAMPANELLA

PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician (absent)
Nicole Hernandez, Associate Planner/City Urban Historian
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Howard Wittausch and Courtney Jane Miller.

Staff present: Nicole Hernandez, Associate Planner/City Urban Historian.

ABR - FINAL REVIEW

A. 400 BLK N CANADA ST

Assessor's Parcel Number: ROW-001-007

Application Number: MST2015-00382

Agent: Sequoia Deployment Services, Inc.

(Proposal for a new small cell wireless communications facility for Verizon including one 2'-0" diameter Cantenna to be mounted on a new arm at 24'-0" off grade and associated equipment on an existing 36'-0" tall wooden utility pole. Also proposed is a new meter pedestal and pad with equipment cabinet and ground level handhole to be located around the corner on Blanchard Street.

(Action may be taken if sufficient information is provided. Requires No Visual Impact Findings and a Public Works Encroachment Permit. Project was last reviewed on March 28, 2016.)

Present: Pete Shubin, Agent for Verizon Wireless

Referred up to Full Board.

ABR - FINAL REVIEW**B. 220 GRAY AVE****OC/HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-054-020
Application Number: MST2015-00123
Owner: JG Shalhoob Sr. Family Trust
Architect: Sherry & Associates
Applicant: Sherry & Associates

This is a revised project description: Proposal for a voluntary lot merger of the lots at 220 Gray Avenue [APN 033-054-020] and 224 Gray Avenue [APN 033-054-017]. The proposal also includes the demolition of 2,093 square feet of as-built one-story additions and construction of a 102 square foot addition to the existing 3,755 square foot commercial building. The proposal also includes site improvements comprising 15 parking spaces, four bicycle parking spaces, an as-built outdoor dining area, new site walls and gates, and a trash enclosure. Coastal review is required. This project will address violations identified in enforcement case ENF2014-00833.)

(Action may be taken if sufficient information is received. Project was last reviewed on May 2, 2016.)

Present: Lauren Deason, Sherry & Associates.

Motion: Final Approval as submitted with the condition to extend the irrigation to the planter area to the right of the restrooms and trash enclosure.

Action: Wittausch/_____, 1/0/0. Motion carried.

ABR - CONTINUED ITEM**C. 824 VINE AVE****R-3 Zone**

Assessor's Parcel Number: 031-023-011
Application Number: MST2016-00137
Owner: Housing Authority, City of Santa Barbara
Architect: Thomas Moore

(This proposal involves two multifamily lots addressed at 825 Olive Street and 820 Vine Street. At 825 Olive Street, the proposal includes the removal of a landscape planter, new curbs and low wells for a new access aisle, a new ADA van-accessible parking space, and new parking lot seal coat and restripe. At 820 Vine Street, the proposal includes the demolition of an existing trash enclosure and construction of a new 89 square foot trash enclosure, a new ADA van-accessible parking space, and resurfacing/restriping the existing parking lot.)

(Second review. Project was last reviewed on May 2, 2016.)

Present: Thomas Moore, Architect.

Motion: Project Design Approval as submitted with the condition to extend the planter on Vine Street between the parking and the sidewalk over to the ADA handicap access ramp.

Action: Wittausch/_____, 1/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**D. 3714 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-023
 Application Number: MST2012-00443
 Owner: KW Fund V-Sandman, LLC
 Applicant: Kenneth Marshall
 Architect: Brian Cearnal
 Agent: John Schuck
 Landscape Architect: Martha Degasis, AIA

(Revision to the previously approved mixed-use development at the former Sandman Inn site [MST2007-00591; City Council Resolution No. 10-020]. The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.)

(Review After Final of tree changes to the approved landscape plan. Comments only; requires Substantial Conformance Determination.)

Present: Bob Cunningham, Landscape Architect.

Motion: Final Approval of Review After Final with the condition to substitute 3-to-1 ratio of plants, as proposed, with the exception of the cedar trees.

Action: Wittausch/_____, 1/0/0. Motion carried.

ABR - NEW ITEM**E. 1127 BATH ST****R-4 Zone**

Assessor's Parcel Number: 039-212-010
 Application Number: MST2016-00070
 Owner: Leslie Brueckner
 Applicant: Morando Design

(Proposal to demolish an existing 269 square foot detached garage and construct a new 451 square foot detached garage on a 6,000 square foot parcel developed with two single-family dwellings. A total of two covered parking spaces will be provided on site. Both dwelling units will remain unaltered with the exception of the relocation of an existing water heater from the front residence facing Bath Street to the rear of the new garage. Staff Hearing Officer review is requested for a zoning modification to allow the garage and laundry to encroach into the required interior setback.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review. Requires a Transportation Waiver prior to issuance of Building Permit.)

Present: Mark Morando, Applicant.

Motion: Continued indefinitely to Staff Hearing Officer with positive comments:

- 1) The Board finds the proposed rear and interior modification aesthetically appropriate, and does not pose negative visual impacts to the neighborhood or consistency issues with the Architectural Board of Review Guidelines.
- 2) In the new garage, add a fan vent or window under the gable.
- 3) Relocate the gable ends to allow the fan light or louver or a garage window.
- 4) The Board suggested using an alternate material to the proposed red wood deck.

Action: Wittausch/_____, 1/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**F. 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.)

(Review After Final of the following changes to the approved project: Change windows from anodized aluminum to black Fiberglas, shorten window D by 4', change casement windows A, E, and F to sliding, change kitchen door to full light, add a wood lattice-clad meter enclosure, change patio material from pavers to integral colored concrete, and change building trellis material from solid wood to powder-coated steel.)

Motion: Final Approval as submitted of Review After Final.

Action: Wittausch/_____, 1/0/0. Motion carried.

ABR - NEW ITEM**G. 815 E MASON ST****M-1 Zone**

Assessor's Parcel Number: 017-083-019
Application Number: MST2016-00185
Owner: Spencer Marlin Lee Trustee
Architect: Bildsten Architecture and Planning

(Proposal for minor site and exterior alterations to an existing commercial building including minor door and window alterations, a new accessible ramp and ADA parking space, new trash enclosure, new rooftop equipment, and new A/C units at the rear. No new square footage is proposed.)

Motion: Project Design Approval and Final Approval as submitted with the condition for the electrical equipment structure to be painted to match or to compliment the house.

Action: Wittausch/_____, 1/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:15 P.M. ****