



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JUNE 19, 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&B)
Staff present: Cameron

NEW ITEM

A. 1532 ANACAPA ST **R-O Zone**
Assessor's Parcel Number: 027-241-001
Application Number: MST2017-00320
Owner: Coastal Property Mgmt & Realty, LLC
Owner: Michael Paveloff
Applicant: Scott Branch

(Proposal for a tenant improvement to an existing commercial building. Project is comprised of a remodel of the parking area and pedestrian walkways leading to the eastern entrance, the removal of all non-load bearing demising walls in the existing four second-story office suites, and ADA upgrades to the entrances, stairways, and restrooms.)

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

Project Design Approval and Final Approval as submitted.

CONTINUED ITEM**B. 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.)

Project Design Approval and Final Approval with comments:

1. Details 3 and 4 on A1.2 shall be revised to reflect truly permeable pavers to match (E)
2. Detail 1 shall indicate "Padre Brown" color for railings to match (E) trellis.

NEW ITEM**C. 201 N CALLE CESAR CHAVEZ M-1 Zone**

Assessor's Parcel Number: 017-030-002
 Application Number: MST2017-00317
 Owner: Santa Barbara Business Center, LLC
 Architect: Jeff Gorrell

(Proposal to add an open window bay in the tower element of an existing commercial building. Project is comprised of the partial demolition of a second story stairwell wall to create a 5-1/2 foot tall, 8 foot wide window bay to match other existing window bays.)

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

Item postponed one week.

CONTINUED ITEM**D. 1316 E MASON ST R-2 Zone**

Assessor's Parcel Number: 017-151-012
 Application Number: MST2016-00574
 Owner: Donald S. Carroll
 Architect: Richard Redmond

(Proposal to permit an "as-built" 27'-9" tall children's castle play structure in the rear yard of a parcel currently developed with two dwellings. The applicant intends to move the structure outside of the setback pending design approval. The project will address a violation identified in enforcement case ENF2016-01537.)

(Second Review. Action may be taken if sufficient information is provided. Item was last reviewed on January 9, 2017.)

Item postponed one week.

REVIEW AFTER FINAL

E. 517 W FIGUEROA ST

R-3 Zone

Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story, six-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project.)

(Review After Final of revised project materials. Item was last reviewed on April 2, 2013.)

Item postponed one week.

NEW ITEM

F. 109 W ANAPAMU ST

C-2 Zone

Assessor's Parcel Number: 039-222-003
Application Number: MST2017-00315
Owner: Down & Out Trust
Applicant: Don Swann
Designer: Gary Frolenko

(Proposal for a new exterior staircase at the rear of an existing apartment building. Project is comprised of the replacement of a decomposing wooden fire escape with a new steel and wood staircase. No other work is proposed.)

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

Item postponed one week.