



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**JULY 17, 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*  
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

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**ATTENDANCE**

Members present: Miller (Items A & B) and Wittausch (Items A-F)  
Staff present: Cameron

**NEW ITEM**

**A. 115 BODEGA LN**

**R-3/SD-2 Zone**

Assessor's Parcel Number: 057-231-002  
Application Number: MST2017-00380  
Owner: Zeliga Management  
Architect: Studio 1030 Architects

(Proposal to replace 2965 square feet of existing impermeable concrete patio with new permeable paver system. Proposal also includes revised site landscaping, addition of two new landscape planters and will address the violations of ENF2017-0015.)

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

**Project Design Approval and Final Approval with the comment to provide module, size, and pattern of the permeable pavers on the plan.**

**FINAL REVIEW****B. 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, new ADA walkway, new aluminum canopies, new paint, and three new "brand wall" elements with a maximum height of 19'-4". Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on May 15, 2017.)**

**Continued indefinitely with comments:**

1. Make the brand wall an integral element of the building.
2. Provide the details at the parapet caps.
3. Indicate protection for the landscape on eastern elevation and all damaged plans to be replaced in kind.
4. Provide railing details.
5. Study the front ramp.

**FINAL REVIEW****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 new steel guardrails.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on July 3, 2017.)**

**Final Approval with comments:**

1. The top rail should be more of a cap element with a 2 ½ inch minimum diameter.
2. Stud bolt spacing for hand rail anchoring.

**PROJECT DESIGN REVIEW****D. 315 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 031-392-026  
Application Number: MST2017-00127  
Owner: Philip F Condon & Jeanette C Trustees  
Architect: Bryan Murphy

(Proposal for a new sloped roof on a one-story duplex. Project is comprised of the replace of an existing 1,384 square foot, flat roof with a new sloped roof, increasing the total roof height by two feet.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution 044-17. Project was last reviewed on April 3, 2017.)**

**Project Design Approval with comments:**

1. Study the visible rafter tails at the eaves.
2. Study adding texture to the composite shingle roof.
3. The wood-colored shingles are preferred.

**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.)**

**Project Design Approval and Final Approval as submitted.**

**FINAL REVIEW****F. 1217 PUNTA GORDA ST****R-3 Zone**

Assessor's Parcel Number: 017-293-014  
Application Number: MST2015-00031  
Owner: Gutierrez Family Trust  
Applicant: Windy Design Consultant

(Proposal to construct a new, 798 square foot three-story dwelling unit at the rear of an existing 916 square foot one-story dwelling unit, and to demolish an existing 370 square foot carport. A 655 square foot four-car carport will comprise the ground floor of the new unit and will be attached to the existing unit. Also proposed on this approximately 5,000 square foot parcel is to legalize an as-built 4'-6" tall Concrete Masonry Unit (CMU) wall topped with wrought iron railings, and to construct a new 5'-0" tall fence. There will be 1,468 square feet of permeable paving for the new driveway. An Administrative Exception is requested to allow an as-built over-height wall at the front property line. Staff Hearing Officer approval was granted for a zoning modification to change the basic exterior characteristics of the existing one-story structure in the required interior setback.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution 069-16. Project was last reviewed on January 17, 2017.)**

**Final Approval with comments:**

1. Study the roof slopes to match what is existing and the tallest is to be 4/12 in slope with the exception of the porch roof which is to be 3 ½ /12 in slope.
2. The colors are acceptable as proposed.