



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MAY 1, 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: Tripp (Item G), Miller (Items B-D), and Wittausch (Items A, E, & F)
Staff present: Susan Gantz, Planning Technician II

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 Admin.
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 three 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 After Final of landscape details.)

Approval of Review After Final with the comments Board Member Wittausch read into the record from the Landscape Review that took place on April 14, 2017 by Historic Landmarks Commissioner Suding:

1. Commissioner Suding was not in support of keeping the three proposed wood benches that are visible to the public. He suggested the applicant restudy the use of cement benches, but the rest of the group did not support that proposal. Commissioner Suding said he would accept a proposal with no benches for that area on sheet L-11.
2. On Sheet L-13, the two proposed California Sycamore trees are acceptable.
3. On Sheet L-11, remove the three proposed wood benches.
4. The proposed plantings at the eastern infiltration basin are acceptable.

PROJECT DESIGN AND FINAL REVIEW

B. 1507 SAN PASCUAL

R-3 Zone

Assessor's Parcel Number:	043-251-026
Application Number:	MST2016-00473
Owner:	Housing Authority/City of Santa Barbara
Architect:	Dwight Gregory, AIA

(Proposal to remodel an existing three unit apartment building in a Spanish style with new stucco facades, new covered entry porches, mechanical, electrical and plumbing improvements, new and replaced windows, and upgrading the parking to provide ADA accessibility.)

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

Project Design Approval and Final Approval with the condition to increase the scalloping radius at the rake as noted on sheet A-4.

CONTINUED ITEM**C. 1626 SANTA BARBARA ST****R-3 Zone**

Assessor's Parcel Number: 027-192-027
 Application Number: MST2016-00220
 Owner: Fulmer Family Trust
 Architect: ACME Architecture

(Proposal to construct a 2,537 square foot, two-story single-family dwelling with an attached 471 square foot two-car garage. The proposal will add a third dwelling unit on a site currently developed with a 3,686 square foot duplex and 719 square feet of garage space. The project includes one additional uncovered parking space, a new driveway, alterations to a sandstone boundary wall, site work, new landscaping, addition of two new storage sheds totaling 110 square feet, and 10 cubic yards of grading excavation and fill to be balanced on site. The proposal will result in a total of 6,942 square feet of development on a 20,900 square foot parcel, with the three dwelling units proposed to be condominiums. Staff Hearing Officer review is requested for a Tentative Subdivision Map to create the condominiums. The original 1904 dwelling unit, which was approved to be changed to a duplex under application MST2014-00469, qualifies for designation as a Structure of Merit and is on the City's List of Potential Historic Resources. The sandstone boundary site walls, a Canary Island date palm, and a ficus tree have also been found to be historically significant. The Phase two Historic Structures/Sites Report prepared by Post/Hazeltine Associates determined that the proposed project would meet Secretary of the Interior's Standards for Rehabilitation and project impacts would be Less than Significant (Class III). Therefore, the project does not warrant review by the Historic Landmarks Commission.)

(Comments are requested on Minor Zoning Exception for the two tiered wall proposed. Project must comply with Staff Hearing Officer resolution 027-17. Item was last reviewed by the Full Board on July 18, 2016.)

Continued indefinitely with the comment that the two-tiered wall proposed is architecturally supportable.

NEW ITEM**D. 3951 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
 Application Number: MST2017-00143
 Owner: GRI- Regency LLC
 Applicant: M/A Design Group
 Engineer: M/A Design Group

(Proposal to provide an ADA path of travel to the right-of-way by remodeling selected walkways. The project entails demolition of existing walks and landscaping, and construction of 650 square feet of new ADA ramps, walks, pavement markings, and landscape alterations.)

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

Continued two weeks with comments:

1. Clarify Detail 3, the landing where ramp enters drive lane.
2. Verify actual slope of ADA pathway. Provide photos of the landscaping and indicate any landscape changes on the plans.
3. Verify actual elevations in the field.
4. Confirm exact locations of the trees.
5. Show compliance with Tier 2 Storm Water Management Program.

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
 Owner: McDonald's Corporation
 Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprised of the demolition of the existing mansard roof and 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 feet 4 inches. Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

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

Continued two weeks with comments:

1. The design is going in the right direction.
2. The Board appreciated the brick material.
3. Provide photos and material samples.
4. Study setting back the parapet wall two feet.
5. Correct the heights on the elevations.
6. Make all parapets the same height.

NEW ITEM**F. 3825 STATE ST E-149****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
 Application Number: MST2017-00134
 Owner: Macerich Company
 Architect: DMHA
 Business Name: Islands Restaurant

(Proposal for a new restaurant within La Cumbre Plaza. Project is comprised of minor exterior alterations to an existing 4,901 square foot commercial space including new glass windscreens, entry doors, landscape planters, landscaping, wood trellis, outdoor heaters, and exterior lighting.)

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

Project Design Approval and continued two weeks with comments:

1. Recess glass and wood screen between mid-point of the pilasters.
2. Consider making the structural metal elements dark bronze.
3. The landscaping is excellent.
4. Remove fans.
5. Consider using sandstone at the entrance pilasters as opposed to the proposed gray slate material.

CONTINUED ITEM**G. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009
 Application Number: MST2017-00001
 Owner: Hughes Land Holding Trust
 Architect: Kevin Moore

(Proposal for a new semi-outdoor seating area for existing restaurant. Project includes the creation of a new roof opening in suite D, enlargement of openings on the north and south elevations, and the creation of an interior access route between suites D and E. There will be no new floor area added and no cut.)

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

Public Comment:

The following people expressed opposition or concerns:

1. Anna Marie Gott
2. Natalia Govani
3. Will Rehling

Project Design Approval and Final Approval with comments:

1. The last ABR comments have been addressed.
2. The changes proposed are acceptable because of how far back they are located from Anacapa Street.
3. The use is compatible with the surrounding businesses.
4. The access path of travel has not changed.

NEW ITEM**H. 2017 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-292-014
Application Number: MST2017-00146
Owner: Drew Rudman
Owner: Deanne Rudman

(Proposal for the conversion of a single family residence into a short-term vacation rental. Project is comprised of the conversion of a 1,260 square foot one-story, three-bedroom single family residence into commercial hotel floor space. Exterior changes include the replacement of a 951 square foot gravel driveway with permeable pavers, and the removal of a driveway gate at the northeast property line. No changes are proposed for the existing structures. Project requires Development Plan Approval findings.)

(Postponed to the May 8, 2017 Full Board Agenda.)

Item postponed at the applicant's request.