



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
AUGUST 14, 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:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Miller (Items A-B) and Tripp (Items A-C)
Staff present: Cameron

FINAL REVIEW

A. 311 W MONTECITO ST

C-2/SD-3 Zone

Assessor's Parcel Number: 033-031-004
Application Number: MST2017-00426
Owner: Edward St. George
Applicant: Shelby Messner

(Proposal to permit as-built site work for a change of use from commercial office space to short-term rental. Project proposes permitting of as-built changes to landscaping and exterior hardscape including new hedges, fences, plantings, reconfigured parking, and artificial turf. No exterior or interior changes to the 889 square foot commercial building are proposed. Project is located in the Coastal Zone.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 24, 2017.)

Public Comment:

1. Bonnie Donovan spoke in opposition due to the fence and gate heights currently built on the property, and to raise concerns about possible future development on the site.
2. Correspondence from Paulina Conn with concerns was acknowledged.

Final Approval as submitted.

NEW ITEM**B. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
Application Number: MST2017-00316
Owner: City of Santa Barbara
Applicant: Philip Maldonado
Engineer: Hang Kang

(Proposal for improvements to the El Estero Wastewater Treatment Facility. Project consists of rehabilitation of existing manholes, installation of a new manhole, a curb, a drain to the existing concrete slabs supporting the digester mixing pumps, and a vacuum truck dumping station in the area currently used to manage collected bio-solids. Project is located in the Coastal Zone.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided.)

Item postponed at the applicant's request.

NEW ITEM**C. 1136 E MONTECITO ST****P-R Zone**

Assessor's Parcel Number: 017-061-002
Application Number: MST2017-00471
Owner: City of Santa Barbara
Applicant: Robert Ooley

(Proposal for interior tenant improvements at an existing clinic building. Project involves installation of an exterior backup generator on the Sola Street elevation with screening provided.)

(Action may be taken if sufficient information is provided. Project requires compliance with the City's Storm Water Management Program Tier 2.)

Project Design Approval and continued indefinitely to Consent with comments:

1. New enclosure should be plaster to match the adjacent existing enclosure.
2. Study providing plantings.
3. Provide additional photos of the existing enclosure.
4. Study wrapping plaster over the top of the proposed enclosure walls.