



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, August 29, 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
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CITY COUNCIL LIAISON: FRANK HOTCHKISS
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
 IRMA UNZUETA, Project Planner
 KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Wittausch and Miller (Items A-C)

Staff present: Irma Unzueta

ABR - NEW ITEM: PUBLIC HEARING

A. 119 E COTA ST **C-M Zone**

Assessor's Parcel Number: 031-151-018
Application Number: MST2016-00319
Owner: City of Santa Barbara
Applicant: Teri Green, Associate Transportation Planner
Engineer: Laura Yanez, Project Engineer I

(Proposal to upgrade the Cota Street Commuter Parking Lot. The proposal will include the installation of 2,944 square feet of permeable paving, two access control gate arms and associated equipment, two electric vehicle charging stations, two security cameras, bicycle parking, landscape and hardscape changes, and upgrades to comply with ADA requirements. Thirteen existing overcrowded or diseased trees will be removed and 17 new trees will be planted, and a new irrigation system will be installed. The proposed reconfiguration of the parking lot will result in a reduction of seven parking spaces, from 221 to 214 spaces.)

(Comments only; requires Environmental Assessment.)

Present: Susan Van Atta, Landscape Architect; Teri Green, Associate Transportation Planner, City of Santa Barbara; Laura Yanez, Project Engineer, City of Santa Barbara; and Victor Garza, Parking/Temporary Superintendent, City of Santa Barbara.

Continued indefinitely with comments:

1. Provide photographs of proposed security cameras.
2. Provide arborist report or letter regarding the health of trees proposed for removal.

3. Bollards and bike rings are to be painted Malaga green with reflective tape to improve visibility.
4. Provide cut sheet of trash enclosure.

ABR - NEW ITEM

B. 2130 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-071-012
 Application Number: MST2016-00385
 Owner: Marymount of Santa Barbara, Inc.
 Architect: Earthform Design

(Proposal to remodel and repair the existing Marymount School playfield. The work will include re-grading the playfield to smooth out eroded and uneven surfaces, improvements to access stairs, new ramp, and terraced seating. New gates are proposed to be installed at the Mission Ridge Road boundary wall and new colored concrete sidewalk will replace broken sidewalk from Mission Ridge Road to the front entry steps of the campus Administration office along the arrival driveway. Two 40 to 50 foot tall Eucalyptus sideroxylon trees will be removed and new drought-tolerant landscaping will be installed throughout the campus. There will be approximately 2,685 square feet of new impermeable surfaces. This building is on the City's List of Potential Historic Resources and is eligible for Structure of Merit status.)

(Comments only; requires compliance with Tier 3 Storm Water Management Program.)

Present: Susan Maphis.

Public comment opened at 1:40 p.m.

Paula Campanelli inquired about the landscaping.

Public comment closed at 1:44 p.m.

Continued indefinitely with comments:

1. Provide photographs of the Eucalyptus stand and the trees proposed for removal.
2. Provide samples of the proposed stone that is to be used for the stairs.
3. Provide stair detail.

ABR - NEW ITEM

C. 205 SANTA BARBARA ST

OC/SD-3 Zone

Assessor's Parcel Number: 033-054-028
 Application Number: MST2016-00387
 Owner: Castagnola Italo Etal
 Applicant: Dudek

(Proposal to slurry seal and restripe an existing 20-space parking lot with 22 parking spaces. The 20,250 square foot parcel is bounded by Santa Barbara Street, E. Yanonali Street, and Gray Avenue. The requirement for this parking lot is 24 spaces, but the parking lot is considered legal non-conforming. Also proposed is to relocate an existing Caryota urens "Fishtail palm" tree on-site, remove an as-built landscape area, and slightly shift location and reduce the size of a parking lot planter.)

Present: John Cuykendall, Dudek; and Scott Schell, ATE.

Continued one week with comments:

1. Provide more information on Fishtail palms and study the preservation of the existing trees.
2. Include the parking planters in the plans.

ABR - NEW ITEM

D. 426 W ORTEGA ST

R-4 Zone

Assessor's Parcel Number: 037-072-015
 Application Number: MST2016-00380
 Owner: Juana Barbosa
 Applicant: Morando Design

(Proposal to remove the unpermitted enclosure of a second floor deck, relocate the washer and dryer from rear unit kitchen to carport beneath, and remove an unpermitted storage shed and driveway gate. Also proposed is to demolish an as-built entry door and porch and permit new entry door and porch in the new location on the side of the building. This project will address violations identified in Zoning Information Report ZIR2016-00147 and Enforcement Case ENF2016-00459.)

Present: Mark Morando, Morando Design.

Continued one week with the comment to provide details of the reconstructed roof over the front porch.

ABR - NEW ITEM: PUBLIC HEARING

E. 1929 BATH ST

R-4 Zone

Assessor's Parcel Number: 025-352-007
 Application Number: MST2016-00369
 Owner: Friedman Family Trust
 Applicant: Vanguard Planning Inc.

(Proposal to convert an existing 1,230 square foot, two-bedroom dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require a Fence Height Exception to allow an as-built over-height wood entry gate and Development Plan Approval findings for conversion of residential use to commercial use.)

(Requires Development Plan Approval findings.)

Present: Jarrett Gorin, Vanguard Planning; Sarah Bronstad, Vanguard Planning; and Steven Hausz, Architect.

Public comment opened at 2:15 p.m.

1. Joan Robertson expressed concerns regarding neighbors parking in the alley due to limited parking availability.
2. Jean Sedar expressed concerns on limited parking in the area as well as the anxieties associated with turning a residential area into a commercial one.

Public comment closed at 2:19 p.m.

Final Approval as submitted with findings:

1. The Board has reviewed the proposed project and the Development Plan findings were as follows:
 - a. Based on a preliminary plan check review by Planning Division staff, the proposed development

- complies with all provisions of the Zoning Ordinance. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division;
- b. The proposed development is consistent with the principles of sound community planning as determined by the project's consistency with the City's General Plan;
 - c. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will be compatible with the neighborhood;
 - d. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy expressed in the allocation allowances specified in SBMC 28.85.050.

ABR - NEW ITEM: PUBLIC HEARING

F. 228 COTTAGE GROVE AVE

C-P Zone

Assessor's Parcel Number: 037-201-021
 Application Number: MST2016-00347
 Owner: Rick Spann Incorporated
 Applicant: Wade Davis Design

(Proposal for a multifamily residential project using the Average Unit Density Incentive Program [AUD]. The proposal includes a legal change of use and the conversion of 1,249 square feet of second floor garage office space [addressed at 232 Cottage Grove Avenue] to a new residential unit. Units A and B at 228 Cottage Grove Avenue will remain unchanged at 579 square feet and 375 square feet, respectively. Five legal, covered detached parking spaces will remain. The proposed density on this 6,241 square foot parcel will be three dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density 15-27 Dwelling Units per acre. The average unit size will be 734 square feet. No grading or new square footage is proposed.)

(Action may be taken if sufficient information is provided. Project requires Conditions of Approval for Annual Survey and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

Present: Jim Davis.

Continued indefinitely with the following comments:

1. Keep the space between the buildings clear by removing the trash enclosure and bicycle storage.
2. Enlarge the outdoor living space and equipment area at the intersecting roof ridge and hip.
3. The Board would be in support of the modification for distance between buildings if it is determined necessary by staff.