



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MARCH 27, 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*
Courtney Jane Miller
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Jaime Limón, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Miller (Items A-G) and Tripp (Items A-H)
Staff present: Cameron

REVIEW AFTER FINAL

A. 6100 BECKNELL ROAD

A-I-1/SP-6 Zone

Assessor's Parcel Number: 073-080-065
Application Number: MST2014-00619
Owner: City of Santa Barbara, Airport
Agent: Suzanne Elledge Planning & Permitting
Applicant: Direct Relief
Architect: DMHA

(Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan (SP-6). The project received a designation as a Community Benefit project and an allocation of 80,000 square feet (and reservation of 30,000 square feet) of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.)

(Review of landscape plans and courtesy review recommendations.)

Final Approval of Landscape Plans with the conditions noted on the staff memo dated March 20, 2017:

1. Provide details for a more massive timber wooden bench or propose an alternative that is more complimentary to the massing of the proposed concrete benches. Administrative Approval is acceptable.
2. It was suggested to restudy providing skyline trees to the west of the entrance, adjacent to the outdoor dining area.
3. It was strongly suggested to restudy ways to simplify the plantings of the eastern infiltration basin.

CONTINUED ITEM

B. 630 W ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 039-151-006
 Application Number: MST2017-00101
 Owner: Jason O'hearn
 Applicant: Jose Luis Esparza

(Project proposal for improvements to a 5,543 square foot lot containing two dwelling units. Proposed is the removal of unpermitted storage rooms, attached patio cover and laundry hookups, and shed at rear of the property. Also proposed is the permitting of an "as-built" two-car carport, and changes to the chain-link fences at the property line. Project addresses violations identified in enforcement case ENF2016-00709 and zoning information report ZIR2016-00219.)

(Action may be taken if sufficient information is provided. Project was last reviewed on March 20, 2017.)

Project Design Approval and Final Approval with comments as noted on sheet C.

NEW ITEM

C. 601 E ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 029-142-019
 Application Number: MST2017-00123
 Owner: H&R Anapamu, LP
 Applicant: Karen Quinn

(Proposal to remove one Canary Island Date Palm located within the front setback and one Bottle Tree. Project requires a Park and Recreation Permit.)

(Comments Only.)

Final Approval with comments:

1. Provide a 36-inch box-bottle tree replacement.
2. Preserve the existing canary date palm tree.
3. Additional notes on sheet L1 and L2.

FINAL REVIEW**D. 715 BOND AVE****C-2 Zone**

Assessor's Parcel Number: 031-231-015
Application Number: MST2015-00198
Owner: Monica Elias Calles-Gonzalez
Architect: Kevin Moore

(This is a revised project description. Proposal for a new multifamily development using the Average Unit Density Incentive Program (AUD). The project includes a 1,577 square foot, one-story addition to an existing 1,136 square foot, one-story single-family dwelling, resulting in a 3-unit apartment building. An existing carport and shed foundation will be removed, the existing driveway will be replaced with permeable pavers, and three uncovered parking spaces will be provided at the rear. Also proposed are new decks and six covered bicycle parking spaces. The unit mix will comprise two, one bedroom units and one, three bedroom unit, with an average of 518 square feet. The proposed density on this 5,000 square foot parcel will be 26 dwelling units per acre with a General Plan land use designation of 37-63 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One tree is proposed to be removed from the rear yard.)

(Action may be taken if sufficient information is provided. Item was last reviewed January 30, 2017.)

Public Comment:

Maggie Munro voiced her opposition due to concerns regarding privacy and noise.

Continued one week with comments:

1. Provide details for the handrail.
2. Provide plant sizes.
3. Provide the Landscape Compliance Statement.
4. Provide an irrigation plan.
5. The hand rail should match the flat bar used on the rooftop deck.

NEW ITEM**E. 812 JENNINGS AVE****M-1 Zone**

Assessor's Parcel Number: 017-043-003
Application Number: MST2017-00109
Owner: Joe Armel

(Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot single house and 197 square foot single car garage into a short-term vacation rental. Exterior changes include the addition of two new uncovered parking spaces, removal of garage door on accessory structure, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.)

(Action may be taken if sufficient information is provided. Project requires Development Plan Approval findings.)

Public Comment:

Correspondence from Anna Marie Gott in opposition was acknowledged.

Continued one week with comments:

1. Study alternatives for the parking arrangement as it is not acceptable as proposed.
2. Provide elevations for changes proposed for the garage.

REFERRED BY FULL BOARD**F. 3500 MCCAWE AVE P-R/SD-2 Zone**

Assessor's Parcel Number:	051-230-005
Application Number:	MST2017-00066
Owner:	City of Santa Barbara
Applicant:	Mulligan's Cafe
Architect:	Jan Hochhauser

(Proposal for tenant improvements to the outdoor dining patio of a restaurant. The project comprises the removal of 52 feet of cast iron and the addition of 52 inch tall glass windscreens, three flat screen TVs, and the replacement of three overhead heaters at Mulligan's Cafe and Bar.)

(Action may be taken if sufficient information is provided. Item was last reviewed March 13, 2017.)

Item postponed at the applicant's request.

NEW ITEM**G. 718 CASTILLO ST R-4 Zone**

Assessor's Parcel Number:	037-073-020
Application Number:	MST2017-00117
Owner:	David Chase and Paige Chase
Applicant:	Amy Von Protz
Applicant:	Daniel Girdler

(Proposal to convert an existing 831 square foot, one-story, single-family dwelling into commercial use as a short-term vacation rental. The project includes three new uncovered off-street parking spaces, the removal of an unpermitted addition at the rear of the dwelling, the removal of an exterior sink and table, and the removal of two storage sheds from the interior setbacks. This project will address violations in Zoning Information Report ZIR2016-00539 and enforcement case ENF2016-01682.)

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

Public Comment:

Correspondence from Anna Marie Gott in opposition was acknowledged.

Continued two weeks with comments:

1. The proposed paint colors are acceptable.
2. Study the use of gravel throughout the parking area.
3. Provide plant sizes.
4. Provide the Landscape Compliance Statement.
5. Provide the depth of the proposed bark mulch.
6. Show planting proposed for the north side of the building.

NEW ITEM

H. 313 W ARRELLAGA ST

R-4 Zone

Assessor's Parcel Number: 027-212-005
Application Number: MST2017-00125
Owner: Dario L. Pini
Applicant: Bryan Murphy

(Proposal to permit "as-built" walls. Project consists of permitting 155 feet of "as-built" six foot tall stucco walls, and 87'-6" of "as-built" three foot stucco walls at the front property line. Proposal addresses violations outlined in Notice and Order to Repair or Abate dated February 14, 2017.)

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

Due to the applicant's absence, the item was postponed indefinitely.