



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, January 30, 2017**      **David Gebhard Public Meeting Room: 630 Garden Street:**      **1:00 P.M.**

**BOARD MEMBERS:**      KIRK GRADIN, *Chair*  
AMY FITZGERALD TRIPP, *Vice-Chair*  
COURTNEY JANE MILLER  
KEVIN MOORE  
DAVID R. WATKINS  
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  
KRYSTAL M. VAUGHN, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      Wittausch (All Items) and Miller (Item A)

Staff present:      Matthew Cameron

#### **ABR - REVIEW AFTER FINAL**

**A.      ROW FROM E CABRILLO TO INDIO MUERTO      C-2/SD-3 Zone**

Assessor's Parcel Number:      017-010-065  
Application Number:      MST2015-00550  
Owner:      James & Joan Dixon  
Owner:      City of Santa Barbara Public Works  
Landscape Architect:      Arcadia Studio

(Proposal for right-of-way improvements under the Lower Milpas Pedestrian Improvement Project. The proposal includes the installation of 700 linear feet of sidewalk along the east side of S. Milpas Street beginning at E. Cabrillo Blvd. and continuing to the US 101 on/off-ramp north of the Union Pacific Railroad. The project also includes ten new light poles, a center median island, and curb and gutter improvements. An additional sidewalk infill of 565 linear feet is also proposed along Calle Puerto Vallarta, connecting S. Milpas Street to Dwight Murphy Park and the Santa Barbara Zoo. The project will require the relocation of a private driveway into Tri-County Produce as well as a reconfiguration of their parking lot. Improvements will be made on the following streets: S. Milpas Street, Calle Puerto Vallarta, Por La Mar, and Corona Del Mar. Project requires Coastal Review.)

**(Review After Final of proposed street trees.)**

**Final Approval as submitted of Review After Final.**

**ABR - NEW ITEM****B. 1120 & 1122 INDIO MUERTO ST****R-3 Zone**

Assessor's Parcel Number: 017-291-027  
Application Number: MST2016-00197  
Owner: Edward St George Revocable Trust

(This is a revised project description. Proposal for a revision to a previously approved residential project (MST2016-000174) using the Average Unit-Size Density Incentive Program. This proposed revision consists of the conversion of an approved 400 square foot garage into an additional dwelling unit. The revision will add one additional unit, bringing the total number of units to 12 with an average unit size of 1,231 square feet. The proposed density on this 41,479 square foot parcel will be 13 dwelling units per acre on a parcel with a General Plan designation of Medium-High Density Residential (15-27 dwelling units per acre). This project will address violations identified in enforcement case ENF2014-00343.)

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

**Final Approval as submitted.**

**ABR - NEW ITEM****C. 126 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-271-026  
Application Number: MST2017-00019  
Owner: 417 Santa Barbara Street Investment  
Owner: Del Mar LLC  
Applicant: Lynn Kerr

(Proposal to install a commercial roof overlay (12,000 square feet), install GAF liquid coating roofing system over existing metal roof on a 49,800 square foot lot developed with two commercial buildings.)

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

**Item not heard as the project was approved by Jaime Limón prior to the meeting.**

**ABR - NEW ITEM****D. 3940 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-029  
Application Number: MST2017-00021  
Owner: Franchise Realty Interstate Corp  
Owner: McDonalds Corporation  
Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprised of the demolition of the existing mansard roof. Project also includes the construction of a new roof parapet, new ADA walkway, new aluminum canopies, new paint, and three new "brand wall" elements with a maximum height of 19'-4". Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

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

**Continued indefinitely to Consent with comments**

1. The design as proposed is not compatible with Santa Barbara style and the brand wall is too tall.
2. Reduce the height of the parapet and create depth between the wall and parapet.
3. Provide the roof equipment specifications and locations.
4. Change the materials used at the brand wall.
5. Study retro styles for inspiration.
6. Study the possible use of a pole for the eastern elevation brand wall.
7. Study alternative parapet materials.