



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, August 31, 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.**

Staff present:      Susan Gantz.

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

**A.      401 E YANONALI ST      OM-1/SD-3 Zone**

Assessor's Parcel Number:      017-540-006  
Application Number:      MST2015-00413  
Owner:      City of Santa Barbara  
Applicant:      Sarah Iza, Project Planner

(Proposal for the temporary placement of two trailers at the existing City Annex yard. The trailers will be used for equipment storage and construction staging for the desalination reactivation project on the adjacent parcel. The primary trailer measures 60' x 48' x 12' and the secondary trailer measures 42' x 12' x 14'. The trailers will be on site for two years and will be removed in Fall of 2017. Construction flagging will be installed above the trailers to alert drivers of clearance height.)

Present:      Linda Sumansky, Principal Engineer; and Sara Iza, Project Manager I.

**Project Design Approval and Final Approval with the condition that the signage on all sides of the trailer be covered to match the wall color.**

Poole, 1/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****B. 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 changes to previously-approved landscape plan including planters and tree locations. Requires compliance with Planning Commission Resolution No. 006-12. Requires a Planning Commission Substantial Conformance Determination.)**

Present: Bob Cunningham, Arcadia Studio; Keith Slocum, Contractor; and Bob Uellner and John Price, Owners.

**Final Approval of Review After Final contingent upon approval of Substantial Conformance Determination.**

Poole, 1/0/0. Motion carried.

**ABR - NEW ITEM****C. 325 W ISLAY ST****R-4 Zone**

Assessor's Parcel Number: 027-082-028  
Application Number: MST2015-00387  
Agent: Pacifica Senior Living  
Owner: Pacific Coast, LP

(Proposal to change the exterior color of an existing senior care facility, replace existing awnings and brackets/hardware, and reface an existing wall with El Dorado stone veneer.)

Present: Max Combs, Applicant.

**Project Design Approval and Final Approval as noted on plan Sheet A-3.**

Poole, 1/0/0. Motion carried.

**ABR - FINAL REVIEW****D. 4, 10B & 10C W. CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-121-017  
Application Number: MST2015-00329  
Owner: 7-11-59 Declaration of Trust Agreement  
Applicant: Wayne Labrie

(Proposal for repairs and alterations to an existing multi-tenant commercial shopping center. The proposed work includes the replacement of eaves, fascia, rain gutters, and soffits. The existing brick façade will be replaced with a new plaster finish. This current project is proposed for Units 4, 10B & 10C of the complex, with comments requested for the same improvements for the remaining tenant spaces in the future.)

**(Project was last reviewed on July 20, 2015.)**

Present: Wayne LaBrie, Applicant.

**Final Approval as submitted.**

Poole, 1/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****E. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009  
Application Number: MST2014-00156  
Owner: Hughes Land Holding Trust  
Architect: Sherry & Associates

(Proposal for a new parking lot, accessible parking space, loading area, and ramp, and stair, deck, and trash enclosure for an existing non-residential building in the Appealable Jurisdiction of the Coastal Zone. All new paving to be permeable. Six trees will be removed and one new one will be planted. This proposal supersedes application MST2013-00499.)

**(Review After Final of the following changes to approved plans: relocate an exterior light fixture and add one additional on the north elevation of Unit A-1, and paint the upper portion of the outdoor sprinkler backflow device to match existing building in lieu of installing the upper portion behind the outside wall.)**

Present: Joe Cho, Sherry & Associates.

**Final Approval of Review After Final with the condition that the vine planting be shown on the landscape plan.**

Poole, 1/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 1:40 P.M. \*\***