



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JULY 10, 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
 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: Wittausch
 Staff present: Cameron

REVIEW AFTER FINAL

A. 540 W PUEBLO ST

C-O Zone

Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Applicant: Kenneth Marshall
 Owner: Cancer Center of Santa Barbara
 Architect: The Cearnal Collective, LLP
 Landscape Architect: Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

(Review After Final of revised landscape details. Item was last reviewed on April 3, 2017.)

Public Comment:

Correspondence from Kathy Denver with concerns was acknowledged.

Final Approval with the condition that the background portion of the donor patio is to be "Adobe" and the leaf design is to be "Miami Buff."

NEW ITEM**B. 3790 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-025
Application Number: MST2017-00367
Owner: Bank of America

(Proposal for landscape alterations to an existing commercial building. Project comprises the removal of the existing ground-cover plant material on the two street-facing planters, and its replacement with drought tolerant alternatives. No trees are proposed to be removed.)

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

Continued indefinitely with comments:

1. Provide boulders that are 1/3 visible above the woodchips and 2/3 not visible below.
2. More granular mulch is requested.
3. Find a more organic arrangement of plants.
4. Plant palette is acceptable.

NEW ITEM**C. 431 A BATH ST****C-P Zone**

Assessor's Parcel Number: 037-192-004
Application Number: MST2015-00546
Owner: Carrillo Apartments, LLC
Architect: Gil Barry

(Proposal for minor "as-built" exterior alterations to "Building A" as part of a conversion of the building from commercial to residential. The alterations include the replacement of windows and changes to landscaping. No changes are proposed to front elevation of Building A. The project also includes the removal of the existing uncovered parking space in front of Building A, and permitting "as-built" interior alterations to the rear unit "Building B." No new exterior changes are proposed to existing unit B.)

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

Project Design Approval and Final Approval with comments:

1. Provide a wood sash and frame raised panel front door.
2. Windows number four and five are to be wood double hung.
3. Administrative approval is acceptable.
4. The Board made the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

CONTINUED ITEM**D. 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 cannabis 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. Item was last reviewed on July 3, 2017.)

Continued indefinitely to the Staff Hearing Officer with comments:

1. The project as proposed is acceptable.
2. The planting solution is acceptable and much needed.
3. The applicant has favorably addressed the previous comments.

NEW ITEM**E. 1014 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-043
Application Number: MST2017-00292
Owner: Conners Family Limited Partnership

(Proposal for a new restaurant in the Coastal Zone. Project is comprised of the replacement of doors and windows, new light fixtures, demolition of an existing 193 square foot storage area, new HVAC equipment, and a new skylight.)

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

Continued to the July 17 agenda at the applicant's request.

NEW ITEM**F. 24 HELENA AVE OC/SD-3 Zone**

Assessor's Parcel Number: 033-112-009
Application Number: MST2017-00370
Owner: Sanchez Family Exemption Trust
Applicant: Roy Harthorn

(Proposal to document as-built exterior building conditions. Previously undocumented alterations include new doors, awning, and venting. Property does not have a street file or archive plans to establish past approvals.)

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

Project Design Approval and Final Approval with conditions:

1. Provide a floorplan layout and show how openings function, and their size and location.
2. Show dimensions of awning overhang on floorplan.

NEW ITEM**G. 1037 DEL MAR AVE A R-2/SD-3 Zone**

Assessor's Parcel Number: 045-230-035
Application Number: MST2017-00062
Owner: Russell R. Johnson Revocable Trust
Applicant: James Macari

(Proposal for alterations to Unit A of an existing duplex including enclosing a covered patio and expanding the existing bath to add an ADA shower. Total proposed additions is 98 square feet. Other site improvements include a new trash/recycling enclosure. No alterations are proposed to Unit B.)

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

Project Design Approval and Final Approval with conditions:

1. Provide exterior roof over trash enclosure.
2. Provide channel at wood and stucco joint.

NEW ITEM**H. 3000 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-018
Application Number: MST2017-00405
Owner: Paul A. Brombal Trust
Applicant: Mark Morando

(Proposal to permit as-built work in commercial parking lot. Project is comprised of three new curb barricades intended to prevent parking in the driveway of a commercial parking lot.)

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

Project Design Approval and Final Approval with conditions:

1. Paint curbs to match concrete.
2. "No parking" stencils in white are to be removed and instead painted at curb level between planters.