



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JULY 24, 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*
Lisa LaPlaca
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 & B) and Tripp (Items A-F)
Staff present: Cameron

NEW ITEM

A. 806 N NOPAL ST

R-3 Zone

Assessor's Parcel Number: 031-042-017
Application Number: MST2017-00027
Owner: Melgoza Family Trust

(Proposal to permit as-built exterior alterations and improvements for an existing eight unit apartment complex. The improvements include the following new work: entry doors, vinyl windows, light fixtures, iron balcony rails, iron fence and entry gates, mailbox, new plaster and exterior paint of building and site wall, installation of pavers, parking lot repair and restripe, chain link fence at the parking lot, permanently fixed picnic tables and barbeques, trash receptacles, tree removals, and landscape improvements including 675 square feet of simulated turf. This work addresses violations identified in Enforcement Cases ENF2016-00833 and ENF2016-01336.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided.)

Project Design Approval with comments:

1. Confirm the irrigation method that is to be used.
2. Reconfigure the landings at the base of the stairs.
3. Add planters beneath first-floor windows facing the courtyard.
4. Reduce paving to be less than 500 square feet.

NEW ITEM**B. 311 W MONTECITO ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 033-031-004
 Application Number: MST2017-00426
 Owner: Edward St. George
 Applicant: Shelby Messner

(Proposal to permit as-built site work for conversion from commercial office space to short-term rental. Project proposes permitting of as-built changes to landscaping and exterior hardscape including new hedges, fences, plantings, reconfigured parking, and artificial turf. No exterior or interior changes to the 889 square foot commercial building are proposed. Project is located in the Coastal Zone.)

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

Public Comment:

1. Anna Marie Gott spoke in opposition and requested that item be postponed until staff and the City Attorney can provide the ABR with a report that explains when and what types of enforceable conditions of approval may be added to a hotel/short term vacation rental (STR) project, and if any of these terms can cause the revocation of a permit. She also submitted written correspondence to the Board.
2. Correspondence from Meredith Llewellyn and Kyle Clark in opposition was acknowledged.

Project Design Approval with comments:

1. Study adding trees to the southwest corner of the parking area.
2. Trim the front hedge to 42 inches in height.
3. Study adding screening via landscaping at the east property line bordering the parking area.

NEW ITEM: PUBLIC HEARING**C. 1119 PUNTA GORDA ST****R-3 Zone**

Assessor's Parcel Number: 017-291-012
 Application Number: MST2017-00366
 Owner: John Lyon Family Trust
 Applicant: Allan McComb

(Proposal to convert an existing four unit apartment complex to a six units using the Average Unit-size Density (AUD) Incentive Program. Project comprises interior alterations within two existing residential structures totaling 3,486 square feet dividing two existing units into four units. Unit mix will include one, 4-bedroom unit; four, 3-bedroom units; and one, 2-bedroom unit ranging in size from 636 to 1117 square feet with an average unit-size of 930 square feet. The proposed density on this 11,253 square foot lot is 24 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. Exterior alterations include a new stairway and removal of a two car garage door.)

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

Continued indefinitely with comments:

1. The new stairway shall have an open railing.
2. Show the floor plans of the storage area.
3. Provide the elevation and new location for the trash enclosure.
4. Provide the landscape plans for the areas where paving is proposed to be changed and within the common open space.
5. Document the existing landscaping.

FINAL REVIEW**D. 315 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 031-392-026
 Application Number: MST2017-00127
 Owner: Philip & Jeanette Condon Trustees
 Architect: Bryan Murphy

(Proposal for a new sloped roof on a one story duplex. Project is comprised of the replace of an existing 1,384 square foot, flat roof with a new sloped roof, increasing the total roof height by two feet.)

(Action may be taken if sufficient information is provided. Project must comply with the City's Storm Water Management Program Tier 2. Project was last reviewed on July 17, 2017.)

Final Approval as submitted.

NEW ITEM**E. 518 E CANON PERDIDO ST****R-3 Zone**

Assessor's Parcel Number: 031-031-004
 Application Number: MST2017-00427
 Owner: Canon Perdido Associates LP
 Owner: Housing Authority of Santa Barbara
 Architect: Thomas Moore

(Proposal for a new trash enclosure within an existing parking lot. Project consists of removing an existing shed and constructing a new approximately 150 square foot trash enclosure. The proposal includes seal-coating the existing parking lot, re-striping, and creating a new van accessible parking space and ADA compliant ramp.)

(Project Design Approval requested. Action may be taken if sufficient information is provided.)

Project Design Approval with comments:

1. Return with the final two-toned design.
2. Administrative review and approval is acceptable.

NEW ITEM

F. 333 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-211-024
Application Number: MST2017-00424
Owner: Amherst Exchange Corporation

(Proposal to replace all, except five, existing windows, replace two garage doors with large windows, and add a large window in a wall where a previous garage door existed.)

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

Continued one week with comments:

1. Provide the door and window color.
2. Provide the building color, and study a grey option.
3. Study separating the doors and windows on the south and west elevations.
4. Provide planting palette.