



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**SEPTEMBER 18, 2017**

**BOARD MEMBERS:**

Kirk Gradin, *Chair*  
 Amy Fitzgerald Tripp, *Vice Chair*  
 Lisa LaPlaca  
 Kevin Moore  
 David R. Watkins  
 Wm. Howard Wittausch

**CITY COUNCIL LIAISON:** Frank Hotchkiss

**PLANNING COMMISSION LIAISON:** John Campanella

1:00 P.M.

David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**

Irma Unzueta, Design Review Supervisor  
 Matthew Cameron, Planning Technician  
 Krystal M. Vaughn, Commission Secretary

**ATTENDANCE**

Members present:           Tripp  
 Staff present:               Cameron

**FINAL REVIEW**

**A. 100 ADAMS RD**

**A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
 Application Number: MST2013-00379  
 Owner: City of Santa Barbara  
 Applicant: Patsy Price

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing Pump Station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet, and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new Operations Building is 1,909 square feet. An existing 188 square foot locker room area in the existing Administration Building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles, including the Vactor Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission Review for a Coastal Development Permit.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on September 11, 2017.)**

**Final Approval with conditions:**

1. Add locations of step lights on ramp and steps; aluminum finish is acceptable.
2. RAB lighting is to be painted to match zinc finishings.
3. VEX wall is to be painted to match steel columns.

**FINAL REVIEW**

**B. 11 ANACAPA ST**

**OC/SD-3 Zone**

Assessor's Parcel Number: 033-112-010  
 Application Number: MST2017-00009  
 Owner: Richlor Living Trust  
 Architect: Henry Lenny

(Proposal for a new restaurant in the Coastal Zone. Project includes the conversion of an existing fabrication shop for a new 2,521 square-foot restaurant and bar use. A remodel will be done to the front facade of this 11,847 square-foot multi-tenant building, a new 1,834 square-foot dining patio will be built, and the existing parking lot will be reconfigured.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 14, 2017.)**

**Final Approval with comments:**

1. The down spouts at either end of the awning are to be corten steel to match bar detailing.
2. The lighting on both awnings are to be painted to match their respective canopy framing and shall shine downward.
3. The step lights are acceptable in black as proposed.
4. The fountain may be illuminated; however, the light fixture shall not be visible. The applicant is to also provide the fixture specifications.
5. Details of the corten roof screening, column, awning, exit door, and AUD lighting are acceptable as proposed.

**CONTINUED ITEM**

**C. VARIOUS LOCATIONS IN CITY**

Assessor's Parcel Number: ROW-001-383  
 Application Number: MST2017-00525  
 Owner: City of Santa Barbara Public Works

(Proposal for six new air valve vent covers situated at various locations within the public right of way. Project consists of six 36 inch tall air valve vent covers to be installed in the public right of way at 3628 San Gabriel Lane, 3640 San Jose Lane, 719 Island View Drive, 767 Juanita Avenue, 202 Romaine Drive, and 1625 Hillcrest Road. No other aesthetic alterations are proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 21, 2017.)**

**Project Design Approval and Final Approval with comments:**

1. 3628 San Gabriel, 767 Juanita, and 716 Island View are acceptable as proposed.
2. 202 Romaine and 1625 Hillcrest are to be Malaga green.

**PROJECT DESIGN AND FINAL REVIEW**

**D. 1717 BATH ST B**

**R-4 Zone**

Assessor's Parcel Number: 027-500-002  
Application Number: MST2017-00572  
Owner: Steven P. Johnson  
Applicant: Amy Von Protz

(Proposal for an addition to the rear of a 1,777 square foot condominium. Project consists of the enclosure of an existing 37 square foot patio and the replacement of the existing kitchen window with a larger window. An interior remodel is also proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on September 11, 2017.)**

**Project Design Approval and Final Approval with the comment that the proposed windows are to match what is existing.**