



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, March 23, 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
- WM. HOWARD WITTAUSCH

- 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](http://www.SantaBarbaraCA.gov)**

- Representatives present:      **Stephanie Poole, and Courtney Jane Miller** (for Items A-E only).
- Staff present:      Susan Gantz.

**ABR - FINAL REVIEW**

- A.      150 S LA CUMBRE RD**      **C-2/SD-2 Zone**
- Assessor's Parcel Number:      051-032-002
- Application Number:      MST2014-00629
- Owner:      Dansk Retail, Inc - Travis Lane
- Applicant:      FirstElement Fuel, Inc.
- Architect:      Raymond Ketzel

(Proposal for a new hydrogen fuel cell dispensing facility to be located at the southern portion of the site of an existing service station. The above-ground hydrogen tank and associated mechanical equipment will reach approximately 12 feet in height. Also proposed is an 8'-0" tall CMU block wall enclosure, security cameras, and light fixtures. No new floor area is proposed.)

**(Final Approval of details is requested.)**

Present:      Raymond Ketzel, Architect.

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

**ABR - NEW ITEM****B. 2900 - 3000 BLOCK OF DE LA VINA ST**

Assessor's Parcel Number: ROW-000-362  
 Application Number: MST2015-00113  
 Owner: City of Santa Barbara  
 Applicant: Eric Goodall, EIT, Project Engineer

(Proposal for pedestrian crossing enhancements at three De La Vina Street intersections at Samarkand Drive, Calle Laureles, and Arden Road in the 2900 and 3000 blocks of De La Vina Street. Improvements will include access ramp and crosswalk striping, two new light fixtures with cross arms, two ground-mounted control cabinets, and a new median. There will be 932 square feet of asphalt and concrete replacement and one 4" diameter palm tree is proposed to be removed.)

Present: Ashleigh Shue and Eric Goodall, Applicants; and Derrick Bailey, Supervising Transportation Engineer.

**Project Design Approval and Final Approval as noted on plan Sheets #3 and #4.**

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

**ABR - REVIEW AFTER FINAL****C. 402 E ORTEGA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016  
 Application Number: MST2015-00065  
 Owner: City of Santa Barbara  
 Applicant: Keven Strasburg, Park Project Technician

(Proposal to create a new ADA accessible entry for the Parks Department Administrative offices. No new floor area is proposed.)

**(Review After Final of added handrail. Project was last reviewed on February 17, 2015.)**

Present: Keven Strasburg, Park Project Technician/Applicant.

**Final Approval as noted on plan Sheet A-4.1.**

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

**ABR - NEW ITEM****D. 2780 STATE ST 16****R-O Zone**

Assessor's Parcel Number: 051-600-016  
 Application Number: MST2015-00122  
 Owner: Tecis Properties, LLC  
 Architect: East Beach Ventures Architecture

(Proposal to add a new roof above an existing 145 square foot second story deck and a small extension of a wall at an existing arch. The proposal does not involve any new square footage.)

Present: Peter Ehlen, Architect.

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

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

**ABR - NEW ITEM****E. 800 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-051-023  
Application Number: MST2015-00069  
Owner: Blupac Investments III, LLC  
Applicant: Judy Campbell  
Contractor: Campbell Geo, Inc.

(Proposal to install a temporary soil vapor remediation system which will be screened by a 6'-0" tall redwood fence to match the existing as-built trash enclosure. Parking will be reduced by two spaces to accommodate the enclosure, resulting in 18 available parking spaces. The two parking spaces will be restored when the system is removed after a maximum of two years.)

Present: Steve Campbell, Applicant.

**Project Design Approval and Final Approval as noted on plan Sheets #4 and #5.**

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

**ABR - NEW ITEM****F. 3855 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007  
Application Number: MST2015-00115  
Owner: Riviera Dairy Products  
Applicant: RGM Architecture & Planning

(Proposal to upgrade parking areas and ramps to provide ADA accessibility at La Cumbre Plaza with 398 square feet of new permeable concrete and 151 square feet of new permeable pavers. Also proposed are new curb ramps, detectable warnings, and pedestrian warning crossing lights. Minor landscape changes are also proposed.)

Present: Rick Moraga, Applicant.

**Continued two weeks to April 6, 2015, with the following comments:**

- 1) Study moving the truncated domes to the drive aisle so ramp remains smooth.
- 2) Provide additional color site photographs.
- 3) Provide a sample or photograph of how the painted crosswalk striping will appear.
- 4) At the Starbuck's crosswalk, if the Flame tree is replaced, use a replacement size that will not obscure pedestrian visibility.

Poole, 2/0/0. Motion carried. (Miller stepped down.)

**ABR - NEW ITEM****G. 110 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014  
Application Number: MST2015-00131  
Owner: Patricia Nettleship Trust  
Applicant: RGM Architecture & Planning

(Proposal to upgrade parking areas and ramps to provide ADA accessibility at La Cumbre Plaza with 1,693 square feet of new permeable concrete and 633 square feet of new permeable pavers. Minor landscape changes are also proposed.)

Present: Rick Moraga, Applicant.

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

Poole, 2/0/0. Motion carried. (Miller stepped down.)

**ABR - NEW ITEM**

**H. 130 S HOPE AVE**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007  
Application Number: MST2015-00132  
Owner: Riviera Dairy Products  
Applicant: RGM Architecture & Planning

(Proposal to upgrade parking areas and ramps to provide ADA accessibility at La Cumbre Plaza with 5,633 square feet of impermeable concrete maintenance and 491 square feet of new impermeable area. Minor landscape changes are also proposed.)

Present: Rick Moraga, Applicant.

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

Poole, 2/0/0. Motion carried. (Miller stepped down.)

**\*\* CONSENT REVIEW ADJOURNED AT 2:40 P.M. \*\***