



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MARCH 13, 2017

BOARD MEMBERS:

Kirk Gradin, *Chair*
 Amy Fitzgerald Tripp, *Vice Chair*
 Courtney Jane Miller
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 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

STAFF:

Jaime Limón, Design Review Supervisor
 Matthew Cameron, Planning Technician
 Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Miller and Tripp
 Staff present: Cameron

REVIEW AFTER FINAL

A. 1330 CACIQUE ST

C-P Zone

Assessor's Parcel Number: 017-233-024
 Application Number: MST2016-00119
 Owner: Ornella Faccin
 Applicant: Becker Studios, Inc.
 Applicant: Diana Kelly

(The proposed project involves interior and exterior alterations to convert an existing commercial complex to a mixed-use project. the proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies the proposal also includes an interior remodel and alterations to the one-story portion of building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed. Staff Hearing officer review is requested for zoning modifications to allow the alterations in two required interior setbacks.)

(Review After Final of final project details and landscape plans.)

Final Approval with the comment that the light fixture on north elevation to be located under the ceiling above door.

CONTINUED ITEM**B. 302 MEIGS RD****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005
 Application Number: MST2016-00570
 Business Name: Lazy Acres
 Applicant: Zohair Vaji
 Owner: Jeffrey Panosian

(Proposal for a tenant improvement of retail market site including the following: new window opening in food patio area and new roof top equipment with screening and new curb ramp. A planter located between parking stalls will be removed in order to provide an accessible route through the parking lot. Parking stalls will be restriped and the number of spaces will be decreased by two, with 110 to remain.)

(Project Design Approval is requested. Project requires waiver for alternative parking design.)

Project Design Approval and continued one week with comments:

1. Railings should match those used at Shoreline Plaza, adjacent to the parking lot.
2. The green color used on the existing railings is acceptable to use on the proposed handrail.
3. Informal review of the details for the proposed handrail with better photos of existing railings required.
4. Aqua Roc Toscana pavers are acceptable.
5. Proposed parking and planting are acceptable.

CONTINUED ITEM**C. 1046 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-012
 Application Number: MST2017-00080
 Owner: Montecito Choice, LLC
 Applicant: Morando Planning & Design

(Proposal to demolish an existing 5' tall wing wall and construct a new wood-veneered 6'-6" tall wall with sliding iron gate and man door to the trash area. Also proposed is to add 19 square feet of pavement to an existing planter to maintain ADA accessibility, and to relocate the bike rack. Requires Coastal review.)

(Project requires compliance with Storm Water Management Program (SWMP) Tier 2.)

Continued one week with comments:

1. Stucco of new wall shall match the body color of the building.
2. Provide the specifications of the permeable paver.
3. Provide a site section of the wooded gate.
4. Provide the specifications for the hardware.