



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**TUESDAY, February 16, 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  
WM. HOWARD WITTAUSCH

**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](http://www.SantaBarbaraCA.gov)

Representatives present: Kirk Gradin and Courtney Jane Miller.

Staff present: Susan Gantz.

### FINAL REVIEW

#### **A. 1600 BLK CLIFF DR NEAR PAYERAS**

Assessor's Parcel Number: ROW-002-346  
Application Number: MST2015-00514  
Contractor: Verizon Wireless  
Applicant: Verizon Wireless  
Architect: 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 by the Full Board on January 4, 2016.)**

Present: Vivon Crawford, Verizon Wireless.

**Motion: Final Approval with conditions:**

- 1) The plaster walls on the east and west elevations shall carry the full height for the full length with the tile cap.
- 2) The plaster color shall be an earth tone.

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

**PROJECT DESIGN AND FINAL REVIEW****B. 1 N CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-012  
Application Number: MST2015-00570  
Owner: Jacques Investments, LP  
Applicant: Dudek  
Architect: JM Holliday Associates

(Proposal to install an FM radio antenna on top of the existing Vercal building in the center of the roof area over the Calvary Chapel leasehold space. The height of the antenna will be approximately 20 feet above the roof line. The overall height of the antenna from grade will be approximately 50 feet. This project requires Planning Commission review for a Conditional Use Permit.)

**(Action may be taken if sufficient information is provided. Requires compliance with Planning Commission Resolution No. 003-16. Project was last reviewed by Full Board on December 7, 2015.)**

Present: Michael Holliday, and John Cuykendall, Architects.

**Motion: Project Design Approval and Final Approval as submitted.**

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

**REVIEW AFTER FINAL****C. 205 W CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 037-041-005  
Application Number: MST2015-00551  
Owner: Foxen Trust  
Architect: Studio 1030 Architects  
Business Name: Barbareño

(Proposal for a 630 square foot awning, awning support structure, patio lighting, and a new planter for an existing restaurant.)

**(Review After Final to add new exterior lighting and gas-fired infrared heaters.)**

Present: Craig Burdick, Applicant.

**Motion: Final Approval of Review After Final as noted on plan Sheet E-2.0 for lighting only. The heaters are not approved.**

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

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

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

(Proposal for tenant improvements to an existing 1,927 square foot fast-food outlet. The project includes changes to the façade 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' 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.)

**(Final Approval of architectural details is requested.)**

Present: Paul Deppe, Applicant.

**Motion: Final Approval as noted on plan Sheet A9.0, detail 11.**

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

**NEW ITEM****E. 2000 BLK RED ROSE WAY 2281 SEG ID**

Assessor's Parcel Number: ROW-002-281  
 Application Number: MST2016-00010  
 Owner: City of Santa Barbara  
 Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 26'-7" above ground level on an existing 20'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on Red Rose Way, 235' east of Camino Calma.)

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

Present: Curtis Frazier, Applicant.

**Motion: Project Design Approval and Final Approval as submitted.**

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

**NEW ITEM****F. 800 BLK N MILPAS ST SEG ID 1034**

Assessor's Parcel Number: ROW-001-034  
 Application Number: MST2016-00011  
 Owner: City of Santa Barbara  
 Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 26'-7" above ground level on an existing 28'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on N. Milpas Street, 110' east of E. Canon Perdido Street.)

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

Present: Curtis Frazier, Applicant.

**Motion: Project Design Approval and Final Approval as submitted.**

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

### **NEW ITEM**

#### **G. 3900 BLK STATE ST 2662 SEG ID**

Assessor's Parcel Number: ROW-002-662  
Application Number: MST2016-00012  
Owner: City of Santa Barbara  
Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 28' above ground level on an existing 30'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on State Street 193' east of Calle Real.)

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

Present: Curtis Frazier, Applicant.

**Motion: Project Design Approval and Final Approval as submitted.**

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

### **NEW ITEM**

#### **H. 0 BLK AUGUSTA LN 2739 SEG ID**

Assessor's Parcel Number: ROW-002-739  
Application Number: MST2016-00013  
Owner: City of Santa Barbara  
Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 19'-5" above ground level on an existing 20'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on Augusta Lane 28' south of Alston Road. )

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

Present: Curtis Frazier, Applicant.

**Motion: Project Design Approval and Final Approval as submitted.**

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

**NEW ITEM****I. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-016  
Application Number: MST2016-00047  
Owner: Ray Fazendin  
Architect: Michelle McToldridge

(Proposal to demolish an existing detached 368 square foot garage and construct a 370 square foot detached carport for an existing duplex in the non-appealable jurisdiction of the Coastal Zone. The driveway grade will be lowered, resulting in 132 cubic yards of grading excavation and 20 cubic yards of fill dirt. There will be 1,265 square feet of new impervious paving for outdoor patios and steps and a 954 square foot permeable driveway. Also proposed is 101 linear feet of new site walls ranging in height from 4'-6" to 7'-6" along the front property line, which will require an Administrative Exception for overheight walls at the front property line. One 5" diameter elm tree will be removed.)

**(Comments only; requires Environmental Assessment and Coastal Review.)**

Present: Michelle McToldridge, Architect.

Public comments: Tim Werner and David Thomas spoke in opposition to the proposed project.

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) Pull the northerly patio wall away from the property line to allow for 12 inches of plantings. Also, the landscape plan shall show clinging vines and shrub massing on that wall.
- 2) Pull the driveway away from the property lines to allow for a landscape buffer.
- 3) Provide photographs of the existing elm trees to be removed and other existing landscaping along the east property line.

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

**\*\* CONSENT REVIEW ADJOURNED AT 2:26 P.M. \*\***