



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**MAY 15, 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*  
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

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**ATTENDANCE**

Members present: Miller (Items A-C) and Wittausch (Items A-G)  
Staff present: Cameron

**CONTINUED ITEM**

**A. 3951 STATE ST**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021  
Application Number: MST2017-00143  
Owner: Gri- Regency LLC  
Applicant: M/A Design Group  
Engineer: M/A Design Group

(Proposal to provide an ADA path of travel to the right of way by remodeling selected walkways. The project entails demolition of existing walks and landscaping, and construction of 650 square feet of new ADA ramps, walks, pavement markings, and landscape alterations.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on May 1, 2017.)**

**Item postponed as the applicant did not appear at the hearing.**

**NEW ITEM**

**B. 231 N MILPAS ST**

**C-2 Zone**

Assessor's Parcel Number:	017-042-018
Application Number:	MST2017-00214
Owner:	Thrifty Oil Company
Applicant:	Justin Beranich

(Proposal for a remodel of an existing gas station. Project is comprised of the replacement of bases and valances on four existing fuel pumps, and a face change to an existing monument sign.)

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

**Project Design Approval with comments:**

1. Revise the landscape to be succulents in lieu of annual color.
2. Administrative review is acceptable.

**NEW ITEM**

**C. 636 W CARRILLO ST**

**C-P Zone**

Assessor's Parcel Number:	039-250-016
Application Number:	MST2017-00213
Owner:	Tesoro Sierra Properties, LLC
Applicant:	Justin Beranich

(Proposal to remodel and existing gas station. Project is comprised of the replacement of valances and bases for four existing fuel pumps, and a face change of the existing monument sign.)

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

**Continued one week with comments:**

1. Specify the landscape species and sizes.
2. Plantings shall be low water use plants.
3. Bark and mulch are acceptable in planter within right of way.

**CONTINUED ITEM****D. 3825 STATE ST E-149 C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014  
Application Number: MST2017-00134  
Owner: Macerich Company  
Architect: DMHA  
Business Name: Islands Restaurant

(Proposal for a new restaurant within La Cumbre Plaza. Project is comprised of minor exterior alterations to an existing 4,901 square foot commercial space including new glass windscreens, entry doors, landscape planters, landscaping, a wood trellis, outdoor heaters, and exterior lighting.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on May 1, 2017.)**

**Final Approval with the condition that staff conduct the landscape plan review.**

**CONTINUED ITEM****E. 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 and the construction of a new roof parapet, ADA walkway, aluminum canopies, paint, and three "brand wall" elements with a maximum height of 19 feet - 4 inches. Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on May 1, 2017.)**

**Project Design Approval with comments:**

1. Study hip returns at the south brand wall.
2. Raise the parapet height of the brand walls.
3. Extend the tower into the mass of the building.
4. Raise the fascia to match the building parapet.

**REVIEW AFTER FINAL****F. 801 CLIFF DRIVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-250-008  
Application Number: MST2014-00586  
Owner: Unknown Dream, LLC  
Architect: On Design. LLC  
Applicant: SEPPS, INC  
Landscape Architect: CMLA Landscape Architects  
Applicant: James Cole

(The project addresses violations in enforcement case ENF2014-00616 for extensive work done without required City review, approval, and permits at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The project consists of tree removals in an established Monarch Butterfly overwintering site along a portion of Honda Valley Creek, and as-built remodeling of existing buildings, site work, and other landscaping alterations. The unpermitted work proposed to be permitted consists of the removal of 32 mature Eucalyptus trees which provided Monarch butterfly overwintering habitat, removal of canopy trees and planting of palm trees in areas around buildings, other landscaping alterations, replacement of irrigation system, exterior building color changes, metal building siding, metal window awnings, grading and pad for patio with octagonal seating wall, grading and pad for picnic table, grading and pad for concrete ping-pong tables, a bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration with 25 additional spaces, parking lot painting, traffic control gates, exterior lighting, EV charging stations, bike racks for 152 bicycles, and mailboxes. The unpermitted work proposed to be removed consists of a concrete slab and seat wall, concrete pads with gym equipment, non-compliant exterior lighting, prohibited banner signs, entry pilasters with lighting, non-permitted stairs near street intersection, and eight Mexican Fan Palms planted along the driveway near the restoration area. Proposed new improvements include, restoration of Monarch butterfly and riparian habitat, a Monarch Butterfly and riparian habitat maintenance and monitoring program, drainage improvements in the restoration area, tree mitigation planting, new handrails at existing stairs, stair abandonment at carports, trash and recycling enclosures, concealment of as-built data/phone cabling on exterior of buildings, removal of Palm trees near Loma Alta, and planting Cypress trees adjacent to buildings)

**(Review After Final of paint colors for the remaining buildings to match existing. Item was last reviewed on December 5, 2016.)**

Public Comment:

Susan Mellor and Michael Cheng spoke on environmental concerns.

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

**REVIEW AFTER FINAL****G. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044  
Application Number: MST2015-00311  
Owner: Villa Miradero North HOA  
Architect: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves the replacement of an existing cabana roof from a flat roof to a pitched roof and the replacement of solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, addition of an 18 inch security fence on top of the existing wall, replacement of the existing pool gates, and addition of an accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

**(Review After Final of revisions to poolside cabana. Item was last reviewed on November 16, 2017.)**

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