



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, April 11, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
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COURTNEY JANE MILLER
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STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Kirk Gradin.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 515 E ARRELLAGA ST

R-3 Zone

Assessor's Parcel Number: 027-132-013
Application Number: MST2016-00138
Owner: Angelo Salvucci
Architect: W. David Winitzky

(Proposal for alterations to an existing ten unit apartment building. The proposal includes the repair of 975 square feet of existing decks/balconies where required, replace existing wood railings with solid stock ornamental iron, add 760 square feet of new decks/balconies to increase private outdoor space for all units, and remove three existing 12" diameter Tipuana trees.)

Present: W. David Winitzky, Architect.

Motion: Project Design Approval and Final Approval as submitted.

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

ABR - CONTINUED ITEM**B. 2720 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-021
Application Number: MST2016-00114
Owner: William Meller Family, LLC
Architect: Three A Design Studio
Business Name: Handlebar

(Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed.)

(Second Review.)

Present: Lisa Stidd-Silver, Architect.

Motion: Project Design Approval and Final Approval as submitted.

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

ABR - CONTINUED ITEM**C. 3712 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-027
Application Number: MST2014-00624
Owner: Automobile Club of Southern California
Engineer: Harris Shapiro

(Proposal for voluntary site accessibility upgrades for a lot developed with an existing 7,290 square foot commercial building. Site improvements include adding a 3'-0" tall wrought iron entry gate at the driveway, upgrading the site parking to add four new accessible parking spaces and ADA accessible path of travel. There are 72 existing parking spaces with 72 to remain, and some of the accessible parking spaces will be relocated. Also proposed is new landscaping and new trash enclosure. There will be no alterations to the existing building.)

(Third Review)

Present: Harris Shapiro, Applicant.

Motion: Project Design Approval and Final Approval with the condition that a revised plan is submitted to staff showing the railing in lieu of the truncated domes.

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

ABR – PROJECT DESIGN & FINAL REVIEW**D. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-016
Application Number: MST2016-00047
Owner: Ray Fazendin
Architect: Michelle McToldridge

(Proposal to demolish an existing detached 368 square foot garage and construct a 370 square foot detached carport for an existing duplex in the non-appealable jurisdiction of the Coastal Zone. The driveway grade will be lowered, resulting in 132 cubic yards of grading excavation and 20 cubic yards of fill dirt. There will be 1,265 square feet of new impervious paving for outdoor patios and steps and a 954 square foot permeable driveway. Also proposed is 101 linear feet of new site walls ranging in height from 4'-6" to 7'-6" along the front property line which will require an Administrative Exception for overheight walls at the front property line. One 5" diameter elm tree will be removed.

(Action may be taken if sufficient information is received. Requires Coastal review and an Administrative Exception for overheight walls. Project was last reviewed February 16, 2016.)

Present: Michelle McToldridge, Architect.

Motion: Project Design Approval and Final Approval as noted on plan Sheet LP-1.

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

ABR - NEW ITEM**E. 1520 COOK PL****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2016-00126
Owner: City Santa Barbara
Applicant: Leif Reynolds, Project Engineer

(Proposal for alterations to an existing 16,030 square foot office building including the replacement of doors and windows, new entryway features, and new exterior building color.)

Present: Leif Reynolds, Project Engineer; and Bob Kupiek, Architect.

Motion: Project Design Approval and Final Approval as submitted.

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

ABR - FINAL REVIEW**F. 130 S ALISOS ST****R-3 Zone**

Assessor's Parcel Number: 017-212-015
Application Number: MST2015-00402
Owner: Edward St. George
Architect: ON DESIGN, LLC
\$Applicant: ON DESIGN, LLC

(Proposal for new dwelling units, addition, and alterations for a new Average Unit-Size Density Incentive Program [AUD] project which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D [Unit 6] will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E [Units 7 & 8] will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.)

(Final Approval of architectural details is requested.)

Present: Shelby Messner, Applicant.

Motion: Final Approval as submitted of details.

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

ABR - NEW ITEM**G. 902 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 029-240-007
Application Number: MST2016-00145
Owner: Housing Authority/City of Santa Barbara
Architect: Dwight Gregory

(Proposal to replace all 36 aluminum windows and six exterior sliding doors with dual-glazed Fiberglas windows in same locations, size and configuration.)

Present: Dwight Gregory, Architect.

Motion: Project Design Approval and Final Approval as submitted.

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

ABR - NEW ITEM**H. 632 PICO AVE****R-3 Zone**

Assessor's Parcel Number: 031-103-008
Application Number: MST2016-00123
Owner: Richard Rosenwald

(Proposal to re-roof a single-family dwelling at the rear of a 6,750 square foot parcel. The roof is proposed to be a standing seam metal roof, with the lower roof proposed to be red and upper roof proposed to be light green.)

Present: Richard Rosenwald, Owner.

Motion: Project Design Approval and Final Approval with the condition that the color selections shall be either: a) old town grey and regal blue; or b) marine green and colonial red.

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

**** CONSENT REVIEW ADJOURNED AT 2:17 P.M. ****