



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, October 19, 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.

ABR - NEW ITEM

A. 3815 STATE ST G-131 **C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2015-00513
Owner: Patricia S. Nettleship, Trustee
Applicant: Artistic Sign Group, Inc.

(Proposal to install new awnings and frames on two elevations of Lure Fish House.)

Present: John Iadipaolo, Architect.

Motion: Project Design Approval and Final Approval as submitted.

Action: Gradin/_____, 1/0/0. Motion carried.

ABR - FINAL REVIEW**B. 3771 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-040-049
Application Number: MST2015-00301
Owner: Yeh Yun-Pei
Architect: Armet Davi Newlove & Associates, AIA
Applicant: The Tasty Group
Business: Dunkin' Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast food outlet. The project includes changes to the facade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16-foot tall willow tree. Also proposed is to restripe the existing parking lot with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

(Project was last reviewed on the ABR Full Board on August 3, 2015.)

Present: Paul Deppe, Architect.

Motion: Final Approval with the condition that the stone veneer is removed from the columns, and the columns are painted the Sherwin Williams #PT-05, "Bittersweet Stem" color.

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

ABR - REVIEW AFTER FINAL**C. 211 -221 SYCAMORE LANE****R-2 Zone**

Assessor's Parcel Number: 017-073-046
Application Number: MST2014-00592
Owner: Housing Authority/City of Santa Barbara
Architect: DesignArc

(Proposal to renovate an existing 20-unit multi-family development on a 1.69 acre parcel. The proposal includes exterior improvements intended to give the buildings a "Spanish Colonial" architectural style, new patios, trash enclosure, fences, landscaping, raised entry stoops, and parking reconfiguration. There will be no new floor area. Staff Hearing Officer review is requested for zoning modifications for minimum distance between buildings and front and interior setbacks. This application replaces expired master application MST2009-00482.)

(Review After Final of the following changes to the approved project: replace plaster with same material at ten townhouse buildings; at Building 2, omit buttress on the north corner; and, on the rear of the building, add water heater vents over the closet doors.)

Present: Kevin Dumain, Architect.

Motion: Final Approval of Review After Final as noted on plan Sheet A3.2.

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

ABR - PROJECT DESIGN REVIEW**D. 521 CHIQUITA RD****R-2 Zone**

Assessor's Parcel Number: 031-263-003
Application Number: MST2015-00191
Owner: Gayle E. Gover, Living Trust
Architect: Mission Group Architects

(Proposal to add a new residential unit beneath, and to the rear, of an existing two-story single-family dwelling on a 7,174 square foot parcel. The new lower level floor area of 319 square feet will be attached to 483 square feet of remodeled existing basement space, resulting in an 819 square foot attached unit. The existing 1,629 square foot residence at street level will be altered at the rear to demolish an as-built deck and construct a new 304 square foot, partially-covered deck. The proposal includes two new uncovered parking spaces, permeable turf block paving, fencing, stairs, gate relocation, and minor door and window alterations. There will be 10 cubic yards of grading excavation.)

(Revised Project Design Approval to comply with Zoning Ordinance requirements and to clarify a reduced scope of work. The project was last reviewed on September 14, 2015.)

Present: Richard Johnson, Architect.

Motion: Revised Project Design Approval as submitted.

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

**** CONSENT REVIEW ADJOURNED AT 2:00 P.M. ****