



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JULY 3, 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*
Lisa LaPlaca
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: Howard
Staff present: Cameron

NEW ITEM

A. 128 W MISSION ST **C-2 Zone**
Assessor's Parcel Number: 025-302-016
Application Number: MST2017-00045
Owner: Susan E Miratti Trust
Applicant: Graham Farrar
Architect: Kent Mixon

(Proposal for a medical marijuana dispensary in an existing commercial building. Project consists of interior alterations as well as the reconfiguration of the entrance resulting in 11 additional square feet of commercial floor space, new windows and doors, paint, a new trash enclosure, and security improvements. No changes are proposed for the existing 13 space parking lot. Staff Hearing Officer review is requested for a medical marijuana Storefront Collective Dispensary Permit.)

(Comments Only. Project requires Staff Hearing Officer approval.)

Public Comment:

Correspondence from Lisa Godschan in opposition was acknowledged.

Continued one week with comments:

1. The change to the corner is acceptable.
2. The Mission Street fronted window should be steel divided light to match parking lot-facing windows.
3. Use a plaster wall in place of the wooden fence at the trash enclosure.
4. Study landscaping in parking lot, near the entry, and near the trash enclosure.
5. Study parking arrangement.
6. Study ADA access to the trash within the building.
7. The colors as proposed are acceptable.

NEW ITEM**B. 415 N SALSIPUEDES ST****M-1 Zone**

Assessor's Parcel Number: 031-292-010
 Application Number: MST2017-00358
 Owner: Barbara J Offerman Trustee
 Architect: DMHA

(Proposal for a tenant improvement to an existing non-residential building. Project includes the addition of a trellis, curbs, planters, fences, gates, window shades, landscaping, new exterior paint colors, entry, and new ADA compliant stairs.)

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

Project Design Approval with comments:

1. Study body color to be lighter.
2. Study floating trellis steel support beam and study trellis connection material.
3. Study color of window details.
4. The planters are acceptable as proposed.

NEW ITEM**C. 627 CORONEL PL****R-3/R-4 Zone**

Assessor's Parcel Number: 035-270-014
 Application Number: MST2017-00373
 Owner: Coronel Place Inc.

(Proposal for a new exterior remodel of an existing apartment complex. Project consists of the removal of the plaster wall at the third floor walkway and removal of the existing first and second floor steel guardrails to be replaced with a new steel guardrails.)

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

Project Design Approval with comment to clarify steel rail dimensions.

CONTINUED ITEM**D. 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, eight foot wide window bay to match other existing window bays.)

(Action may be taken if sufficient information is provided. Item was last reviewed on June 26, 2017.)

Continued indefinitely to staff with comments:

1. Study proportions of opening to match proportions of tower element.
2. Study matching detailing to third-story balconies.
3. Administrative approval by staff is acceptable.