



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MAY 22, 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: Whittausch (Items A-H) and Miller (Items A-C)
 Staff present: Cameron

REVIEW AFTER FINAL

A. 2130 MISSION RIDGE RD A-1 Zone
 Assessor's Parcel Number: 019-071-012
 Application Number: MST2016-00385
 Owner: Marymount of Santa Barbara, Inc.
 Architect: Earthform Design

(Proposal to remodel and repair the existing Marymount School playfield. The work will include regrading the playfield to smooth out eroded and uneven surfaces, improvements to access stairs, new ramp, and terraced seating. New gates are proposed to be installed at the Mission Ridge Road boundary wall and new colored concrete sidewalk will replace broken sidewalk from Mission Ridge Road to the front entry steps of the campus Administration office along the arrival driveway. Two 40' - 50' tall Eucalyptus sideroxylon trees will be removed and new drought-tolerant landscaping will be installed throughout the campus. There will be approximately 2,685 square feet of new impermeable surfaces. This building is on the City's List of Potential Historic Resources and is eligible for Structure of Merit status.)

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

Staff comments: Staff advised that the agenda project header "Review After Final" was incorrect; it should have read "Project Design Review."

Project Design Approval and Final Approval as submitted.

NEW ITEM**B. 3757 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-046
 Application Number: MST2017-00229
 Owner: Whole Foods Market
 Owner: Tree Amigos, Inc.
 Contractor: Kitson Landscape Management
 Landscape Architect: Arcadia Studio

(Proposal to remove three Corymbia Citiodora (Lemon Eucalyptus) trees and replace them with one 36-inch box Ginkgo Biloba (Maidenhair) tree.)

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

Project Design Approval and Final Approval as noted on sheet LP.1.

CONTINUED ITEM**C. 636 W CARRILLO ST****C-P Zone**

Assessor's Parcel Number: 039-250-016
 Application Number: MST2017-00213
 Owner: Tesoro Sierra Properties, LLC
 Applicant: Justin Beranich

(Proposal to remodel an existing gas station. Project is comprised of the replacement of valances and bases for four existing fuel pumps, and a face change of the existing monument sign.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 15, 2017.)

Project Design Approval and Final Approval as noted on Pages 1 & 10.

REVIEW AFTER FINAL**D. 2720 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-021
 Application Number: MST2016-00114
 Business Name: Handlebar
 Owner: William Meller Family, LLC
 Architect: Three... A Design Studio

(This is a revised project description. Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed. Staff Hearing Officer review is requested to allow alterations to the building in the required front and rear setbacks.)

(Review After Final of new proposed permeable pavers.)

Approval of Review After Final as noted on C.103 and C.502.

REVIEW AFTER FINAL**E. 15 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-040-058
 Application Number: MST2015-00010
 Owner: Johnman Holding, LLC
 Agent: Dudek
 Architect: R & A Architecture & Design, Inc.

(This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third, and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The proposed density will be 60 du/ac with an average unit size of 794 square feet.)

(Review After Final of revisions to alley units and window details.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**F. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022
 Application Number: MST2012-00332
 Owner: James McDonald
 Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

(Review After Final of as-built alterations to windows and doors.)

Approval of Review After Final as submitted.

NEW ITEM**G. 406 CORONA DEL MAR DR R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-002
Application Number: MST2017-00258
Owner: Rudi and Lynda Unterthiner, Trustees
Agent: Mark Morando

(Proposal to approve as-built changes to an existing multi-residential building. The project involves permitting as-built window changes to vinyl, and permitting an enclosed balcony at the rear elevation. This project will abate violations listed in ENF2016-01838.)

(Comments Only. Project requires Environmental Assessment.)**Project Design Approval and Final Approval with comments:**

1. The windows are acceptable as proposed.
2. The wall beneath the rear window should be stucco.
3. Finish the underside of the bridge to be one plane in stucco.

REVIEW AFTER FINAL**H. 1005 N MILPAS ST R-3 Zone**

Assessor's Parcel Number: 029-251-012
Application Number: MST2016-00506
Owner: Steven Dahl
Architect: Banyan Architects

(Proposal for a new residential project using the Average Unit Density (AUD) Incentive Program. The project will comprise the demolition of an existing 1,055 single-family dwelling and 270 square foot detached garage and construction of a 3,579 square foot, two- and three-story building housing four residential units. The unit mix will be two, 2-bedroom units and two, 3-bedroom units ranging in size from 881 to 902 square feet, with an average unit size of 894 square feet. The proposed density on this 7,579 square foot parcel will be 23 units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, 15-27 dwelling units per acre. Also proposed are four, one-car garages, covered bicycle parking, a trash enclosure, and 1,017 square feet of second and third story patio areas. There will be 60 cubic yards of grading excavation and 630 cubic yards of fill dirt.)

(Review After Final for revisions to windows, doors, decks, and trash enclosure.)**Approval of Review After Final with conditions:**

1. Study revised deck to be more consistent with the architecture of the rest of the project.
2. Recess electrical panel in side yard.
3. Study radiusing curb in the driveway to be less angular, if possible.