



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, May 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
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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: Howard Wittausch.
 Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

- A. 1419 DE LA VINA ST** **R-4 Zone**
 Assessor's Parcel Number: 039-061-011
 Application Number: MST2013-00085
 Owner: David Gerrity
 Architect: Brewer and Williams, Architect and Designer

(This is a revised project. The proposed project involves the reconstruction of a 668 square foot, one-story residential unit addition at the rear of the existing 5,250 square foot, two-story 14-unit Desmond Building and the reconstruction of a 1,914 square foot, one-story, five-unit building that was destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation. The project also includes site improvements including accessible paths of travel and drainage improvements. The project will result in a total of 20 units including five single-room-occupancy units. Proposed on-site parking comprises three covered and 20 uncovered parking spaces. The project as revised no longer requires Staff Hearing officer review of a zoning modification.)

(Review After Final of changes to the approved project including retention of the existing garage and a lengthened ADA ramp.)

Present: David Gerrity, Applicant.

Motion: Final Approval of Review After Final with the condition that the hardscape shall be clearly delineated on the Building Permit plans.

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

ABR - REVIEW AFTER FINAL**B. 520 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
 Application Number: MST2015-00440
 Owner: City of Santa Barbara

(Proposal for new electrical switchgear equipment and transformer adjacent to existing electrical facilities with screening to match existing at the City's Desalination facility.)

(Review After Final revisions to approved project to remove vegetation for the installation of additional conduit and cable. Applicant will return at a later date with landscape plan showing replacement plantings.)

Present: Linda Sumansky, Principal Engineer/City of Santa Barbara-Public Works.

Motion: Final Approval of Review After Final with the condition that the Applicant return with a landscape plan at a later date.

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

ABR - REVIEW AFTER FINAL**C. 213 W COTA ST R-3 Zone**

Assessor's Parcel Number: 037-161-004
 Application Number: MST2012-00447
 Owner: Soon Sik Tansen
 Contractor: Brandon Arlington
 Designer: Tom Kress

(Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

(Review After Final of change to extend retaining walls and add perimeter fencing.)

Continued one week due to the Applicant's absence.

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

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

(Review After Final change to backflow and riser for fire sprinkler system details.)

Motion: ABR Administrative Final Approval as submitted of Review After Final per with a minor conditional change to the horizontal pipe riser.

ABR - REVIEW AFTER FINAL**E. 525 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-007
Application Number: MST2015-00286
Owner: City of Santa Barbara
Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the City's Desalination facility to provide drinking water in response to the extreme drought. The work on this 64,000 square foot parcel includes replacement of existing seawater reverse osmosis modules, refurbishment of water storage tanks, new landscaping, and access gate relocations.)

(Review After Final to approve final equipment colors for desalination plant under construction.)

Present: Linda Sumansky, Principal Engineer/City of Santa Barbara-Public Works.

Motion: Final Approval of Review After Final with the request to decrease the metallic appearance of the MPD panels, if possible.

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

ABR - REVIEW AFTER FINAL**F. 2900 - 3000 BLOCK OF DE LA VINA ST**

Assessor's Parcel Number: ROW-000-362
Application Number: MST2015-00113
Owner: City of Santa Barbara
Applicant: Eric Goodall, EIT, Project Engineer

(Proposal for pedestrian crossing enhancements at three De La Vina Street intersections at Samarkand Drive, Calle Laureles, and Arden Road in the 2900 and 3000 blocks of De La Vina Street. Improvements will include access ramp and crosswalk striping, two new light fixtures with cross arms, two ground-mounted control cabinets, and a new median. There will be 932 square feet of asphalt and concrete replacement and one 4" diameter palm tree is proposed to be removed.)

(Review After Final to revise intersection improvement plans. New design would keep Southern California Edison pole and install octagonal concrete pole, and alter design of streetlights to slim line heads.)

Present: Eric Goodall, Project Engineer I, City of Santa Barbara-Public Works.

Motion: Final Approval as submitted of Review After Final.

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

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