



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 17, 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 and Tripp
Staff present: Cameron

NEW ITEM

A. 216 W HALEY ST

R-4 Zone

Assessor's Parcel Number: 037-161-016
Application Number: MST2017-00142
Applicant: Dwight Gregory

(Proposal for the conversion of a single family home to a short-term vacation rental. Project consists of the conversion of an approximately 940 square foot, one-story, three-bedroom single family residence to commercial short-term rental floor space. Exterior changes include the demolition of an existing one-car garage, a 96 square foot as-built shed and the construction of two uncovered parking spaces on new permeable pavers. Also proposed are new railings on the existing stairs and permitting as-built laundry hookups. The hedges and fence along the driveway will be reduced to 42 inches maximum. A 30 inch palm is also proposed to be removed. Project addresses violations identified in Zoning Information Report ZIR2016-00516.)

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

Continued two weeks with comments:

1. Provide the colors and a photo of proposed permeable pavers with an updated cross section.
2. Provide photos of the existing palm tree.
3. Reduce the permeable paving to maintain the existing palm tree.
4. The new railing shall match the railing at the front in style and color.

REFERRED BY FULL BOARD**B. 321 OCEANO AVE R-2/SD-3 Zone**

Assessor's Parcel Number: 045-071-003
Application Number: MST2015-00347
Owner: Brad and Cynthia Frohling Living Trust
Architect: Acme Architecture

(This project has been revised from three to two new dwelling units. The current proposal is to construct a new two-story residential duplex consisting of a 1,765 square foot unit with a 444 square foot attached 2-car garage, and a 2,037 square foot unit with a 443 square foot attached two-car garage. Related site grading, utilities, paving, drainage and landscaping are also proposed. The 7,564-square foot project site is currently developed with a 1,186 square foot, one-story, single family dwelling, including a 228 square foot attached two-car garage, which will be demolished.)

(Final Approval is requested. Item was last reviewed on March 10, 2017.)

Final Approval as submitted with the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

REVIEW AFTER FINAL**C. 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.)

(Review After Final of revised project details.)

Final Approval with comments:

1. Americans with Disabilities Act (ADA) compliant wall at the lower portion of the parking is acceptable and should be plastered to match the trash enclosure.
2. Include one *Arbutus Marina* in the vicinity of the western parking lot.

FINAL REVIEW**D. 350 HITCHCOCK WAY****E-3/P-D/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
Application Number: MST2016-00469
Owner: DCH California Investments LLC
Agent: SEPPS
Architect: Flex Designs
Business Name: Alfa Romeo

(Proposal to erect a temporary, 3,600 square foot, aluminum and fabric structure to be used for a sales office and showroom, and a 388 square foot restroom trailer, during construction of a permanent building project, approved by the Planning Commission, under development applications MST2014-00015 and MST2015-00090. The temporary installation will remain in place for approximately 17 months. Project requires Planning Commission approval of a Development Plan.)

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

Final Approval with comments:

1. Provide more robust screening for the fire backflow device.
2. The Board would be in favor of implementing a sunset clause for the temporary structure.
3. The removal of the temporary structure is required prior to the release of the Certificate of Occupancy for the associated approved automobile dealership.