



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MARCH 20, 2017

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

STAFF:

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

ATTENDANCE

Members present: Miller (Items A-C & E), Moore (Items A-C & E), and Gradin (Item D)
Staff present: Cameron

CONTINUED ITEM

A. 150 S LA CUMBRE RD

C-2/SD-2 Zone

Assessor's Parcel Number: 051-032-002
Application Number: MST2016-00495
Owner: Moller Retail, Inc.
Architect: Lenvik & Minor Architects
Business Name: Conserve Fuel

(Proposal for the removal of an existing fuel station canopy and construction of a new canopy, the reconfiguration of existing pump islands and addition of two new pump islands, two new fuel pumps (increasing the total of pumps to six), and reconfiguration of existing accessible parking. Currently there are eight parking spaces which will not change. The existing building's facade will be patched and repaired as needed. Staff Hearing Officer approval is required to allow the new canopy to encroach into the required 20 foot front yard setback.)

(Comments only, project requires Staff Hearing Officer review.)

Continued indefinitely to the Staff Hearing Officer with comments:

1. The new tree is to match in species and size the existing trees adjacent to the southern driveway.
2. The location of the northern driveway is dependent on analysis by required on-site arborist.
3. The shifted location and aesthetics of the canopy requiring a modification are acceptable.

CONTINUED ITEM**B. 1507 SAN PASCUAL****R-3 Zone**

Assessor's Parcel Number: 043-251-026
Application Number: MST2016-00473
Owner: Housing Authority City of Santa Barbara
Architect: Dwight Gregory, AIA

(Proposal to remodel an existing three unit apartment building in a Spanish style with new stucco facades, new covered entry porches, mechanical, electrical and plumbing improvements, new and replaced windows, and upgrading the parking to provide ADA accessibility.)

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

Continued indefinitely with comments:

1. Restudy the porch to be either wood or glass, not both.
2. The front porch column supports should be at least 18 inches square.
3. Provide radius at porch-rake detail: detail 003, sheet A4.
4. Study reducing the length of stall number one to match the others, and provide additional landscaping.
5. The Board suggested incorporating a curb in the back of the parking stalls to eliminate the detectible warning requirements.

NEW ITEM**C. 630 W ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 039-151-006
Application Number: MST2017-00101
Owner: Jason O'hearn
Applicant: Jose Luis Esparza

(Project proposal for improvements to a 5,543 square foot lot containing two dwelling units. Proposed is the removal of unpermitted storage rooms, attached patio cover and laundry hookups, and shed at rear of the property. Also proposed is the permitting of an "as-built" two-car carport, and changes to the chain-link fences at the property line. Project addresses violations identified in enforcement case ENF2016-00709 and zoning information report ZIR2016-00219.)

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

Continued one week with comments:

1. Plant vines along the chain-link fence.
2. Provide planter and screening in parking stall currently within the setback.
3. Minimum dimensions of post cladding are to match beam above, with color and finish to match.

NEW ITEM**D. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009
 Application Number: MST2017-00001
 Owner: Hughes Land Holding Trust
 Architect: Kevin Moore

(Proposal for a new semi-outdoor seating area for existing restaurant. Project includes the creation of a new roof opening in suite D, enlargement of openings on the north and south elevations, and the creation of an interior access route between suites D and E. There will be no new floor area added and no cut.)

(Action may be taken if sufficient information is provided. Project requires compliance with City Storm Water Management Program (SWMP) Tier 2.)

Public Comment:

The following people spoke in opposition or with concerns:

1. Jim Mastol asked the Board if increased seating space decreased accessibility for wheelchairs.
2. Will Rehling expressed that the 48-inch pathway needed to be maintained for accessibility and stated that this project should have been heard at a Full Board hearing, not Consent. He also voiced concerns regarding parking.

Continued indefinitely with comments:

1. Restudy the size and dimension of the awning; 36 inches maximum was suggested.
2. Represent the accessible path of travel as 48 inches.
3. The new openings are acceptable as presented.
4. Provide the detail of the proposed parapet.
5. Eliminate any visible flashings.

CONTINUED ITEM**E. 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.)

Project Design and Final Approval with the comments noted on sheets A2 and A3.