



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Tuesday, January 17, 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 (All Items) and Miller (All Items)
Staff present: Matthew Cameron

PROJECT DESIGN AND FINAL REVIEW

A. 1217 PUNTA GORDA ST R-3 Zone

Assessor's Parcel Number: 017-293-014
Application Number: MST2015-00031
Owner: Gutierrez Family Trust
Applicant: Windy Design Consultant

(Proposal to construct a new, 798 square foot 3-story dwelling unit at the rear of an existing 916 square foot 1-story dwelling unit, and to demolish an existing 370 square foot carport. A 655 square foot 4-car carport will comprise the ground floor of the new unit and will be attached to the existing unit. Also proposed on this approximately 5,000 square foot parcel is to legalize an as-built 4'-6" tall CMU wall topped with wrought iron railings, and to construct a new 5'-0" tall fence. There will be 1,468 square feet of permeable paving for the new driveway. An Administrative Exception is requested to allow an as-built over-height wall at the front property line. Staff Hearing officer review is required for a zoning modification to change the basic exterior characteristics of the existing one-story structure in the required interior setback.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Applicant is request approval for a reduction to the rear setback to 3' for the carport. Determination required for consistency with neighborhood character.)

Project Design Approval and continued indefinitely to Consent with the following comments:

1. Applicant to provide architectural details and add a fence to the private outdoor open space.
2. Approval of the 3 foot rear setback for carport modification; approved by Staff Hearing Officer on October 26, 2016.
3. Approval of the over height fence at the lot line modification; approved by Staff Hearing Officer on October 26, 2016.

REVIEW AFTER FINAL**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
Business Name: Handlebar
Architect: Three A Design Studio

(This is a revised project description. 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. Staff Hearing officer review is requested to allow alterations to the building in the required front and rear setbacks.)

(Review After Final for changes to electrical screening.)

Final Approval as submitted of Review After Final.

CONTINUED ITEM**C. 1300 BLK E YANONALI ST 1095 SEG ID**

Assessor's Parcel Number: ROW-001-095
Application Number: MST2015-00317
Owner: City of Santa Barbara
Applicant: City of Santa Barbara, Public Works Department
Engineer: Matt Burgard
Agent: Craig Drake

(Proposal for the E. Montecito Street - E. Yanonali Street Bridge and Pedestrian Improvements Project which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street - E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

(Continued Project, project requires Project Design Approval.)

Project Design and Final Approval as submitted.