



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MAY 8, 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-F) and Wittausch (Items A-G)
Staff present: Cameron

REFERRED BY FULL BOARD

A. 3111 STATE ST

P-R/SD-2 Zone

Assessor's Parcel Number: 051-112-018
Application Number: MST2016-00480
Owner: City of Santa Barbara Parks & Recreation Department
Applicant: Parks & Recreation Department

(Proposal for a new fenced, off-leash dog area within MacKenzie Park. The project will include the demolition of a vacant 1,700 square foot building, 3,600 square feet of concrete walkways, and 520 linear feet of chain link fencing, and the construction of a 6,200 square foot small-dog area, a 14,600 square foot big-dog area, 1,800 square feet of ADA compliant permeable concrete walkways, lighting, benches, water bowls, dog waste bag dispensers, trash cans, and 4,400 square feet of new landscaping. Also proposed are upgrades to the park entry and new landscaping with existing trees to remain.)

(Final Approval is requested. Item was last reviewed on March 13, 2017.)

Public Comment:

1. Correspondence from Judy Balthis with concerns was acknowledged.
2. Correspondence from Vickie Harvey in support was acknowledged.

Final Approval with the condition that the applicant provide radius detail for concrete benches.

FINAL REVIEW**B. 6100 HOLLISTER AVE****A-I-1/SP-6 Zone**

Assessor's Parcel Number: 073-080-065
 Application Number: MST2016-00044
 Owner: City of Santa Barbara
 Agent: Leif Reynolds
 Applicant: Hazel Johns
 Architect: Kupiec Architects
 Engineer: Michael Viettone
 Engineer: Van Sande Structural Engineers
 Landscape Architect: Arcadia Studio

(Proposal to construct a light industrial park totaling 47,186 square feet on an approximately 6.44 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.)

(Referred by Full Board. Final Approval is requested. Item was last reviewed on April 24, 2017.)

Final Approval with the condition that the applicant provide detail of outside corner of corrugated metal.

FINAL REVIEW**C. 1116 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 039-202-016
 Application Number: MST2016-00359
 Owner: Edward St George
 Architect: On Design LLC

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The proposal includes demolition of an existing, detached, 720 square foot garage and 176 square foot shed and construction of a new 1,629 square foot two-story duplex. An existing single-family dwelling on site will remain unchanged and a new 2,108 square foot duplex will be constructed. The residential unit mix will include three, 2-bedroom units ranging in size from 675 to 909 square feet with an average unit size of 763 square feet. The proposed density on this 6,880 square foot parcel is 19 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density 15-27 dwelling units per acre. There will be a total of three parking spaces provided, two in a 494 square foot, attached two-car garage, and one uncovered space. No grading is proposed. This project will address violations identified in Zoning Information Report ZIR2016-00345.)

(Referred by Full Board. Final Approval is requested. Item was last reviewed on April 24, 2017.)

Public Comment:

Correspondence from Helen Mortensen with concerns was acknowledged.

Final Approval with conditions:

1. Recess windows 2 inches.
2. The applicant shall fulfill the AUD Annual Resident Survey requirement.

PROJECT DESIGN REVIEW**D. 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 approx. 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 inch 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. Item was last reviewed on April 17, 2017.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**E. 302 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-211-001
 Application Number: MST2017-00206
 Owner: Annie CH Hollander
 Agent: Henry Hollander

(Proposal to remove the existing approximately 50 foot tall palm tree at the corner of Garden and Cota and to replace existing brick and wrought iron fence with a new steel wire fence in same location on 6,000 square foot lot.)

(Comments Only. Project requires Environmental Review.)

Continued indefinitely with comments:

1. The tree should stay and can be accommodated.
2. The fence shall be no more than 42 inches.
3. Provide plans showing the location of the proposed fence.
4. Provide fence details.

NEW ITEM**F. 920 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-311-006
Application Number: MST2017-00210
Owner: Lynne E Stark Living Trust

(Proposal for renovations to an existing multifamily development. Project is comprised of the demolition of an illegal kitchen, tub, and shower, an enclosed deck at the second floor, and the removal of the bath fixtures in the storage area. Also proposed is the construction of a full staircase, restoration of the rear deck, removal of windows and doors, new retaining walls and fences, and a redesign of the parking area to include four new uncovered parking spaces. Project proposes to abate violations identified in enforcement case ENF2016-01661.)

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

Continued indefinitely with comments:

1. Provide fencing details, accurate parking dimensions, accurate fence dimensions, and accurate plans depicting the entire scope of work.

NEW ITEM**G. 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.)

Project Design Approval and Final Approval as submitted.