



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*
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- 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 Killburn, 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).

ABR - FINAL REVIEW

E. 300 BLK W DE LA GUERRA ST 1942 SEG ID

Assessor's Parcel Number: ROW-001-942
Application Number: MST2013-00292
Owner: City of Santa Barbara
Applicant: James Colton, Project Manager II
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De la Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

Present: James Colton, Project Manager II.

Final Approval with condition that sandstone be continuous at abutment and stone walls.

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