



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

1:00 P.M.  
 David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

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

**CITY COUNCIL LIAISON:** Frank Hotchkiss

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
 Matthew Cameron, Planning Technician  
 Kathleen Goo, Commission Secretary

**ATTENDANCE**

Members present: Wittausch  
 Staff present: Cameron

**NEW ITEM**

**A. 201 W MISSION ST C-G Zone**

Assessor's Parcel Number: 025-362-005  
 Application Number: MST2017-00807  
 Owner: Winters Family Corporation

(Proposal to permit unpermitted alterations to landscaping in a commercial parking lot. Project consists of permitting the removal of an approximately 20 foot Pygmy Date Palm, as well as an unplanted planter at the corner of Mission Street and De La Vina Street. Project addresses violations identified in enforcement case ENF2010-00865. )

**(Action may be taken if sufficient information is provided.)**

**Continued indefinitely due to Applicant's absence.**

**NEW ITEM****B. 502 E HALEY ST****M-C Zone**

Assessor's Parcel Number: 031-291-001  
Application Number: MST2017-00813  
Owner: Richard & Stephanie Ortale Trust  
Contractor: Action Roofing

(Proposal for the reroofing of a light-industrial building. Project consists of removing the existing exposed gray cap sheet and installing a new CertainTeed Landmark Series "terra cotta" composition shingles on the southeast facing portion of the roof. Existing red tile on roof facing right of way to remain and be repaired as needed.)

**(Action may be taken if sufficient information is provided.)**

**Continued indefinitely to Consent with comments:**

1. Study using a singular terra cotta tile material, either maxi-tile or s-tile would be approvable.
2. Typhoon tile would also be acceptable tile if the structure will not allow for a heavier material.

**CONTINUED ITEM****C. 1203 CASTILLO ST A****R-MH Zone**

Assessor's Parcel Number: 039-161-016  
Application Number: MST2017-00263  
Owner: Housing Authority/City of Santa Barbara  
Architect: Thomas Moore

(Proposal for improvements to two parking lots. Project is composed of new concrete ADA compliant walks and improvement to two van-accessible parking spaces and two guest parking spaces.)

**(First Concept Review. Action may be taken if sufficient information is provided. Project was postponed due to the applicant's absence on December 11, 2017.)**

**Continued indefinitely to Consent with the comment to study locations for the two ADA parking signs.**

**CONTINUED ITEM****D. 3790 STATE ST****C-R/USS Zone**

Assessor's Parcel Number: 053-300-025  
Application Number: MST2017-00367  
Owner: Bank of America  
Applicant: J.H. O'Brian Landscaping & Maintenance

(Proposal for landscape alterations to an existing commercial building. Project comprises the removal of the existing ground-cover plant material on the two street-facing planters and replacement with drought-tolerant alternatives. No trees are proposed to be removed.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 6, 2017.)**

**Continued indefinitely to Consent with the comments:**

1. Applicant not to use grid pattern for plantings.
2. The Aguinaga Green Small Deco Bark and Red Color Mulch would be acceptable.
3. Boulders shall be placed 2/3<sup>rd</sup> of the way in the ground, and 1/3<sup>rd</sup> exposed above ground.

**NEW ITEM****E. 121 E YANONALI ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-054-028  
 Application Number: MST2017-00812  
 Owner: Italo Etal Castagnola, Trustees  
 Architect: Joe Andrulaitis

(Proposal for a remodel of an existing commercial structure. Project consists of a change of use from a commercial kitchen to a café, with exterior changes to include new windows, awnings, doors, and outdoor seating. Also proposed are an interior remodel to accommodate food vending and a new dining area.)

**(Action may be taken if sufficient information is provided.)**

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

1. Corrugated metal to be dark turncoated instead of row metal.
2. Provide horizontal grooved fiber cement panels at equipment screening.

**NEW ITEM****F. 2757 MIRADERO DR****SEG ID 371**

Assessor's Parcel Number: ROW-000-371  
 Application Number: MST2017-00754  
 Contractor: Southern California Gas Co.

(Proposal for new data collection equipment to be attached to an existing light pole. Project consists of a new data collector unit to be affixed atop an existing streetlight, and new equipment to be housed in an existing underground vault.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with the condition that the DCU width shall be no longer than 12-inches in length.**