



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, April 7, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street:**      **1:00 P.M.**

**BOARD MEMBERS:**      PAUL ZINK, *Chair*  
   KIRK GRADIN, *Vice-Chair* (Consent Agenda Representative)  
   THIEP CUNG  
   SCOTT HOPKINS  
   COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
   STEPHANIE POOLE (Consent Agenda Representative)  
   WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                                 SUSAN GANTZ, Planning Technician  
                                 KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      Kirk Gradin (for Items B, C, D, F, and G), and  
   Courtney Jane Miller (for Items A, and G).

Staff present:      Susan Gantz.

### **ABR - FINAL REVIEW**

**A.      2320 DE LA VINA ST      R-4 Zone**

Assessor's Parcel Number:      025-113-021  
Application Number:      MST2014-00027  
Owner:      Barbara Harootunian Trust  
Applicant:      Vanguard Planning

(Proposal for renovations to an existing two-story apartment building. The project would eliminate a swimming pool and fencing and equipment shed and install landscaping, hardscaping, and barbeque. The project includes restoring the parking lot to a 13-space configuration, a new trash enclosure, permitting an as-built second-story deck and as-built storage lockers on the ground. The project will address all violations in ENF2013-00906.)

**(Final Approval of updated Landscape Plan is requested.)**

Present:      Jarrett Gorin, Applicant.

**Continued one week to Consent Review.**

**ABR - REVIEW AFTER FINAL****B. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019  
Application Number: MST2012-00374  
Owner: Paul Uyesaka  
Architect: Rex Ruskauff  
Business Name: Uptown Grill

(Proposal to permit as-built tenant improvements to the existing commercial building to merge two tenant spaces. Alterations consist of new plaster and color change, two new fabric awnings on the front facade, new parking configuration and striping, new storage space connecting the main building to the detached storage building, new block stucco walls enclosing the rear patio with wood gate and awning, new wood fence and gate at alley, painting the existing doors and windows, new block stucco trash enclosure, replacement of the existing concrete slab with pavers, new light fixtures, and new festoon lighting on the rear patio and along the south side of building over the side alley. The as-built signage will be reviewed by the Sign Committee.)

**(Review After Final of changes to planters, trash enclosure gates, TV's, and heaters at the rear patio.)**

Present: Jaime Melgoza, Business Owner.

**Approved as submitted of Review After Final.**

**ABR - NEW ITEM****C. 100 FREDERIC LOPEZ RD**

Assessor's Parcel Number: 073-080-068  
Application Number: MST2014-00134  
Owner: City of Santa Barbara  
Applicant: Leif Reynolds, Project Engineer

(Proposal for a 192 square foot addition to be provided in two 8'-12' PODS storage containers and located on the east side of the parcel. Also proposed is a new 77 linear foot, 8'-0" tall, black PVC-coated steel chain-link fence, a 12'-0" wide double gate, and new awning to be installed above an existing door on the east elevation.)

**(Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

Present: Leif Reynolds, Project Engineer II

**Project Design Approval and Final Approval as submitted with CEQA Findings made that the Architectural Board of Review found 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.**

**ABR - REVIEW AFTER FINAL****D. 3525 STATE ST****C-P/S-D-2 Zone**

Assessor's Parcel Number: 051-053-018  
Application Number: MST2013-00402  
Owner: Antonio Romasanta  
Architect: Larry Clark

(Proposal to construct an 80 square foot exterior elevator within the parking courtyard and construct a 328 square foot accessible walkway connection between buildings. One existing parking space would be relocated.)

**(Review After Final of change to add a canvas awning cover to the ADA path of travel.)**

Present: Larry Clark, Architect; and Mark Romasanta, Owner.

**Approved as submitted of Review After Final.**

**ABR - NEW ITEM****E. 329 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-363-029  
Application Number: MST2014-00141  
Owner: Matilija Investment Property, LLC  
Architect: Alliance Design Group

(Proposal to upgrade electrical service, install three new parking light fixtures, and replace four rooftop HVAC units.)

Present: Larry Graves, Architect for Alliance Design Group

**Project Design Approval and Final Approval as noted on Sheet M-3, with the condition that the new HVAC equipment shall be screened from public view as seen from across Milpas Street.**

**ABR - NEW ITEM****F. 590 E GUTIERREZ ST****M-1 Zone**

Assessor's Parcel Number: 031-351-015  
Application Number: MST2014-00143  
Owner: Richard and Constance Doolittle  
Architect: Craig Burdick

(Proposal for a new accessible ramp, parking lot restripe for ADA, and to legalize as-built doors and windows on an existing commercial building. This project will address violations identified in enforcement case ENF2012-00862.)

Present: Craig Burdick, Architect.

**Project Design Approval and Final Approval as submitted.**

**ABR - FINAL REVIEW****G. 510 N SALSIPUEDES ST****C-M Zone**

Assessor's Parcel Number: 031-222-018  
Application Number: MST2013-00212  
Owner: Peoples' Self-Help Housing  
Architect: Peikert + RRM Design Group

(Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.)

**(Final Approval of architectural details is requested: lowered hipped roof element at the northwest corner, reduced elevator tower height, revised roof-mounted solar panels, permeable pavers in courtyard, gable at SE corner lowered to original height, side yards adjacent to garage reduced one or two inches to accommodate thickened structural walls, widened sidewalk/right-of-way along Haley Street and street corner and reduced width of planter/retention basin, window roof trellis brace, bird stop eave detail, parapet and finial detail, relocated roof-mounted attic vents, exterior light fixture locations shown. Project was last reviewed on February 10, 2014.)**

Present: Detlev Peikert, Bonnie Sangster, RRM Design Group.

Public Comment: Trevor Martinson, with concerns about appeal schedule.

**Final Approval of revised elevations and details in response to comments received at the previous review with the condition that the pavers and solar panel frame details shall return to staff.**

**\*\* MEETING ADJOURNED AT 2:40 P.M. \*\***