



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, May 2, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
AMY FITZGERALD TRIPP
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CITY COUNCIL LIAISON: FRANK HOTCHKISS
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: Howard Wittausch and Courtney Jane Miller (with the exception of Item E).

Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

A. 920 SUMMIT RD

A-2 Zone

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

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals [252], tree relocations [43], and new trees [725] are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 [Resolution No. 035-09] for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review After Final of change to replace a previously-approved pond feature with wetland planting.)

Present: Bill Medel, Applicant; and Larry Hunt, Project Biologist.

Motion: Final Approval of Review After Final with the Applicant to study incorporating boulders into the infiltration area at the discretion of the landscape architect.

Action: Miller/Wittausch, 2/0/0. Motion carried.

ABR - FINAL REVIEW

B. 220 GRAY AVE

OC/HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-054-020
Application Number: MST2015-00123
Owner: JG Shalhoob Sr. Family Trust
Architect: Sherry & Associates
Applicant: Sherry & Associates

(This is a revised project description: Proposal for a voluntary lot merger of the lots at 220 Gray Avenue [APN 033-054-020] and 224 Gray Avenue [APN 033-054-017]. The proposal also includes the demolition of 2,093 square feet of as-built one-story additions and construction of a 102 square foot addition to the existing 3,755 square foot commercial building. The proposal also includes site improvements comprising 15 parking spaces, four bicycle parking spaces, an as-built outdoor dining area, new site walls and gates, and a trash enclosure. Coastal review is required. This project will address violations identified in enforcement case ENF2014-00833.)

(Action may be taken if sufficient information is provided. Project was last reviewed on January 19, 2016 Full Board.)

Present: Dawn Sherry and Lauren Deason, Sherry & Associates.

Motion: Continued one week for the applicant to provide an irrigation plan, study screening the roof-mounted equipment, and show the location of the irrigation backflow device and how it will be screened from view.

Action: Wittausch/Miller, 2/0/0. Motion carried.

ABR - CONTINUED ITEM**C. 2912 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029
Application Number: MST2016-00150
Owner: SBCG Properties, LLC
Applicant: Sherry & Associates
Business Name: The Daily Grind 2

(Proposal for exterior alterations to an existing 1,200 square foot commercial building. The project will consist of enlarging an existing 259 square foot outdoor dining patio to 495 square feet, a new wood trellis to be constructed over the patio; new landscape planters; new awnings on the north, south and east elevations; a relocated ADA path of travel; and an altered driveway envelope. There will be no change to the number of parking spaces. The removal of a palm tree within the front setback requires approval by the Parks and Recreation Department. This project requires Staff Hearing Officer review of a Zoning Modification for the trellis to encroach into the required front yard setback.)

(Second review. Project was last reviewed on April 25, 2016.)

Present: Dawn Sherry and Lauren Deason, Sherry & Associates.

Motion: Continued indefinitely to the Staff Hearing Officer with expressed support of the requested zoning modification.

Action: Miller/Wittausch, 2/0/0. Motion carried.

ABR - NEW ITEM**D. 824 VINE AVE****R-3 Zone**

Assessor's Parcel Number: 031-023-011
Application Number: MST2016-00137
Owner: Housing Authority of the City of Santa Barbara
Architect: Thomas Moore

(This proposal involves two multifamily lots addressed at 825 Olive Street and 820 Vine Street. At 825 Olive Street, the proposal includes the removal of a landscape planter, new curbs and low wells for a new access aisle, a new ADA van-accessible parking space, and new parking lot seal coat and restripe. At 820 Vine Street, the proposal includes the demolition of an existing trash enclosure and construction of a new 89 square foot trash enclosure, a new ADA van-accessible parking space, and resurfacing/restriping the existing parking lot.)

Present: Thomas Moore, Architect.

Motion: Continued one week for the applicant to:

- 1) Submit revised plans including a landscape plan including vines to grow up onto the fence for screening.
- 2) Study incorporating a planter between the wheel stops and curb on Vine Avenue.
- 3) Provide a planter between the wheel stops and curb at the handicapped stall on Olive Street.
- 4) Identify new caps on the railing on Olive Street.
- 5) Consider ABR Landscape reviewer's suggestion to omit planting a new Ficus macrophylla in the proposed planter and to use something smaller and more appropriate to the size of the planter.

Action: Miller/Wittausch, 2/0/0. Motion carried.

ABR - CONTINUED ITEM**E. 406 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-016
Application Number: MST2015-00490
Owner: Laguna Haley Studios, LLC
Architect: AB Design Studio
Business Name: The Shack

(Proposal to alter the exterior of an existing commercial building to include a new outdoor pizza oven with exhaust flues and the removal of an entry door and infill to match existing. No new floor area is proposed.)

(Review After Final of change to pizza oven and venting. Second review. Project was last reviewed on April 25, 2016.)

Present: Darrell Becker, Owner, and Derrick Eichelberger, Landscape Architect.

Motion: Final approval as submitted.

Action: Wittausch/_____, 1/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:20 P.M. ****