



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
NOVEMBER 6, 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*
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Wittausch
Staff present: Cameron

NEW ITEM

A. 115 BODEGA LN

R-M/USS Zone

Assessor's Parcel Number: 057-231-002
Application Number: MST2017-00715
Owner: Zeliga Management
Applicant: Gail Russel
Architect: Craig Burdick

(Proposal for an exterior remodel of an existing multifamily residential building. Project comprises the replacement of an existing carport roof, carport deck, and guardrails. Also proposed is the replacement of existing windows and 810 square feet of wood siding.)

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

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL**B. 604 E COTA ST****M-C Zone**

Assessor's Parcel Number: 031-222-001
 Application Number: MST2014-00220
 Owner: Hammer Properties, LLC
 Applicant: Peter Lewis
 Architect: Cearnal Collective

(Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.)

(Review After Final for changes to exterior siding. Action may be taken if sufficient information is provided. Project was last reviewed on May 23, 2016.)

Continue indefinitely with comments:

1. The control joints on the residential buildings are not acceptable as proposed. Consider a more subtle, less design-oriented solution.
2. Study an alternative treatment for the base concrete so that it is more traditional in style.
3. The removal of the concrete board siding is acceptable as proposed.
4. The gate is acceptable as proposed; it was suggested that it be painted black.

REVIEW AFTER FINAL**C. 126 E HALEY ST****M-C Zone**

Assessor's Parcel Number: 031-271-026
 Application Number: MST2017-00016
 Owner: 417 Santa Barbara Street Investment
 Architect: AB Design Studio, Inc.

(Proposal for a remodel of two commercial buildings sharing a single parcel. Project proposes the demo-remodel of a 18,683 square foot two-story building and a 11,026 square foot one-story building including a new addition to the outdoor patio, new shade canopy, and to rebuild the existing exterior stairs to comply with ADA. There will be a 404 square foot reduction in overall building area, with an extensive remodel of the facades of both buildings.)

(Review After Final of changes to the siding, patio, shade canopy, door configuration, and the Haley Street stair. Action may be taken if sufficient information is provided. Project was last reviewed on June 19, 2017.)

Approval of Review After Final with the condition that the applicant provide horizontal reglets on the Haley Street plaster wall as noted on Sheet A4.01.

CONTINUED ITEM**D. 3790 STATE ST****C-R/USS Zone**

Assessor's Parcel Number: 053-300-025
Application Number: MST2017-00367
Owner: Bank of America
Applicant: J.H. O'Brian Landscaping & Maintenance

(Proposal for landscape alterations to an existing commercial building. Project comprises the removal of the existing ground-cover plant material on the two street-facing planters and replacement with drought-tolerant alternatives. No trees are proposed to be removed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 10, 2017.)

Continue indefinitely with comments:

1. Restudy the distribution and layout of the plantings and the boulders to be more organic in form.
2. Provide detail of the boulders.
3. Provide a mulch sample.
4. The plant palette is acceptable as proposed.

NEW ITEM**E. 426 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-281-022
Application Number: MST2017-00681
Owner: Pete & Christina Feldman
Architect: Roderick Britton

(Proposal for a new residential unit on the second story of an existing warehouse. Project consists of the conversion of a 762 square foot second story of a 1,745 square foot warehouse into a one-bedroom residential unit. Also proposed is a new 389 square foot upper-level deck/carport, a new steel entry gate, a skylight, and the replacement and relocation of doors and windows.)

(Comments Only. Project requires further Environmental Assessment.)

Continue indefinitely with comments:

1. The style is acceptable as proposed.
2. Study simplifying the man gate.
3. Study a redesign of the carport pending Transportation Division comments.