



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, April 20, 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

- Representatives present: Kirk Gradin and Courtney Jane Miller.
- Staff present: Susan Gantz.
- Recorder: Kathleen Goo.

ABR - REVIEW AFTER FINAL

A. 1080 COAST VILLAGE RD C-1/SD-3 Zone

- Assessor’s Parcel Number: 009-212-012
- Application Number: MST2013-00087
- Owner: Hanna Family Trust
- Applicant: Jeff Minelli
- Architect: Tom Ochsner
- Landscape Architect: Earthform Design

(Proposal for alterations to an existing commercial building including the following: replace facade, new landscape and hardscape, and restriping an existing parking lot to provide five parking spaces. Coastal review is required.)

(Review After Final of added handrails.)

Present: Ray Ames, Architect.

Final Approval as submitted of Review After Final with the following conditions:

- 1) The vertical posts and handrail extensions at both the beginning and end of the new ramp on the east side of the driveway shall match the posts and extensions of the handrail at the entry steps
 - 2) Paint the backflow device Malaga green and add 36" tall landscape screening around it.
 - 3) Return for Staff Approval of as-built changes to the approved entry materials.
- Gradin/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**B. VARIOUS LOCATIONS IN CITY**

Assessor's Parcel Number: ROW-001-383
 Application Number: MST2015-00169
 Owner: City of Santa Barbara
 Applicant: Derrick Bailey, Supervising Transportation Engineer

(Proposed rehabilitation of traffic signals at four City intersections as follows: Chapala at Micheltorena Street, Anacapa at Micheltorena Street, Santa Barbara at Haley Street, and Haley at Bath Street. Each intersection is proposed to have one additional pole above and beyond what currently exists.)

Present: Derrick Bailey, Supervising Transportation Engineer, and Behdad Gharagozli, Transportation Engineering Associate, City of Santa Barbara.

Project Design Approval and Final Approval as submitted.

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

ABR - REVIEW AFTER FINAL**C. 616 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016
 Application Number: MST2014-00018
 Owner: City of Santa Barbara
 Agent: Alelia Parenteau, Building Division, Admin. Analyst

(Proposal to replace existing and deteriorating impermeable asphalt parking lots with permeable pavers at the City Parks and Recreation Department headquarters.)

(Review After Final to add a new trash enclosure and landscape plan with proposed new trees.)

Present: Alelia Parenteau, Engineering Technician I, and Andrew Grubb, Project Engineer I.

Final Approval of Review After Final with the following conditions:

- 1) The exterior paint color shall match the adjacent buildings on E. Cota Street.
- 2) The trash enclosure gates shall be painted black to match the existing chain link fence.

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

ABR - CONTINUED ITEM**D. 1225 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-034
 Application Number: MST2015-00159
 Owner: Coast Village Investments, LP
 Architect: Studio R Architecture & Design

(Proposal for exterior alterations to a commercial complex extending over four parcels and addresses including APNs 009-291-034, -035, -036, & -037 and 1225 & 1235 Coast Village Road and 1230 & 1236 Coast Village Circle. The work proposed is to repaint building exteriors, new window shutters, new wood corbels, and new light fixtures. No new floor area is proposed.)

(Second Review. Project was last reviewed on April 13, 2015.)

Postponed one week at the Applicant's request to the April 27, 2015 Consent Review.

ABR - REVIEW AFTER FINAL**E. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-281-003
Application Number: MST2010-00026
Architect: DesignArc
Owner: Bob Uellner
Owner: Janda Partners LP

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a foodmart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. The Planning Commission approved an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.)

(Review After Final of change to enclose an equipment yard to create an equipment enclosure.)

Present: Kevin Dumain, Architect, DesignArc.

Final Approval of Review After Final as submitted.

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

**** CONSENT REVIEW ADJOURNED AT 2:15 P.M. ****