



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JUNE 26, 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: Gradin
Staff present: Cameron

REVIEW AFTER FINAL

A. 540 W PUEBLO ST

C-O Zone

Assessor's Parcel Number: 025-090-046
Application Number: MST2007-00092
Owner: Cancer Center of Santa Barbara
Applicant: Kenneth Marshall
Architect: The Cearnal Collective, LLP
Landscape Architect: Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

(Review After Final of revised landscape details. Item was last reviewed on April 3, 2017.)

Item postponed to July 10.

FINAL REVIEW**B. 316 W MICHELTORENA & 1516 CASTILLO ST R-4 Zone**

Assessor's Parcel Number: 027-212-026
 Application Number: MST2016-00125
 Owner: Drake Forest Investments, LLC
 Architect: Douglas Keep

(Proposal for a 21-unit, multi-family, residential project using the Average Unit-Size Density Incentive Program (AUD) on two perpendicular lots (APNs 027-212-026 and 027-212-022). Project consists of a voluntary lot merger, the rehabilitation of the two buildings on site which are eligible for designation as potentially historic resources, demolition of three existing structures, and construction of 4 new, two-story residential buildings. Unit mix will include 8 two-bedroom units, and 13, one-bedroom units ranging in size from 532 to 1,266 square feet with an average unit size of 730 square feet. The proposed density on 35,263 square foot combined lot will be 26 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are 21 parking spaces, approximately 426 square feet of detached accessory structures, reconfigured driveways, and new landscaping.)

(Action may be taken if sufficient information is provided. Item was last reviewed on June 19, 2017.)

Final Approval with comments:

1. The Board made 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
2. Where light intrudes on neighboring properties, move fixture inward as noted on sheet E3.
3. Where moving lighting is not possible, provide shields away from neighboring properties.
4. Provide light shield detail.
5. Provide step lights at the stair walls and eliminate the pole light fronting Micheltorena.
6. The tree roots near the north east corner of the Castillo Street lot are to be reviewed by an arborist and protected per their direction.
7. Vinyl windows are acceptable.

FINAL REVIEW**C. 309 S VOLUNTARIO ST R-3 Zone**

Assessor's Parcel Number: 017-291-030
 Application Number: MST2017-00262
 Owner: Housing Authority & City of Santa Barbara
 Architect: Thomas Moore

(Proposal to repair and restripe and existing parking lot. The project includes new curbs, concrete walkways, and new van accessible parking spaces.)

(Action may be taken if sufficient information is provided. Item was last reviewed on June 5, 2017.)

Final Approval with the condition that if the existing mature hedge at the ADA space is removed due to work, a replacement must be added.

NEW ITEM**D. 201 N CALLE CESAR CHAVEZ M-1 Zone**

Assessor's Parcel Number: 017-030-002
Application Number: MST2017-00317
Owner: Santa Barbara Business Center, LLC
Architect: Jeff Gorrell

(Proposal to add an open window bay in the tower element of an existing commercial building. Project is comprised of the partial demolition of a second story stairwell wall to create a 5-1/2 foot tall, 8 foot wide window bay to match other existing window bays.)

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

Continued indefinitely with comments:

1. The applicant did not attend the meeting.
2. The photo does not match the drawing.

REVIEW AFTER FINAL**E. 517 W FIGUEROA ST R-3 Zone**

Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story six unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4, two-story five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project.)

(Review After Final of revised project materials. Item last reviewed on April 2, 2013)

Approval of Review After Final as submitted.

CONTINUED ITEM**F. 1316 E MASON ST****R-2 Zone**

Assessor's Parcel Number: 017-151-012
Application Number: MST2016-00574
Owner: Donald S. Carroll
Architect: Richard Redmond

(Proposal to permit an "as-built" 27'-9" tall children's castle play structure in the rear yard of a parcel currently developed with two dwellings. The applicant intends to move the structure outside of the setback pending design approval. The project will address a violation identified in enforcement case ENF2016-01537.)

(Second Review. Action may be taken if sufficient information is provided. Item was last reviewed on January 9, 2017.)

Public Comment:

1. Carla Celina Romero, Lynn Morris, Bruce Emmens, Jose Luis Esparza, and Carlos Adame spoke in opposition due to privacy concerns, loss of views, and the lack of neighborhood compatibility.
2. Correspondence from Sally & Allan MacColl, Jaeson Greer, Paula Emmens, Amy Echt, Blake T. Dorfman, Bruce Emmens, and Paul Sancedo in opposition was acknowledged.

Denied the proposal with comments:

1. The mass, bulk, and scale are unacceptable.
2. The design is incompatible with the neighborhood.

NEW ITEM**G. 109 W ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 039-222-003
Application Number: MST2017-00315
Owner: Down & Out Trust
Applicant: Don Swann
Designer: Gary Frolenko

(Proposal for a new exterior staircase at the rear of an existing apartment building. Project is comprised of the replacement of a decomposing wooden fire escape with a new steel and wood staircase. No other work is proposed.)

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

Project Design Approval and Final Approval with comments:

1. Update the rear elevation to match the plan.
2. Colors are to match the existing blue color.

FINAL REVIEW**H. 735 W ISLAY ST R-2 Zone**

Assessor's Parcel Number: 043-183-001
Application Number: MST2017-00286
Owner: Myers Maria Lourdes
Applicant: Quality Windows, Inc.

(Proposal to replace seven existing windows with new Milgard vinyl windows to meet California's Title-24 energy requirements.)

(Action may be taken if sufficient information is provided. Item was last reviewed on June 5, 2017.)

Final Approval as submitted.

REVIEW AFTER FINAL**I. 302 MEIGS RD C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005
Application Number: MST2016-00570
Owner: Jeffrey Panosian
Applicant: Zohair Vajihuddin
Business Name: Lazy Acres

(Proposal for a tenant improvement of retail market site including the following: new window opening in food patio area and new roof top equipment with screening and new curb ramp. A planter located between parking stalls will be removed in order to provide an accessible route through the parking lot. Parking stalls will be restriped and the number of spaces will be increased by one.)

(Review After Final of new bicycle station. Item was last reviewed on March 13, 2017.)

Approval of Review After Final as submitted.