ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES

Monday, February 1, 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 
KEVIN MOORE 
AMY FITZGERALD TRIPP 
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CITY COUNCIL LIAISON:  FRANK HOTCHKISS
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.  620 CASTILLO ST  
R-4 Zone

Assessor’s Parcel Number:  037-113-033
Application Number:  MST2015-00525
Owner:  Housing Authority of the City of Santa Barbara
Architect:  Tom Moore Architect AIA
(Proposal for minor alterations to an existing multi-family Housing Authority complex comprising the following: replacement of roofs, gutters, concrete patios, lighting, and fencing for each unit, and replacement of some perimeter site fencing.)

Present: Hector Torres, and Dale Aazam, Architects.

Motion: Project Design Approval and Final Approval with the condition to revise the wall-mounted fixtures to be more simple and more in keeping with the style of the building. Project to return to ABR staff.

Action: Gradin/____, 1/0/0. Motion carried.
ABR - REVIEW AFTER FINAL

B. 101 S LA CUMBRE RD  
Assessor’s Parcel Number: 051-022-027  
Application Number: MST2013-00018  
Owner: Avenue 26 Holdings, LLC  
Architect: The Cearnal Collective, LLP  
Applicant: Nguyen Nguyen  
(Revised proposal to construct a new one-story, 4,703 square foot commercial building and 25 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer approval was received for a development plan.)

(Review After Final of change to add three orange aluminum composite panels to building façades.)

Present: Nguyen Nguyen, Applicant.

Motion: Continued indefinitely as the Board could not support the proposed size, color, gloss, location or material of the panels.
Action: Gradin/____, 1/0/0. Motion carried.

ABR - NEW ITEM

C. 3411 STATE ST  
Assessor’s Parcel Number: 051-063-012  
Application Number: MST2016-00029  
Owner: James Richards Inc. c/o Lynx  
Architect: Wayne Labrie  
(Proposal for a new backflow device, new landscaping, and water riser to be installed on the rear building wall of a commercial building.)

(Requires Public Works permit.)

Present: Wayne LaBrie, Applicant.

Motion: Project Design Approval and Final Approval as noted on plan Sheet FP-1.
Action: Gradin/Miller, 2/0/0. Motion carried.
ABR - NEW ITEM

D.  1225 COAST VILLAGE RD

Assessor’s Parcel Number: 009-291-034
Application Number: MST2016-00032
Owner: Coast Village Investments, LP
Architect: Rex Ruskauff

(Proposal for site improvements to a four-building commercial complex on four parcels [009-291-034, -035, -036, & -037] at 1225 & 1235 Coast Village Road and 1230 & 1236 Coast Village Circle. The proposal will replace 5,200 square feet of asphalt paving with enhanced paving material, new pedestrian ramps, stairs, benches, two trellises, a relocated trash enclosure, and new landscaping throughout the site. Minor grading cut and fill will be balanced on site, and no new floor area is proposed.)

(Comments only; requires compliance with Tier 3 Storm Water Management Program, Coastal Review, and a Public Works permit.)

Present: Rex Ruskauff and Sam Maphis, Applicants.

Motion: Continued indefinitely with comments:

1) The Board finds that the plan is well thought out and acceptable improvements, and finds that there is no objection to the overall concept.
2) The Board finds the brick and stone materials will be a nice addition.
3) Board form concrete and core-ten planters do not have a precedent on site and seem out of place. Study using built-in planters against the ramps.
4) Study changing the plant species of the screening trees along the west property line.

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

ABR - FINAL REVIEW

E.  1600 BLK CLIFF DR NEAR PAYERAS

Assessor’s Parcel Number: ROW-002-346
Application Number: MST2015-00514
Contractor: Verizon Wireless
Applicant: Verizon Wireless
Agent: SAC Wireless
Business Name: City of Santa Barbara

(Proposal for a new small cell wireless communication installation for Verizon Wireless on the south side of Cliff Drive. The proposal includes a new arm-mounted, 24” tall cylindrical antenna to be mounted on an existing 34’ tall utility pole and a locked chain link equipment enclosure to be located down the slope of the embankment beyond the sidewalk within the ROW. There will also be wood access stairs. A Public Works encroachment permit is being processed under application PBW2015-01120.)

(Project was last reviewed at the Full Board on January 4, 2016.)

Postponed two weeks to Consent Review at the Applicant’s request.
**CONSENT REVIEW ADJOURNED AT 2:20 P.M. **