



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, July 27, 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)
AMY FITZGERALD TRIPP
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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: Jaime Limón.

ABR - CONTINUED ITEM

A. 128 ANACAPA ST OC/SD-3 Zone

Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer approved a Tentative Subdivision Map and a Coastal Development Permit.)

(Third Review. Project must comply with Staff Hearing Officer Resolution No. 005-14. Action can be taken if sufficient information is provided. Project last reviewed July 20, 2015.)

Present: Jim McDonald and Joe Garred, Owners.

Final Approval as submitted.
Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**B. 3898 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-044
Application Number: MST2015-00361
Owner: Four Jays, L P
Architect: Burnell, Branch & Pester Architect
Applicant: Channel Auto Services LP

(Proposal for exterior alterations at an existing gas station including the replacement of lamps in pole and canopy lights with LED light fixtures, adding a sandstone wainscot to the base of the building and the base of the canopy posts, and landscape alterations to include installing artificial turf. No new non-residential square footage is proposed.)

(Action can be taken if sufficient information is present.)

Present: Tracey Burnell, Architect.

Continued one week with comments:

- 1) Applicant to consider other alternatives for landscaping turf.
 - 2) Stone edges to wrap.
 - 3) Day lights to reach top ledge.
- Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**C. 900 CALLE DE LOS AMIGOS ADMN BLDG****E-3 Zone**

Assessor's Parcel Number: 049-040-053
Application Number: MST2015-00346
Owner: American Baptist Homes of the West
Applicant: Noah Greer
Engineer: ON Design

(Proposal to install one new rooftop condenser unit to be covered by three foot tall screening at an existing community care facility.)

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

Present: Noah Greer, Applicant.

Project Design Approval and Final Approval as submitted.

Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**D. 1046 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-012
Application Number: MST2015-00355
Owner: Montecito Choice, LLC
Applicant: Dugie Design Group

(Proposal to add two new wrought iron gates and an extension of wrought iron railing to match existing railing at the existing outdoor patio of an existing Starbucks.)

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

Project Design Approval and Final Approval as submitted.

Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**E. 28 ANACAPA ST E****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009
Application Number: MST2015-00357
Owner: Hughes Land Holding Trust
Applicant: Lauren Deason

(Proposal for tenant improvements associated with a change of use to restaurant for Unit E. Two new pieces of rooftop mechanical equipment will be installed behind a parapet approved on a separate permit (MST2014-00635). A total of nine seats are proposed inside the tenant space, and four seats are proposed outside. Proposed are two (2) wood top and iron base tables and four (4) wood and iron stools are proposed for the outdoor dining. No new commercial square footage is proposed. This project is in the appealable jurisdiction of the Coastal Zone.)

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

Present: Lauren Deason, Applicant.

Public Comment: Bonnie Elliot and William Rushling requested American's with Disabilities (ADA) access at the deck.

Project Design Approval and Final Approval with conditions:

- 1) Staff to verify ADA access with clear dimensions of deck with outdoor dining seating.
- 2) Roof screens are to be painted to match the red roof color.

Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**F. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044
Application Number: MST2015-00311
Owner: Villa Miradero North HOA
Applicant: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves replacement of the existing cabana roof from a flat roof to a pitched roof and replace the solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, add 18 inch security fence on top of the existing wall, replace the existing pool gates, and add accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

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

Present: Chris Cottrell, Applicant.

Project Design Approval and Final Approval with the condition to add a detail that matches the existing wrought iron on the property.

Poole/Miller, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:05 P.M. ****