



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, November 17, 2014     David Gebhard Public Meeting Room: 630 Garden Street:     1:00 P.M.**

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**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

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Representatives present:     Kirk Gradin and Courtney Jane Miller.

Staff present:     Susan Gantz.

#### **ABR - NEW ITEM**

**A.     1224 E MASON ST     R-2 Zone**

Assessor's Parcel Number:     017-142-005  
Application Number:     MST2014-00536  
Owner:     Greco Family Limited Partnership  
Architect:     Project Design, Inc.

(Proposal to replace all windows in a single-family dwelling with Milguard Tuscany Series Vinyl Nail Fin windows.)

Present: Craig Shallenberger, Applicant.

**Project Design Approval and Final Approval as submitted.**  
Gradin/---, 1/0/0.

The ten-day appeal period was announced.

**ABR - PROJECT DESIGN AND FINAL REVIEW****B. 2314 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-019  
 Application Number: MST2014-00224  
 Owner: Radis Family Trust  
 Landscape Architect: Earthform Design

(This project involves two parcels at 2314 De La Vina Street and 111 W. Junipero Street. Proposal for landscape and hardscape alterations comprising the following: new landscape and hardscape plan including the unpermitted removal of six existing mature Italian Cypress trees and three mature Queen palm trees, approval of an "as-built" wood fence along the northern property line of the Junipero property, a new trash enclosure area located at 111 Junipero Street to serve both properties, relocation of parking spaces and returning a parking space back to its originally-permitted condition and widening of an existing driveway. Also proposed is a new 14'-0" long, 6'-0" tall wood fence with motorized gate facing the alley at the interior of the site and replacement of an existing wood railing at 111 W. Junipero Street to match the existing metal railing at 2314 De La Vina Street. This project will address violations identified in enforcement case ENF2014-00308. Staff Hearing Officer review is requested for zoning modifications.)

**(Requires compliance with Staff Hearing Officer Resolution No. 059-14.)**

Present: Sam Maphis, Applicant; and Pat Radis, Owner.

**Project Design Approval and Final Approval as submitted.**

Miller/Gradin, 2/0/0.

The ten-day appeal period was announced.

**ABR - FINAL REVIEW****C. 1187 COAST VILLAGE RD.****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-008  
 Application Number: MST2014-00520  
 Owner: H & R Investments, LP  
 Applicant: EID  
 Architect: Mark Kellogg

(Proposal for a remodel of an existing multi-tenant commercial building on a 48,233 square foot lot. The remodel comprises new awnings, exterior paint colors, pavers, Dutch doors, light fixtures, and roofing.)

**(Final Approval of architectural details.)**

Present: Marie Schumacher, Applicant.

**Final Approval of architectural details as noted on the plans.**

Gradin/Miller, 2/0/0.

The ten-day appeal period was announced.

**ABR - PROJECT DESIGN AND FINAL REVIEW****D. 327 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-363-029  
 Application Number: MST2014-00530  
 Owner: Matilija Investment Property, LLC  
 Architect: Larry Graves

(Proposal to legalize an as-built commercial storefront remodel including façade, doors, windows, and awnings. There will be no change in the building footprint.)

Present: Larry Graves, Architect.

**Continued one week to Consent Review with comments:**

- 1) Specify the material at the bottom of the windows.
  - 2) Specify the awning color and provide a color sample.
  - 3) Add window details to the plans.
  - 4) Any color changes are to be noted on the elevations.
  - 5) Reproduce the bulkhead tile pattern on the north and east elevations.
- Gradin/Miller, 2/0/0.

**ABR - FINAL REVIEW****E. 240 W ALAMAR AVE****R-3/SD-2 Zone**

Assessor's Parcel Number: 051-283-001  
 Application Number: MST2013-00022  
 Owner: City Ventures Urban Land, LLC  
 Architect: Peikert + RRM Design Group  
 Landscape Architect: Courtney Jane Miller

(This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.)

**(Requires compliance with Planning Commission Resolution No. 018-14.)**

Present: Detlev Peikert, Architect; Courtney Jane Miller, Landscape Architect; and Bill McReynolds, Applicant.

**Final Approval with conditions:**

- 1) The prefinished garage door colors shall match the wood paint color as closely as possible.
  - 2) Light fixture "Box-L E26" on sheet A2.20 on the north elevation shall match the fixture on the left at the first floor entry and shall comply with the Night Sky Ordinance.
- Gradin/--, 1/0/0. (Miller stepped down).

**ABR - NEW ITEM****F. 219 MEIGS RD****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-011-012  
Application Number: MST2014-00559  
Owner: Housing Authority/City of Santa Barbara  
Architect: Tom Moore Architect, AIA

(Proposal for alterations to an existing multi-family residential complex to include replacing all existing aluminum windows with new vinyl retrofit windows of the same size, and resealing the existing asphalt driveway. The parking configuration will be revised to provide two ADA-accessible parking spaces. There are currently 36 parking spaces with 35 proposed, with one parking space to be removed to create the accessible spaces. The existing carports will be reroofed, and one carport will be altered to eliminate a covered parking space to accommodate an accessible space. There will be 40 square feet of new concrete walkways and ramps.)

Present: Tom Moore, Architect.

**Continued indefinitely with comments:**

- 1) Applicant shall restudy the window installation details for the portions of the building visible from the street.
  - 2) The proposed window color shall be closer to the existing window color.
- Gradin/Miller, 2/0/0.

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