



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 3, 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-C) and Tripp (Items A-I)
Staff present: Cameron

REVIEW AFTER FINAL

A. 540 W PUEBLO ST

C-O Zone

Assessor's Parcel Number: 025-090-046
Application Number: MST2007-00092
Owner: Cancer Center of Santa Barbara
Applicant: Kenneth Marshall
Architect: The Cearnal Collective, LLP
Landscape Architect: Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

(Review After Final of revised project details.)

Approval of Review After Final of architecture; landscape plans to be reviewed administratively.

CONTINUED ITEM**B. 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:

The following people spoke in opposition or with concerns:

1. Reverend Pedro Lopez discussed concerns regarding the decrease in rental properties.
2. Rusty Smith had concerns about changing the urban fabric of Santa Barbara drawing low-income families out of the city and the lack of housing for the working class.
3. Fernando Banales spoke with concerns regarding old families being kicked out of the city due to developments pricing them out.
4. Rosemary Munoz had concerns regarding communication with neighbors and the negative impact of the project on the community.
5. Anna Samanna Vasquez expressed concerns about parking.
6. Natalia Govoni expressed that the short-term vacation rentals will take away units needed for rental housing.
7. Anna Gott discussed concerns regarding the Development Plan Approval Findings for housing. Correspondence from Ms. Gott was also acknowledged.

Continued to the April 24, 2017 Full Board Agenda.

FINAL REVIEW**C. 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 three-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 2 one-bedroom units and 1 three-bedroom unit, with an average unit size 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:

The following people spoke in opposition or with concerns:

1. Natalia Govoni presented concerns regarding the project's compatibility with the neighborhood and parking.
2. Anna Marie Gott spoke with concerns regarding the project's compatibility with the neighborhood and parking.

Final Approval as submitted.

NEW ITEM**D. 315 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 031-392-026
 Application Number: MST2017-00127
 Owner: Philip and Jeanette Condon Trustees
 Architect: Bryan Murphy

(Proposal for a new sloped roof on a one story duplex. Project is comprised of the replacement of an existing 1,384 square foot flat roof with a new sloped roof, increasing the total roof height by two feet. A front setback modification is required.)

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

Continued indefinitely to the Staff Hearing Officer with comments:

1. The project's change in style is acceptable as presented.
2. Restudy the relationship of the rooflines.
3. Due to substantial foliage, roof changes in setback are aesthetically acceptable.

NEW ITEM**E. 1800 BLK CLIFF DR 2321 SEG ID**

Assessor's Parcel Number: ROW-002-321
Application Number: MST2017-00132
Owner: City of Santa Barbara
Applicant: Our Mesa Neighborhood Incorporated
Contractor: Herb Kieke Traffic Wrapz

(Proposal for aesthetic alterations to an electrical cabinet in the public right of way. Project is comprised of a graphic art wrap to be placed on an electrical cabinet in the public right of way.)

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

Continued indefinitely due to the applicant's absence.

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 April 13, 2017.)

Project Design Approval and Final Approval with comments:

1. The clamps are acceptable as presented.
2. No attachment to column per sheet A1.
3. No curb is acceptable.
4. The windscreen glass is to follow the line of the patio with the understanding that wrought iron railings may return at a later date.

NEW ITEM**G. 2550 TREASURE DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
Application Number: MST2017-00128
Owner: Covenant Retirement Communities West
Architect: Paul Poirier & Associates Architects

(Proposal to reconfigure an existing 2,376 square foot, two-story, multi-family residential building (Cottages 860-864) at the Samarkand retirement community from five units to two units. The exterior work includes window and door alterations, the replacement of an existing second floor ramp to meet ADA accessibility requirements, a new roof with new roof pitch, and three new skylights. No new square footage is proposed.)

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

Project Design Approval with comments:

1. The Board found the proposal acceptable.
2. The proposed materials and railings are acceptable.
3. The layout and proposal of the ADA ramp is acceptable.
4. Alternative roof design is acceptable and preferred over keeping the existing roof.
5. Provide roof details.

NEW ITEM**H. 2550 TREASURE DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
Application Number: MST2017-00129
Owner: Covenant Retirement Communities West
Architect: Paul Poirier & Associates Architects

(Proposal to remove and replace an existing flat roof cover and entry canopy on the west side and at the upper level of the East View Building of the Samarkand retirement community. A new flat parapet roof entry cover and portico will be constructed and integrated with the existing roof of the building. The project includes rebuilding existing accessible ramps with a lower slope, and roofing alterations that include replacing mansard roof vents, new overflow drains and sheathing, removing inoperable solar water heater panels, and replacing the existing asphalt BUR with white Ecosmart roof membrane. No new square footage is proposed.)

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

Project Design Approval with comments:

1. Provide roof detail.
2. The proposed replacement railing is acceptable.
3. The replacement awnings with roof material are an improvement.
4. The overall concept is acceptable.

REVIEW AFTER FINAL**I. 3880 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-046
Application Number: MST2012-00422
Owner: Sumida Family Ltd. Partnership
Architect: Lenvik & Minor Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures from an existing nursery. The existing two-story commercial building fronting State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces, with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

(Review After Final of revised project details.)

Continued indefinitely due to the applicant's absence.