



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JANUARY 8, 2018

BOARD MEMBERS:

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CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

1:00 P.M.

David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

STAFF:

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

ATTENDANCE

Members present: Wittausch
 Staff present: Cameron

REVIEW AFTER FINAL

A. 920 SUMMIT RD

RS-25 Zone

Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Agent: Suzanne Elledge Planning and Permitting
 Applicant: Ty Warner Hotels and Resorts
 Architect: Henry Lenny
 Business Name: Montecito Country Club

(This building is on the City's Potential Historic Resources List. Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four-column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

(Review After Final of changes to the unpermitted location of a Comfort Station. Project was last reviewed on July 31, 2017.)

Public Comment:

Jon Marinello, Alan Wexlar, and Hiroyan Tzuzuki spoke with concerns.

John Welman, Bill Cordero, and Mark John Vestal spoke in support.

Correspondence in support from Terrall (Terry) Janeway for Montecito County Club Golf Committee; and Alan Wexlar in opposition were acknowledged.

Approval of Review After Final with comments that the new location is further from the property line and increased landscape screening helps mitigate the impact of the Comfort Station.

REVIEW AFTER FINAL

B. 1507 SAN PASCUAL

R-M Zone

Assessor's Parcel Number: 043-251-026
Application Number: MST2016-00473
Owner: Housing Authority/City of Santa Barbara
Architect: Dwight Gregory

(Proposal to remodel an existing three-unit apartment building in a Spanish style with new stucco facades; new covered entry porches; mechanical, electrical, and plumbing improvements; new and replaced windows; and upgrading the parking to provide ADA accessibility.)

(Review After Final of a scaled-down project including the removal of many of the Spanish features, trellises, windows, and entryways. Project was last reviewed on May 1, 2017.)

Continue one week with comments:

1. Maintain the façade projections.
2. Mullions are not acceptable as proposed.
3. The proposed vinyl windows are acceptable.
4. Provide wood doors not fiberglass, and consider a door with a top view panel.
5. Provide a color board.

REVIEW AFTER FINAL**C. 325 W ANAPAMU ST****R-MH Zone**

Assessor's Parcel Number: 039-212-004
 Application Number: MST2016-00101
 Owner: Cynthia Howard
 Architect: The Cearnal Collective, LLP

(This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single-family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 4,812 square foot, two-story residential apartment building housing eight rental units. Unit mix will include 8 one-bedroom units ranging in size from 557 to 693 square feet with an average unit size of 600 square feet. The proposed residential density is 37 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay. Also proposed are a 2,687 square foot carport with 8 parking spaces, 8 covered bicycle parking spaces, and a 144 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees.)

(Review After Final on Consent for final detailing of a project approved at the Full Board. Project was last reviewed on December 18, 2017.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**D. 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: The Cearnal Collective, LLP

(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 of paver material for parapet cap. Project was last reviewed on December 18, 2017.)

Approval of Review After Final with the comment that the unstained terracotta color is preferred.

CONTINUED ITEM**E. 520 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
Application Number: MST2017-00811
Owner: City of Santa Barbara
Applicant: Zach Sawaya

(Proposal to relocate existing fencing at the El Estero Wastewater Treatment Plant. Project consists of the relocation of 1,200 linear feet of iron fencing forward to the edge of the sidewalk in order to fully enclose the El Estero property, and construction of 600 linear feet of curb.)

(Action may be taken if sufficient information is provided. Project was postponed at the applicant's request on December 11, 2017.)

Project Design Approval and Final Approval with the condition that the fence is to be moved back eight inches and vines planted at each post.

NEW ITEM**F. 815 E MASON ST M-I Zone**

Assessor's Parcel Number: 017-083-019
Application Number: MST2017-00823
Owner: Cynthia Howard Gift Trust
Agent: Kent Mixon

(Proposal for a commercial remodel over two lots (815 & 823 East Mason Street). Project consists of the interior conversion of an existing commercial space into an overnight dog kennel and kitchen. Exterior changes include removing a single door facing the existing parking lot, and three new doors at the eastern exterior wall to access the proposed new dog yard. Also proposed is a parking lot restripe and reconfiguration to include more planting area and ADA paths of travel on 815 East Mason Street and a new parking lot on 823 East Mason Street. The single-family residence on 823 East Mason Street will remain unchanged. Project is to be heard in conjunction with application number MST2017-00824.)

(Comments Only. Project requires further Environmental Assessment.)

Public Comment: Tava Summer and William Fredreson spoke with concerns.

Continue indefinitely with comments:

1. The proposed project is supportable.
2. Trumpet vines no greater than 10-inches in height are to be planted at ten foot intervals.
3. All barbed wire is to be removed from all fences.

NEW ITEM**G. 823 E MASON ST****M-I Zone**

Assessor's Parcel Number: 017-083-018
Application Number: MST2017-00824
Owner: Elizabeth R. Eschenroeder Living Trust
Agent: Kent Mixon

(Proposal for a commercial remodel over two lots (815 & 823 East Mason Street). Project consists of the interior conversion of an existing commercial space into an overnight dog kennel and kitchen. Exterior changes include removing a single door facing the existing parking lot, and three new doors at the eastern exterior wall to access the proposed new dog yard. Also proposed is a parking lot restripe and reconfiguration to include more planting area and ADA paths of travel on 815 East Mason Street and a new parking lot on 823 East Mason Street. The single-family residence on 823 East Mason Street will remain unchanged. Project is to be heard in conjunction with application number MST2017-00823.)

(Comments Only. Project requires further Environmental Assessment.)

Continue indefinitely with comments:

1. The proposed project is supportable.
2. Trumpet vines no greater than 10-inches in height are to be planted at ten foot intervals.
3. All barbed wire is to be removed from all fences.

CONTINUED ITEM**H. 502 E HALEY ST****M-C Zone**

Assessor's Parcel Number: 031-291-001
Application Number: MST2017-00813
Owner: Richard & Stephanie Ortale Trust
Contractor: Action Roofing

(Proposal for the reroofing of a light-industrial building. Project consists of removing the existing exposed gray cap sheet and installing a new Boral ClayLite Series terra cotta "S" tiles on the southeast facing portion of the roof. Existing red tile on roof facing right of way to remain and be repaired as needed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 18, 2017.)

Project Design Approval and Final Approval with comments:

1. The proposed Boral ClayLite Series terra cotta "S" tiles are acceptable.
2. Two-piece C-tile starting course.
3. Two-piece tile at ridges, rakes, and eaves.

NEW ITEM**I. 1801 BATH ST****R-MH Zone**

Assessor's Parcel Number: 027-012-015
Application Number: MST2017-00805
Owner: Mental Wellness Center
Architect: Thomas Moore

(Proposal for renovations to an existing group home. Exterior alterations consist of a new outdoor ramp at the front porch and a new concrete walkway along the side of the Craftsman style structure. Interior renovations consist of a kitchen and bath remodel.)

(Action may be taken if sufficient information is provided. Project requires compliance with the City's Storm Water Management Program Tier 2.)

Project Design Approval and Final Approval with the conditions:

1. Add a stone cap to the ramp walls at a 1-inch profile to match wall.
2. Ramp walls are to be stucco color coat to match stone.
3. Pipe hand rail color to match trim of main structure.
4. Provide plantings as noted on plan Sheet A1.1.
5. Disconnect downspouts to meet Tier 2 Storm Water Management Program (SWMP) requirements.

CONTINUED ITEM**J. 1203 CASTILLO ST A****R-MH Zone**

Assessor's Parcel Number: 039-161-016
Application Number: MST2017-00263
Owner: Housing Authority/City of Santa Barbara
Architect: Thomas Moore

(Proposal for improvements to two parking lots. Project is composed of new concrete ADA compliant walks and improvement to two van-accessible parking spaces. A restripe and resurfacing is also proposed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 18, 2017.)

Project Design Approval and Final Approval as submitted.