



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, February 9, 2015 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN – CHAIR (Consent Agenda Representative)
SCOTT HOPKINS – VICE-CHAIR
THIEP CUNG
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
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CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

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

Website: www.SantaBarbaraCA.gov

Representatives present: Stephanie Poole and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - FINAL REVIEW

A. 649 PILGRIM TERRACE DR E-3/PUD/S-H Zone

Assessor's Parcel Number: 043-024-007
Application Number: MST2015-00040
Owner: Pilgrim Terrace Homes
Architect: Ground Floor Design

(Proposal to replace all existing aluminum windows with vinyl in the residential units, replace entry doors, repaint each unit to match the existing color, and re-roof each unit with cool-roof shingles. Minor pathway alterations and parking lot restriping will bring those areas into compliance with ADA requirements, and the parking lot will be re-sealed. There will be no change in the number of parking spaces being provided. In the Activity Center, some windows will be removed and the remaining doors and windows replaced. Two existing trash enclosures will be repaired and repainted to match existing.)

Present: Erik Marcussen, Architect; and Rich DePalma, Landscape Architect.

Continued one week to Tuesday, February 17, 2015, with the comment that applicant shall provide an alternate trim color and note on plans that gutters and downspouts shall receive trim color. Applicant shall note on the site plan the locations of any proposed hardscape or landscape improvements and shall comply with the Landscape Compliance Statement for all improved areas.

Poole/Miller, 2/0/0.

ABR - PROJECT DESIGN AND FINAL REVIEW**B. 400 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-002
Application Number: MST2014-00515
Owner: Donald Hughes
Agent: Suzanne Elledge Planning & Permitting Services
Business Name: Tesla Retail Development
Architect: MBH Architects

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service to be completed in two phases. Phase I consists of tenant improvements including façade remodel of the existing 7,435 square foot showroom and related site improvements including parking lot restriping and additional landscaping. Phase II includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces with 70 spaces provided. Phase I requires 36 parking spaces and Phase II will require additional required parking. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

(For Phase 1 portion only. Phase 2 of the project requires Planning Commission review.)

Postponed indefinitely for receipt of Environmental Assessment documentation.

ABR - REVIEW AFTER FINAL**C. 13 S. SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-183-018
Application Number: MST2009-00278
Owner: Housing Authority of the City of Santa Barbara
Architect: Peikert + RRM Design Group

(Proposal for a facade remodel to an existing two-story, 15-unit residential apartment complex to include new roofing, walkways, patios, porch canopies, exterior lighting, and skylights. The project received ABR approval for other site improvements under MST2008-00474.)

(Review After Final of change to add 20 roof-mounted solar panels to Building 19.)

Present: Detlev Peikert, Architect.

Final Approval as submitted of Review After Final.

Poole/Miller, 2/0/0.

**** CONSENT REVIEW ADJOURNED AT 1:45 P.M. ****