City of Santa Barbara
Planning Division

ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES

Monday, December 19, 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
          MATTHEW CAMERON, Planning Technician
          GABRIELE COOK, Acting Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present:    Wittausch (Items A – E) and Miller (Item B)
Staff present:    Matthew Cameron and Jaime Limón.

ABR - NEW ITEM

A.    8 S MILPAS ST          C-2 Zone
       Assessor’s Parcel Number:    017-165-012
       Application Number:    MST2016-00511
       Owner:    Canoga Terrace Apartments
       Designer:    DesignARC
       Business Name:    Summit Gasoline

(Proposal for exterior improvements to an existing gas station/mini-mart consisting of new stone veneer on the building and canopy columns, replacement of an existing chain-link fence along the southeast property line, new water heater enclosure, new landscaped island at the corner of the lot, and new landscape plan throughout the 34,892 square foot parcel. This project will abate the violations in ENF2016-00358 and ENF2016-00375.)

Present:    Kevin Murphy, Applicant; Sam Maphis, Landscape Architect.

Project Design and Final Approval with return to Consent for review of final details and the following conditions:
1. Stone veneer at columns is acceptable at height proposed but veneer application must be modified at corners to read like true stone treatment at exposed areas. The as-built condition is not acceptable.
2. Proposed fence to be painted “Adobe Brown”.
3. Landscape plan Project Design and Final Approval on condition that artificial turf area specifications be of the highest quality turf material.
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 plant.)

   (Review After Final for replacement Landscape Plan.)

   Present: Linda Sumansky, Principal Engineer, Public Works; David Black, Landscape Architect.

   Project Design and Final Approval with condition for creeping fig vines to be provided in Landscape Plan.

ABR - REVIEW AFTER FINAL

C. 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, Principal Engineer
   (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 of tank ladder color.)

   Present: Linda Sumansky, Principal Engineer, Public Works.

   Final Approval as submitted with the comment that the ladder stair treads may remain yellow.

ABR - PROJECT DESIGN REVIEW

D. 535 E YANONALI ST  OM-1/SD-3 Zone
   Assessor’s Parcel Number: 017-540-004
   Application Number: MST2014-00289
   Owner: Santa Barbara Rescue Mission
   Architect: H. Todd Kilburn, AIA
   (Review of plans which received a Level 1 Substantial Conformance Determination for the proposed remodel and repurposing of interior space at the SB Rescue Mission.)

   (Revised Project Design Approval is requested.)

   Present: Laurel Perez, Applicant; Todd Kilburn, Architect.

   Continued three weeks to Consent with comments:
   1. Study recess for rooftop equipment on north elevation.
2. Hardship findings apply to allow reroof with S-Tile with standard provisions to include double starter course, ridge caps and rakes to be higher quality Mission tile and blended with rest of roof.
3. Provide planting in staff break area adjacent to parking.
4. Provide plans for brackets for canopy over doorway to match trellis (plank and beam).

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