



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, December 1, 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

Representatives present: Paul Zink and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

A. 200 HELENA AVE OC/SD-3 Zone

Assessor's Parcel Number: 033-052-018
Application Number: MST2014-00186
Owner: Funk Zone Parking, LLC
Architect: AB Design Studio, Inc.

(This is a revised project description. The Scope of work is a shell permit for an existing/as-built 1,858 net square foot building. Per archive plans, 860 square feet of enclosed space will remain. This proposal will result in the enclosure of 426 square feet of new "as-built" non-residential floor area and demolish 286 square feet of "as-built" non-permitted addition. The final building will be a total of 1,286 square feet. An existing 147 square foot detached storage shed will remain. Exterior alterations to the building include new roof, new walls, new siding, new doors, and windows. The proposal will include a new trash enclosure, new parking lot, new bike parking, and landscape/site improvements including a valet parking lot which may accommodate vehicles from offsite. New sidewalk and curb improvements on Helena and Yanonali Street, a new patio, and new fences and rolling gates are also proposed.)

(Review After Final of change to connect both parking areas and new perimeter landscaping.)

Present: Glen Deisler, Applicant.

Final Approval of Review After Final as submitted.

ABR - NEW ITEM**B. 2320 BATH ST****C-O Zone**

Assessor's Parcel Number: 025-112-020
Application Number: MST2014-00590
Owner: Rametto Co, LLC
Applicant: Sprint PCS

(Proposal to upgrade an existing wireless facility including the replacement of three antennas and three remote radio units inside an existing screened enclosure. Also included will be alterations to existing equipment cabinets inside the existing building.)

Present: Jerry Ambrose, Applicant.

Project Design Approval and Final Approval as submitted.

ABR - FINAL REVIEW**C. 501 FELLOWSHIP RD****E-3 Zone**

Assessor's Parcel Number: 041-220-009
Application Number: MST2014-00522
Owner: Southern CA Edison Co.
Applicant: Mariposa Landscaping, Inc.

(Proposal for a new landscape plan at the existing Southern California Edison Playa Substation. The following trees have already been removed: 50' tall, 36" diameter Shamel ash, 35' tall, 24" diameter Box elder, 30' tall, 24" diameter Chinese elm, three 20' tall, 8" diameter Hollywood junipers, and one 30' tall, 12" diameter Red gum. The following new trees are proposed to be planted: eight 36" box Coast live oaks, and six 36" box Strawberry trees. New shrubs, groundcover, mulch, and a drip irrigation system is also proposed.)

Present: Robert Austin, Applicant; John Mac Essy, Applicant; and John Harland, Owner.

Final Approval with the condition that the approval does not include any exterior lighting.

ABR - REVIEW AFTER FINAL**D. 101 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-083-015
Application Number: MST2014-00195
Owner: Amiri Family Trust
Applicant: Permit Consultants
Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

(Review After Final of the installation of five temporary parking lot light poles while waiting for ABR-approved lighting to arrive and be installed.)

Present: Paul S. Kielsmeier, Senior Project Manager, Wells Fargo; and Rob Jacknewitz, Applicant.

Final Approval of Review After Final as submitted.

ABR - FINAL REVIEW

E. 1930 BATH ST

R-4 Zone

Assessor's Parcel Number: 025-361-001
Application Number: MST2014-00413
Owner: David Salaun
Designer: The Studio of David R. Watkins

(Proposal to construct a 308 square foot, attached two-car garage addition to an existing one-story duplex located on a 6,652 square foot parcel. The proposal also includes an as-built 78 square foot addition and alterations to Unit "A" at 1934 Bath Street including demolition of approximately 23 square feet of existing deck area and replacing one entry door and window with a pair of French doors. New exterior paint colors are proposed for the entire duplex. The new garage will be located in approximately the same location as the originally-permitted garage, which was demolished without a permit.)

(Final Approval of architectural details is requested.)

Present: David Watkins, Applicant; and Lauren Salaun, Owner.

Final Approval with conditions:

- 1) Provide to staff updated elevations showing siding installation and details.
- 2) The existing windows and trim are to remain unchanged.
- 3) Provide a color scheme.

ABR - REVIEW AFTER FINAL

F. 2911 DE LA VINA ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-202-008
Application Number: MST2013-00107
Owner: 2911 De La Vina, LLC
Architect: Henry Lenny
Architect: DMHA

(This is a revised project. Proposal to reduce the square footage of the building by 60 square feet, recess the storefront of the restaurant to be in line with the front door recess, and exterior alterations including replacement of the front windows with bi-fold doors, a new front door, replacing the existing front concrete patio for a new outdoor dining area with perimeter bollards and chains, a new wood fence, a new trash enclosure, remove "as-built" rear shed roof and construct a smaller rear shed roof at the rear of the building and for alterations to the existing parking lot. Staff Hearing Officer review is requested for a zoning modification.)

(Review After Final of changes to reconfigure the parking lot in accordance with Transportation Division direction, replace as-built rear shed roof and storage yard fencing. Requires compliance with Staff Hearing Officer Resolution No. 021-14.)

Present: Henry Lenny and Ed DeVicente, Architects.

Final Approval of Review After Final with the comment that the rear door with a window is acceptable with no further ABR Review.

ABR - NEW ITEM

G. 1020 E COTA ST

R-2 Zone

Assessor's Parcel Number: 031-242-006
Application Number: MST2014-00595
Owner: BCB Properties, LLC
Applicant: Amy Von Protz

(Proposal to replace all existing windows on three single-family dwellings on a multi-family parcel. The existing wood windows in Unit A fronting E. Cota Street will be replaced with new vinyl windows. Two windows on the southern property line will be smaller in size. On the two rear units, the existing aluminum windows will also be replaced with new vinyl windows. Also proposed is to re-roof all three dwelling units.)

Present: Amy Von Protz, Applicant.

Project Design Approval and Final Approval with the condition that the Applicant provides head, jamb, and sill details to ABR staff prior to building permit issuance.

ABR - FINAL REVIEW

H. 101 S LA CUMBRE RD

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-027
Application Number: MST2013-00018
Owner: Avenue 26 Holdings, LLC
Architect: Cearnal Andrulaitis, LLP

(Revised proposal to construct a new one-story, 4,703 square foot commercial building and 25 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer approval was received for a development plan.)

Present: Jeff Hornbuckle, Applicant.

Final Approval with conditions:

- 1) Wall-mounted light fixtures shall only be down-light fixtures.
- 2) Revised plans shall be submitted to ABR staff showing proposed mechanical screens on sections and elevations including details indicating the height and pattern of the proposed screen.

**** CONSENT REVIEW ADJOURNED AT 2:35 P.M. ****