



City of Santa Barbara

Planning Division

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****C-2/SD-2 Zone**

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****C-P/SD-2 Zone**

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****C-1/SD-3 Zone**

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.

ABR - NEW ITEM**F. 2550 TREASURE DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
Application Number: MST2016-00030
Owner: Covenant Retirement Communities West
Applicant: Arcadia Studio

(Proposal for hardscaping and landscaping alterations at the Samarkand retirement community. Hardscape changes include new decomposed granite pathways, 125 square feet of permeable patio pavers, and a 400 square foot concrete patio replacement. Chain link fencing, ornamental iron fencing and guardrails, and low rock walls are also proposed. Existing lawn areas will be replaced with new drought-tolerant landscaping. Five trees will be removed and 32 trees will be planted.)

Present: Martha Degasis, Applicant.

Motion: Project Design Approval and Final Approval as noted on plan Sheet LC-2.

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

**** CONSENT REVIEW ADJOURNED AT 2:20 P.M. ****