



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, October 03, 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
WM. HOWARD WITTAUSCH

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
 KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Gradin (Item A – C) and Miller (Item A – B)

Staff present: Susan Gantz.

ABR - FINAL REVIEW

A. 116 ANACAPA ST **OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-017
Application Number: MST2016-00398
Owner: Susan Miratti Trust
Architect: Andrulaitis Mixon

(Proposal for a change of use and exterior alterations to an existing 5,733 square foot non-residential building. The project will include converting 2,503 square feet of floor area back to a permitted parking garage, replacing the existing garage doors with glass roll-up doors, new brick veneer on portions of the exterior facade, new paint color, and parking lot restripe to add an ADA-compliant space and path of travel. The project will also include new landscaping pockets, lighting fixtures, bicycle parking, awnings, and a new roof membrane.)

(Project was last reviewed on September 26, 2016 at the full board level.)

Present: Joe Andrulaitis, Architect.

Final approval with the following conditions to be incorporated into the plans and forwarded to Architectural Board of Review Staff prior to building permit issuance:

1. Provide sizes and spacing for any new landscaping proposed.
2. Expanded bike racks shall be either galvanized or gray.
3. Building concrete shall be more of a gray color as opposed to cream.
4. Reproduce on the plan a cut sheet for the proposed wall mounted light fixtures.

5. Indicate on the plan how the landscaping is to be irrigated.
6. Indicate on the plan how the backflow device is to be screened.

ABR - NEW ITEM**B. 1819 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-002
Application Number: MST2016-00393
Owner: Ernest J Panosian Trustee
Landscape Architect: Robert Fowler
Business Name: Shoreline Plaza Shopping Center

(Proposal for site alterations to an existing commercial property comprising of the following: modify and restripe the existing parking lot and include an ADA path of travel, relocate trash enclosure, and install a pedestrian light pole. One new parking space will result from this reconfiguration.)

Public Comment:

Kip Bradley of Daketta Pacific spoke in opposition to the project.

Present: Robert Fowler, Landscape Architect.

Indefinite continuance with the following comments:

1. Conceptually, the project is supportable.
2. Applicant shall verify compliance with ADA requirements for the proposed walkway and trash enclosure.
3. Show all existing and proposed landscaping on the plan.
4. There was a concern with the trees in the planting strip at the south side of the plaza.
5. Provide elevations of the trash enclosure and gate.
6. Provide a cut sheet for the proposed light pole and fixture, which should match existing.

ABR - NEW ITEM**C. 94 FREDERIC LOPEZ RD**

Assessor's Parcel Number: 073-080-067
Application Number: MST2016-00452
Owner: City of Santa Barbara
Contractor: Thomas Larsen
Architect: Richard Redmond

(Proposal to install two water vending machines in existing window openings flanking a commercial storefront entry.)

Present: Bill Risser, Applicant.

Project Design and Final Approval as submitted.