



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, July 11, 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
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Howard Wittausch and Philip Suding
Staff present: Susan Gantz.

ABR - FINAL REVIEW

A. 915 E ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 029-201-003
Application Number: MST2007-00331
Owner: Riviera Partners
Contractor: Vernon Construction

(This is a revised project description using the Average Unit Density Incentive Program [AUD] project. The proposal still includes 24 residential apartments comprising 20,275 square feet of living area, 9,170 square feet of subterranean garage area, and 1,504 square feet of private garage space, for a total of 30,949 square feet. The unit mix includes 19, one-bedroom and five, two-bedroom apartments ranging from 649 to 1,411 square feet, with an average unit size of 833 square feet. The revisions to the project include changes to the floor plan, exterior fenestration of Building One, building footprint, and building height. The parking garage size was increased to provide additional parking, including accessible parking spaces and added storage for residents. The building footprints of Buildings Two and Three have not changed. Building Two has a reduced unit count, from three to two. There will be 2,970 cubic yards of grading excavation and 19 trees will be removed, with five trees to be relocated on site, 16 trees to remain, 35 new oak trees [seventeen on-site and 28 off-site], and 50 new ornamental trees. Under AUD, the proposed residential density is 27 dwelling units per acre, with an average unit size of 833 square feet. A maximum density of 27 dwelling units per acre is allowed on this 40,055 square foot parcel with a Medium-High Density Residential General Plan Land Use Designation.)

(Action may be taken if sufficient information is received. Project was last reviewed on July 5, 2016 at the Full Board.)

Present: Shawn Ridenour, Architect, and Katie Klein, Landscape Architect.

Motion: Continued one week with the following comments:

- 1) Windows and sliding glass door shall be anodized or powder-coated aluminum with true divided lights.
- 2) Parapet caps shall be plaster-wrapped.
- 3) On detail H4/sheet A6.03, show top rail to be 1/2" thick minimum and show steel baluster to be 5/8" square.
- 4) On detail H4/sheet A6.03, wrought iron shall be painted black.
- 5) Revise detail K4/sheet A6.06 to identify natural-cut stone wall cap.
- 6) Provide further details on the grading for the electrical transformer pad. Avoid retaining walls around the pad.
- 7) Downsize the five oak trees from 36" box to 24" box.

Action: Suding/Wittausch, 2/0/0. Motion carried.

ABR - NEW ITEM

B. 523 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 037-173-050
 Application Number: MST2016-00294
 Owner: City of Santa Barbara
 Applicant: Teri Green

(Proposal to install three new security cameras on a 12 foot four inch tall aluminum pole in Parking Lot 11. The pole, base, and mounting equipment will be painted Malaga Green.)

Present: Teri Green, Associate Transportation Planner, Public Works, and Dion Tate, Parking Supervisor.

Motion: Project Design Approval and Final Approval as submitted.

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

ABR - NEW ITEM

C. 200 STEARNS WHARF

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022
 Application Number: MST2016-00288
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Waterfront Department

(Proposal to bring an existing wood guardrail around Stearns Wharf up to code by adding 5,680 linear feet of 2" x 4" and 2" x 6" boards to the existing railings. The new materials and colors will match existing.)

Present: Karl Treiberg, City Waterfront Facilities Manager, and Theresa Lawler, Engineering Technician II.

Motion: Referred up to ABR Full Board on August 1, 2016.

Action: Wittausch/- 1/0/0. Motion carried.

ABR - NEW ITEM**D. 222 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-112-015
Application Number: MST2016-00282
Owner: Michael Murphy Trust
Architect: Native Son Design Studio

(Proposal for minor alterations to an existing medical office building consisting of an accessible path of travel, minor window alterations, and relocation of an existing trash enclosure.)

Present: Chris Cottrell, Architect, Native Son Design.

Motion: Project Design Approval and Final Approval as submitted.

Action: Wittausch/- 1/0/0. Motion carried.