



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, November 2, 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. 520 E YANONALI ST OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-016
Application Number: MST2013-00482
Owner: City of Santa Barbara
Applicant: City of Santa Barbara/Public Works

(Proposal for alterations to an existing secondary treatment process plant at El Estero Wastewater Treatment Plant. The proposal includes a new chemical storage area consisting of four tanks, associated pump equipment, and a 636 square foot shade canopy. There will also be five trees removed, and 290 cubic yards of grading excavation and 85 cubic yards of fill dirt. No new square footage is proposed.)

Present: Sara Iza, Project Manager; and Bradley Rahrer and Lisa Arroyo, Public Works staff.

Project Design Approval and Final Approval with the condition that the Applicant shall include three 15-gallon minimum trees within the El Estero Drainage Plan (MST2013-00433).

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

ABR - FINAL REVIEW**B. 604 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-222-001
Application Number: MST2014-00220
Owner: Hammer Properties, LLC
Applicant: Peter Lewis
Architect: Cearnal Andrulaitis

(This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,426 square foot (net), 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,080 square feet, with a net gain of 398 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 1,439 square feet on the first floor, 9,129 square feet on the second floor, and 7,115 square feet on the third floor, for a total of 17,683 square feet of new residential floor area. A total of 37 parking spaces and 32 bike parking spaces will be provided on the ground floor. The maximum height of the building is 41 feet. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 63 dwelling units per acre, with a maximum of 63 units per acre (29 units) allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 610 square feet.)

Present: Brian Cearnal and Jeff Hornbuckle, Architects.

Final Approval as submitted.

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

ABR - REVIEW AFTER FINAL**C. CITYWIDE****R-1 Zone**

Assessor's Parcel Number: 043-142-003
Application Number: MST2014-00103
Owner: City of Santa Barbara Public Works
Applicant: Scott Loveless, Southern California Gas Co.
Applicant: Veronica Fistes

(Proposal to install new poles for an Advanced Meter project at five City of Santa Barbara water supply sites around the city. The 29' tall wood poles will be installed at the following locations: Robbins and Pedregosa PRV at 1833 Robbins Street, La Mesa Reservoir at 945 Fellowship Road, Hoover Reservoir at 605 Mission Ridge Road, El Cielito Reservoir at 2165 Mount Calvary Road, and Camino Viejo PRV at 850 Camino Viejo.)

(Review After Final of alternate location for the Fellowship Road location.)

Present: Tim Mahoney, Sempra Utilities.

Final Approval as submitted of Review After Final.

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

ABR - NEW ITEM**D. CITYWIDE-VARIOUS CITY LOCATIONS**

Assessor's Parcel Number: ROW-001-525
Application Number: MST2015-00396
Owner: City of Santa Barbara Public Works
Applicant: Sempra Utilities

(Proposal to install one new pole and meter equipment for an Advanced Meter project at two City of Santa Barbara public right-of-way locations. A 25'-8" concrete pole will be installed near 110 W. Victoria Street between Chapala and De La Vina Streets, and new meter equipment will be installed on one existing streetlight pole on San Nicolas Avenue near 438 San Nicolas Avenue near Shoreline Drive.)

Present: Tim Mahoney, Sempra Utilities.

Project Design Approval and Final Approval as submitted.

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

**** CONSENT REVIEW ADJOURNED AT 1:40 P.M. ****