

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, September 19, 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

KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Wittausch (Items A - G), Miller (Items B - C) and Suding (Item A)

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 1502 SAN PASCUAL ST R-3 Zone

Assessor's Parcel Number: 043-252-015
Application Number: MST2016-00349
Owner: Turner Foundation
Applicant: Tom Smith Architect

(Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure and slightly enlarging it, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of eight existing trees ranging in height from 50 feet to 70 feet. A total of 44 parking spaces are required, with 55 proposed. This project addresses violations identified in enforcement case ENF2014-00633 and requires Staff Hearing Officer approval for encroaching into the required rear setback. An Administrative Fence Height Exception is required for an over-height fence.)

(Comments only; requires Environmental Assessment, Staff Hearing Officer approval, and a Fence Height Exception.)

Present: Tom Smith, Architect, Erin Carroll, Landscape Architect, and Dennis Marable, Representative

of the Turner Foundation.

Indefinite continuance to the Staff Hearing Officer with the following comments:

- 1. A maximum of three pine trees may be removed. Thin remaining trees to allow more light into the courtyard.
- 2. Revise parking lot to include finger planters in compliance with parking lot design standards, and to maximize landscaping in the parking lot to the extent possible.
- 3. A fence height Exception finding was made that the rear fence height is compatible with adjacent parcels.
- 4. The zoning modification for the trash enclosure to encroach into the rear yard setback is supportable because there is no other location on the parcel for the trash enclosure to be located.
- 5. There shall be three vine pockets added along the eastern property line fence and vines shall be planted along the north and west property line fences.

ABR - PROJECT DESIGN REVIEW

B. 251 S HOPE AVE E-3/PD/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-008 Application Number: MST2014-00142

Owner: Housing Authority of the City of Santa Barbara

Architect: RRM Design Group

Applicant: Housing Authority of the City of Santa Barbara

(Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and five bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones), and a further reduction in the number of parking spaces.)

(Project Design Approval of landscaping is requested. Project was last reviewed by the Full Board on June 6, 2016.)

Present: Bob Cunningham, Landscape Architect; and Dale Aazam, Housing Authority of Santa Barbara.

Project Design Approval of the landscaping and indefinite continuance to Consent with the comment to provide better landscape screening of the proposed backflow device.

ABR - PROJECT DESIGN AND FINAL REVIEW

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 re-stripe 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.)

(Project was last reviewed on August 29, 2016.)

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

Project Design and Final Approval with the condition to indicate the edge of the pavement on the plan.

ABR - NEW ITEM

D. 649 PILGRIM TERRACE DR

E-3/PUD/S-H Zone

Assessor's Parcel Number: 043-024-007 Application Number: MST2016-00352 Owner: Pilgrim Terrace Homes

Applicant: Kate Svensson Applicant: Jarrett Gorin

(Proposal to permit an as-built 20 foot tall power pole with 200 amp electrical panel and five, 1 foot 1 inch tall electrical outlets to be installed around the expanded garden area. Also proposed is the installation of a storage container, new fencing, and the removal of a mature tree. The new power pole will not serve any accessory buildings or the storage container.)

Present: Jarrett Gorin, Vanguard Planning.

Project Design and Final Approval with the following conditions:

- 1. Conduit and meter box shall be painted to match the wood pole.
- 2. Staff shall determine tree species and location of tree removed without permit and provide that information to the Applicant and ABR Landscape Architect. Applicant shall then submit plan to Staff showing proposed replacement trees including size, species, and proposed maintenance.

ABR - FINAL REVIEW

E. 220 W GUTIERREZ ST C-2 Zone

Assessor's Parcel Number: 037-202-006 Application Number: MST2015-00047 Owner: Betty Goldberg

Architect: Kevin Moore Architect

(This is a revised project description. This project involves two adjacent parcels: 037-202-005 at 223 Cottage Grove Avenue, and 037-202-006 at 220 W. Gutierrez Street. The proposed work on the first parcel includes the demolition of 968 square feet of open storage area, restriping the parking lot, and adding new parking lot perimeter landscape planters. The proposed work on the second parcel includes the partial demolition of 1,078 square feet (under building permit application BLD2014-02591) and the construction of 1,687 square feet of floor area, resulting in a net increase of 609 square feet of new non-residential square footage. This project will result in a total development of 4,797 square feet over two parcels totaling 9,450 square feet in size.)

(Project was last reviewed on July 5, 2016. Requires compliance with Tier 3 Storm Water Management Program.)

Present: Kevin Moore, Architect; Court Gross, Draftsman; and Robert Richards, Landscape Architect.

Final Approval as noted on sheet A0.00.

ABR - REVIEW AFTER FINAL

F. 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 feet 6 inches to 7 feet 6 inches along the front property line which will require an Administrative Exception for over-height walls at the front property line. One 5 inch diameter elm tree will be removed.)

(Review After Final of change to approved plans consisting of a redesign that provides a single wall along Puerto Vallarta instead of a double wall. Also, 500 square feet of permeable pavers will be switched to concrete, and 500 square feet of concrete surfaces will be switched to permeable, thereby not triggering additional SWMP requirements.)

Present: Michelle McToldridge, Architect; and Eric Goodall, Project Engineer I, City of Santa Barbara.

Final Approval of Review After Final with the condition to omit the proposed railing from the top of the wall in the public right-of-way.

ABR - REVIEW AFTER FINAL

G. 225 E HALEY ST C-M Zone

Assessor's Parcel Number: 031-202-012
Application Number: MST2015-00418
Owner: Iglesia Del Dios Vivo

Architect: Jyl Ratkevich

(Proposal for a minor reduction of floor area and alterations to an existing 1,781 square foot church. The project includes raising the one story roof at the front of the building to align with the second floor roof at the rear, the demolition of 44 square feet of floor area on the west elevation, and the addition of 17 square feet of floor area on the south elevation facing E. Haley Street. Also proposed are alterations to windows and doors, decorative details, and an extension of the stair landing over the forced air unit cabinet at the rear. A project approved under master application MST2011-00310 is currently under construction under building permit application BLD2012-01010.)

(Review After Final to changes to the approved plans to omit two windows and one door from the southwest elevation.)

Present: Jyl Ratkevich, Architect.

Final Approval of Review After Final.