



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
AUGUST 21, 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:

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

ATTENDANCE

Members present: Tripp
Staff present: Cameron

REVIEW AFTER FINAL

A. 122 W FIGUEROA ST

C-2 Zone

Assessor's Parcel Number: 039-222-012
Application Number: MST2016-00579
Owner: James G Pattillo
Architect: Bob Kupiec

(Proposal for tenant improvements to an existing one-story, 7,500 square foot, 3-unit commercial office building. Improvements include voluntary seismic upgrades, new fire sprinkler systems, interior renovations and HVAC improvements.)

(Review After Final of changes to walkways and planter. Project was last reviewed on March 6, 2017.)

Approval of Review After Final 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. The project consists of rehabilitation of existing manholes and the 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, which is currently used to manage collected bio-solids. The project is located in the Coastal Zone.)

(Comments Only. Project requires further Environmental Review.)

Continued indefinitely with comments:

1. Continue the enclosure wall around the trash bin area.
2. The concrete enclosure pattern and detailing are acceptable as proposed.

NEW ITEM**C. VARIOUS LOCATIONS IN CITY**

Assessor's Parcel Number: ROW-001-383
Application Number: MST2017-00525
Owner: City of Santa Barbara Public Works Department

(Proposal for six new air valve vent covers situated at various locations within the public right of way. Project consists of six 36 inch tall air valve vent covers to be installed in the public right of way at 3628 San Gabriel Lane, 3640 San Jose Lane, 719 Island View Drive, 767 Juanita Avenue, 202 Romaine Drive, and 1625 Hillcrest Road. No other aesthetic alterations are proposed.)

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

Continued indefinitely with comments:

1. 3640 San Jose Lane and 1625 Hillcrest Road are acceptable if the existing plantings remain.
2. Study adding planting at 3628 San Gabriel Lane.
3. Provide photos of the surrounding area for 202 Romaine Drive and 767 Juanita Avenue.
4. Study adding planting around the proposed air valve at 719 Island View Drive.

NEW ITEM**D. VARIOUS LOCATIONS IN CITY**

Assessor's Parcel Number: ROW-001-383
 Application Number: MST2017-00524
 Owner: City of Santa Barbara Public Works Department

(Proposal for five new water sampling stations situated at various locations within the public right of way. Project consists of five 46 inch tall water sampling stations to be installed in the public right of way at 720 Las Canoas Road, 830 Centinela Lane, 217 Morada Road, 217 Conejo Road, and 685 Miramonte Road. No other aesthetic alterations are proposed.)

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

Project Design Approval and Final Approval with comments:

1. The locations are acceptable.
2. Locate the water sampling stations as close to the tall vegetation as possible.
3. Malaga green color is acceptable.

FINAL REVIEW**E. 806 N NOPAL ST****R-3 Zone**

Assessor's Parcel Number: 031-042-017
 Application Number: MST2017-00027
 Owner: Melgoza Family Trust

(Proposal to permit as-built exterior alterations and improvements for an existing eight unit apartment complex. The improvements include the following new work: entry doors, vinyl windows, light fixtures, iron balcony rails, iron fence and entry gates, mailbox, new plaster and exterior paint of building and site wall, installation of pavers, parking lot repair and restripe, chain link fence at the parking lot, permanently fixed picnic tables and barbeques, trash receptacles, tree removals, and landscape improvements including 675 square feet of simulated turf. This work addresses violations identified in Enforcement Cases ENF2016-00833 and ENF2016-01336.)

(Action may be taken if sufficient information is provided. Project requires compliance with the City's Storm Water Management Program Tier 2. Project was last reviewed on July 24, 2017.)

Final Approval with conditions:

1. Add planter in the parking area.
2. Add gutter and downspout to the north façade of the complex.