



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
NOVEMBER 20, 2017

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Wittausch
Staff present: Cameron

NEW ITEM

A. 1440 COOK PL **A-F/SD-3 Zone**
Assessor's Parcel Number: 073-344-0BL
Application Number: MST2017-00733
Owner: City of Santa Barbara, Airport
Applicant: Leif Reynolds, Project Engineer
Architect: Kupiec Architects

(Proposal to remodel the entryway; replace the existing windows on the west, south, and east elevation; replace a door on the south elevation; and repaint the exterior of an existing airport facility in the Appeal Jurisdiction of the Coastal Zone. No changes to square footage are proposed.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the condition that the applicant remove the awing detail on the window to the left of the front door as noted on sheet G0.04.

REVIEW AFTER FINAL**B. 3869 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 051-022-037
 Application Number: MST2013-00282
 Owner: Housing Authority City of Santa Barbara
 Architect: Peikert + RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program, a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

(Review After Final of changes to landscaping and trellis. Project was last reviewed on February 13, 2017.)

Approval of Review After Final as submitted.

CONTINUED ITEM**C. 426 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-281-022
 Application Number: MST2017-00681
 Owner: Pete & Christina Feldman
 Architect: Roderick Britton

(Proposal for a new residential unit on the second story of an existing warehouse. Project consists of the conversion of a 762 square foot second story of a 1,745 square foot warehouse into a one-bedroom residential unit. Also proposed are a new 389 square foot upper-level deck/carport, a new steel entry gate, a skylight, and the replacement and relocation of doors and windows.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 6, 2017.)

Project Design Approval with comments:

1. Applicant to thicken the deck platform by one foot.
2. Show alterations to the landscaping on the plans.
3. Specify the material of the landing at the pedestrian gate.

REVIEW AFTER FINAL**D. 604 E COTA ST****M-C Zone**

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

(Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.)

(Review After Final of changes to exterior finishing. Project was last reviewed on November 6, 2017.)

Item referred to the Full Board.

FINAL REVIEW**E. 3344 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 053-324-014
 Application Number: MST2016-00280
 Owner: Everquest Lodge, Inc.
 Architect: AB Design Studio, Inc.

(Proposal for an addition and alterations to an existing two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition and exterior renovations. The work will comprise new doors, windows, building siding, and roof throughout, and replacement of the following: hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, ADA ramp, outdoor fireplace, pool enclosure, spa, and permeable paving. Two 30' tall Queen palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project addresses zoning violations identified in Enforcement Case ENF2013-01400.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 23, 2017.)

Continue one week with comments:

1. A waiver for the planter requirements in the planting lot was granted.
2. Applicant to thicken the planter against the building to the west of the trash enclosure as noted on sheet A0.01.
3. Note a 12", on center, for the board and baton siding as noted on A4.01
4. Applicant to detail horizontal Batons where occurring.
5. Applicant to specify color and products on the elevation key notes.
6. Study substituting path lighting at the steps in lieu of pole lights.
7. Provide a physical sample for the roofing and windows.

NEW ITEM**F. 3438 RICHLAND DR****R-M/USS Zone**

Assessor's Parcel Number: 051-061-022
Application Number: MST2017-00759
Owner: Hunt-Jacobsen Properties II, LP
Applicant: Sandpiper Property Management

(Proposal to demolish the existing pool and fence. Project consists of the demolition of a 26x15 foot pool and 39 linear feet of wooden fence. The project proposes to partially infill the pool area with asphalt to match the existing parking area. Also proposed are landscape alterations.)

(Action may be taken if sufficient information is provided.)

Continue indefinitely with the comment to restudy the proposal to create more permeable surfaces and enhance the space.