



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, January 4, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

- KIRK GRADIN – CHAIR
- SCOTT HOPKINS – VICE-CHAIR
- THIEP CUNG
- COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
- KEVIN MOORE
- 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.

PROJECT DESIGN & FINAL REVIEW

- A. 3815 STATE ST G-134** **C-2/SD-2 Zone**
- Assessor’s Parcel Number: 051-010-014
- Application Number: MST2015-00585
- Owner: Patricia Nettleship, Trustee
- Owner: The Macerich Company
- Applicant: DMHA
- Architect: Shremshock
- Business Name: J. Jill

(Proposal to convert two existing tenant spaces into one single space for an existing J. Jill retail store. There will be a 53 square foot entry addition at the interior mall elevation as well as a façade remodel. The parcel currently has 399 square feet of non-residential floor area available for future development. New signage will be reviewed under a separate application.)

(Requires compliance with Tier 2 Storm Water Management Program [SWMP].)

Present: Ryan Mills, Applicant.

Motion: **Project Design Approval and Final Approval as noted on plan Sheet A200.**
Action: Gradin/_____, 2/0/0. Motion carried.

CONTINUED ITEM**B. 305 W MONTECITO ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 033-031-005
Application Number: MST2015-00621
Owner: Rudolfo & Alma Alvaro
Architect: Wilco Group

(Proposal for minor site and exterior alterations to an existing 6,337 square foot, two-story, mixed-use building, which comprises 1,228 square feet of residential and 5,109 square feet of commercial uses on a 13,500 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes restriping the parking lot to match the original approved plan of 17 parking spaces including one ADA accessible space, a new exterior trash enclosure at the front property line along Bath Street, door and window replacement, new paint, brick and wainscot restoration, new landscaping, and permitting an as-built interior partition to create two tenant spaces. This proposal will address violations identified in enforcement case ENF2015-00142.)

Present: Ross Miller, Applicant.

Motion: Project Design Approval and Final Approval with the condition that the following items are confirmed on resubmitted plans by staff:

- 1) Show backflow device and landscape screening.
- 2) Include a signed Landscape Compliance Statement.
- 3) Remove the proposed wall lighting fixtures on the north and east elevations.
- 4) Provide additional landscaping screening on Montecito Street as noted on plan Sheet 1.2.
- 5) Demonstrate compliance with Tier 2 Stormwater Management Program (SWMP) requirements.

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

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 1:50 P.M. ****