



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 10, 2017

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

1:00 P.M.

David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

STAFF:

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

ATTENDANCE

Members present: Miller (Items A-B) and Gradin (Items A-G)
 Staff present: Cameron

CONTINUED ITEM

A. 718 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 037-073-020
 Application Number: MST2017-00117
 Owner: David 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.)

Final Approval as submitted.

CONTINUED ITEM**B. 525 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-007
 Application Number: MST2015-00286
 Owner: City of Santa Barbara
 Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the city's desalination facility to provide drinking water in response to the extreme drought. The work on this 64,000 square foot parcel includes replacement of existing seawater reverse osmosis modules, refurbishment of water storage tanks, new landscaping, and access gate relocations.)

(Review of the removal of 15 trees on site perimeter to comply with State Water Resources Control Board standards. Action may be taken if sufficient information is provided.)

Final Approval with the condition that the applicant provide the species and location of the replacement trees.

CONTINUED ITEM**C. 915 E ANAPAMU R-3 Zone**

Assessor's Parcel Number: 029-201-003
 Application Number: MST2007-00331
 Owner: Riviera Partners
 Contractor: Vernon Construction

(This is a revised project description using the Average Unit-Size Density Incentive Program (AUD) project. The proposal still includes 24 residential apartments comprising 20,275 square feet of living area, 9,170 square feet of subterranean garage area, and 1,504 square feet of private garage space, for a total of 30,949 square feet. The unit mix includes 19, one-bedroom and five, two-bedroom apartments ranging from 649 to 1,411 square feet, with an average unit size of 833 square feet. The revisions to the project include changes to the floor plan, exterior fenestration of Building 1, building footprint, and building height. The parking garage size was increased to provide additional parking, including accessible parking spaces and added storage for residents. The building footprints of Buildings 2 & 3 have not changed. Building 2 has a reduced unit count, from three to two. There will be 2,970 cubic yards of grading excavation and 19 trees will be removed, with five trees to be relocated on site, 16 trees to remain, 35 new oak trees [seventeen on-site and 28 off-site], and 50 new ornamental trees. Under AUD, the proposed residential density is 27 dwelling units per acre, with an average unit size of 833 square feet. A maximum density of 27 dwelling units per acre is allowed on this 40,055 square feet parcel with a Medium-High Density Residential General Plan Land Use Designation.)

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

Final Approval with the comment as noted on sheet A6.06 Detail K4.

NEW ITEM**D. 1100 BLK COAST VILLAGE RD 2815 SEG ID**

Assessor's Parcel Number: ROW-002-815
 Application Number: MST2017-00136
 Owner: City of Santa Barbara
 Applicant: H&R Investments
 Applicant: City of Santa Barbara
 Designer: Marie Evan Schumacher
 Contractor: Frank Schipper

(Proposal to install an 18'-4" long x 9'-6" wide bike corral in the public right-of-way at the south side of the intersection of Coast Village Road and Middle Road. Bike corral is proposed to include five new two-foot tall bike racks. No on-street parking spaces are proposed to be removed.)

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

Project Design Approval and Final Approval as submitted.

CONTINUED ITEM**E. 3940 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-029
 Application Number: MST2017-00021
 Owner: Franchise Realty Interstate Corp
 McDonalds Corporation
 Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprised of the demolition of the existing mansard roof. Project also includes the construction of a new roof parapet, new ADA walkway, new aluminum canopies, new paint, and three new "brand wall" elements with a maximum height of 19'-4". Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

Continued indefinitely due to applicant's absence.

REVIEW AFTER FINAL**F. 813 E ANAPAMU ST****A-1/E-1/R-3 Zone**

Assessor's Parcel Number: 029-150-040
 Application Number: MST2016-00530
 Owner: Falcon's Luck, LLC
 Architect: DMHA

(Proposal for minor exterior facade alterations on an existing apartment building. Included in the work will be new exterior paint, balconies with new cladding to match the existing siding, and new metal fascia. Also proposed is new metal awnings and to paint an existing CMU block wall and handrails. No new floor area is proposed.)

(Review After Final of revised project details.)

Approval of Review After Final as submitted.**REVIEW AFTER FINAL****G. 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 one week with comments:

- 1. Provide an updated landscape plan to reflect the new walkway.**
- 2. Provide photos of the other retaining walls on site as well as photos of the neighbor to the east.**