



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, January 09, 2017 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS: KIRK GRADIN
 COURTNEY JANE MILLER
 KEVIN MOORE
 AMY FITZGERALD TRIPP
 DAVID R. WATKINS
 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
 MATTHEW CAMERON, Planning Technician
 KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Wittausch (Items A-H) and Miller (Items A-H) Tripp (Items G & H)
Staff present: Matthew Cameron

FINAL REVIEW

A. 1028 OLIVE ST **R-3 Zone**

Assessor's Parcel Number: 029-230-017
Application Number: MST2015-00583
Owner: Adelaida Ortega
Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached 2-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot 3-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provided. The project includes Staff Hearing officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

(Final Review, action may be taken if sufficient information is provided.)

Final Approval as submitted with the condition that the Water Conservation Compliance Statement is provided to City Staff.

PROJECT DESIGN REVIEW**B. 535 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-004
Application Number: MST2014-00289
Owner: Santa Barbara Rescue Mission
Architect: H. Todd Kilburn AIA

(Review of plans which received a Level 1 Substantial Conformance Determination for the proposed remodel and repurposing of interior space at the Santa Barbara Rescue Mission.)

(Revised Project Design Approval is requested.)

Project Design and Final Approval with the condition that the tree in the staff break area adjacent to the parking lot be an 8 foot Brown trunk king palm.

NEW ITEM**C. 121 BURTON CIR****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-073-007
Application Number: MST2015-00519
Owner: Smooch Reynolds
Architect: Sheri Peters

(Proposal for a new drought-tolerant landscape plan for an existing four-unit apartment complex including plant and irrigation replacement. Also proposed is to demolish an existing wall in the front yard ranging in height from four to six feet and to construct a new wall ranging in height from four to six feet in a location closer to the street near Unit 1. The new wall will require approval of an Administrative Exception. Coastal review is required for this parcel located in the non-appealable jurisdiction of the Coastal Zone.)

(Action may be taken if sufficient information is provided. Project requires Coastal Review.)

Final Approval as submitted.

NEW ITEM**D. 302 MEIGS RD****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005
Application Number: MST2016-00570
Business Name: Lazy Acres
Applicant: Zohair Vaji
Owner: Jeffrey Panosian

(Proposal for a tenant improvement of retail market site including the following: new window opening in food patio area and new roof top equipment with screening and new curb ramp. A planter located between parking stalls will be removed in order to provide an accessible route through the parking lot. Parking stalls will be restriped and the number of spaces will be decreased by two, with 110 to remain.)

(Project requires Project Design Approval.)

Continued one week with the condition that the applicant collaborate with the applicants from the adjacent project, case number MST2016-00393.

REVIEW AFTER FINAL**E. 136 N QUARANTINA ST****M-1 Zone**

Assessor's Parcel Number: 017-081-019
Application Number: MST2014-00507
Applicant: Edwin Lenvik
Owner: Pegseven LLC

(Proposal for a new 4,120 square foot, unenclosed shed structure for an existing maintenance facility. The project includes relocating the required parking onto adjacent parcels which comprise a portion of the same facility. A total of 17 parking spaces will be provided on APNs 017-081-004 & -011 by recorded offsite parking agreements.)

(Review After Final for changes to landscape plans.)

Final Approval as submitted.

REVIEW AFTER FINAL**F. 8 S MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-165-012
Application Number: MST2016-00511
Owner: Canoga Terrace Apartments
Designer: Designarc
Business Name: Summit Gasoline

(Proposal for exterior improvements to an existing gas station/mini-mart consisting of new stone veneer on the building and canopy columns, replacement of an existing chain-link fence along the southeast property line, new water heater enclosure, new landscaped island at the corner of the lot, and new landscape plan throughout the 34,892 square foot parcel. This project addresses violations identified in enforcement cases ENF2016-00358 and ENF2016-00375.)

(Review After Final of requested fencing, turf, and veneer details.)

Final Approval as submitted of Review After Final.

REVIEW AFTER FINAL**G. 15 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-040-058
Application Number: MST2015-00010
Owner: Johnman Holding LLC
Architect: R & A Architecture and Design, Inc.
Agent: Dudek

(This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The proposed density will be 60 du/ac with an average unit size of 794 square feet.)

(Review After Final for review of detailed color elevations.)

Final Approval with the condition that the black balcony option be used.

NEW ITEM**H. 1316 E MASON ST****R-2 Zone**

Assessor's Parcel Number: 017-151-012
Application Number: MST2016-00574
Owner: Carroll Donald S
Architect: Richard Redmond

(Proposal to permit an "as-built" 27'-9" tall children's castle play structure in the rear yard of a parcel currently developed with two dwellings. The applicant intends to move the structure outside of the setback pending design approval. The project will address a violation identified in enforcement case ENF2016-01537.)

(Comments only. Initial Concept Review of existing playhouse.)

Board comments:

1. The structure and its design is acceptable.
2. The proposed location of the structure is not acceptable.