



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
MAY 30, 2017

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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 (Items B-C) and Wittausch
 Staff present: Cameron

FINAL REVIEW

A. 505 W LOS OLIVOS ST

R-3 Zone

Assessor's Parcel Number: 025-210-012
 Application Number: MST2007-00470
 Owner: Westmont College
 Architect: RRM Design Group

(This is a revised project description: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance. Requires Planning Commission approval of a revised Tentative Subdivision Map.)

(Action may be taken if sufficient information is provided. Project was last reviewed on May 22, 2017.)

Final Approval with the comment that the Landscape plan be reviewed administratively.**NEW ITEM****B. 1425 LAS POSITAS RD SP-9/S-D-3 Zone**

Assessor's Parcel Number: 047-010-064
Application Number: MST2017-00225
Owner: Peak-Las Positas Partners
Applicant: Michael Bollag

(Proposal for an as-built permit for trimmed canopy vegetation along the property line of 047-010-044 and 047-010-063. The project proposes to replace the unpermitted removal with 110 native plants.)

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

Public Comment:

Correspondence from Dan McCarter with concerns was acknowledged.

Continued indefinitely with comments:

1. Administrative approval is acceptable.
2. Show the location of the wildlife passages which shall remain unblocked by proposed plantings.

REVIEW AFTER FINAL**C. 520 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-019
Application Number: MST2013-00433
Owner: City of Santa Barbara

(Proposal consists of the implementation of a Remedial Action Plan and a Habitat Restoration Plan on a 0.78 acre lot located south of the El Estero Waste Water Treatment Plant.)

(Review After Final of revised landscape details.)

Continued indefinitely with comments:

1. Administrative approval is acceptable.
2. Study a more natural spacing and locations of the screening oak trees.
3. Add three more one-gallon oak trees.
4. Provide a product detail of the permeable pavers.

REVIEW AFTER FINAL**D. 3925 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
 Application Number: MST2015-00252
 Owner: GIR Regency LLC
 Applicant: Cearnal Andrulaitis
 Applicant: Jason Smith

(This is a revised project description: Proposal for alterations to an existing commercial building in the Five Points Shopping Center (former Carl's Jr. and Green Burrito). The work will include dividing an existing 3,914 square foot commercial building into two tenant spaces and alterations to the building facade. The alterations include new awnings, entries, window replacements, and roof change from mansard to parapet wall and cap. Twenty parking spaces will be reduced in width from 9 feet 0 inches to 8 feet 6 inches but the total of 571 parking spaces will remain unchanged. A new landscape plan is also proposed, including new pedestrian access from State Street, two new dining patios totaling 841 square feet, and new bicycle parking. A total of 21 new net square feet is proposed.)

(Review After Final of patio furnishings. Project was last reviewed on November 30, 2015.)

Continued indefinitely with comments:

1. Administrative approval is acceptable.
2. The bench seat should be incorporated into the wall.
3. Use clear glass bulbs.
4. The fan should be four bladed with round edges and the finished color should match the existing architecture.

NEW ITEM**E. 1819 CLIFF DR C****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-002
 Application Number: MST2017-00272
 Owner: Ernest J Panosian, Trustee
 Applicant: Sprint

(Proposal for alterations to existing wireless facilities. Project is comprised of the replacement of three antennas and the addition of six new Remote Radio Units.)

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

Continued indefinitely with the comment to indicate the relationship of the parapet to the new equipment height.