



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, February 06, 2017 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:
 KIRK GRADIN, *Chair*
 AMY FITZGERALD TRIPP, *Vice-Chair*
 COURTNEY JANE MILLER
 KEVIN MOORE
 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: Tripp (All Items) and Miller (Items A-C)
 Staff present: Matthew Cameron

REVIEW AFTER FINAL

A. 251 S HOPE AVE E-3/P-D/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: Peikert and 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 5 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.)

(Review After Final of landscape plans and final details.)

Approval as Submitted of Review After Final.

CONTINUED ITEM

B. 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.)

(Second concept review. Project requires compliance with the Storm Water Management Program Tier 3.)

Postponed at the applicant's request.

CONTINUED ITEM

C. 813 E CARRILLO ST

R-3 Zone

Assessor's Parcel Number: 029-251-016
 Application Number: MST2015-00602
 Owner: Housing Authority of the City of Sb
 Architect: Rrm Design Group

(Proposal for a project under the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot 2-story house and construction of 16 affordable studio units in three 2- and 3-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a 2- and 3-story, 589 square foot community center, 387 square foot, 2-story manager's unit with attached 1-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. Staff Hearing Officer approval of Zoning Modifications is requested to allow a reduction in the number of required parking spaces, a reduction in the number of required bicycle parking spaces, and to exceed the maximum number of units per acre. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.)

(Comments only, project requires Staff Hearing Officer review.)

Continued to Staff Hearing Officer with comments:

1. Applicant to include triangular tree planters within the proposed parking area

2. Provide plans for vine plantings on fence of West property line.
3. Applicant to provide increased box sizes for trees adjacent to parking area.

NEW ITEM**D. 508 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-180-002
Application Number: MST2016-00578
Owner: David Thomas & Patricia Thomas
Designer: Dexign Systems

(Proposal for exterior alterations to an existing 3,184 square foot triplex comprising the following: replacement of the existing roof with Boral Claylite "S" tile, the addition of storage areas at the end of each carport, the repair and/or reconstruction of the exterior stairs and landing at Unit "C," installation, a new window at the lower floor storage room, and new exterior paint colors.)

(Project Design Approval is requested. Project is required to comply with Storm Water Management Program Tier 2.)

Continued one week to Consent with comments:

1. Return with a materials board for the windows, railings, paint colors, stucco, roof/eave detail, and patio materials.
2. Provide an elevation of the window at the lower floor storage.
3. Unit "C" stairs are appropriate.
4. Update scope of work.
5. The storage at the carport is appropriate.
6. Railings of the front porch should be updated to match the landing at Unit "C".
7. Provide an elevation showing the proposed front fence.