



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
SEPTEMBER 25, 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 Inzueta, Design Review Supervisor
Pilar Plummer, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Tripp
Staff present: Plummer

REVIEW AFTER FINAL

A. 302 MEIGS RD

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-005
Application Number: MST2016-00570
Applicant: Zohair Vaji
Owner: Jeffrey Panosian
Business Name: Lazy Acres

(Proposal for a tenant improvement of retail market site including the following: new window opening in food patio area and new roof top equipment with screening and new curb ramp. A planter located between parking stalls will be removed in order to provide an accessible route through the parking lot. Parking stalls will be restriped and the number of spaces will be decreased by two, with 110 to remain.)

(Review After Final of revisions to rooftop equipment screening and railings. Project was last reviewed on June 26, 2017.)

Approval of Review After Final with the comment that the proposed railing is to be painted to match the existing Malaga Green railings on-site. The revisions to rooftop equipment screening are acceptable.

NEW ITEM**B. 307 SHORELINE DR HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018
Application Number: MST2017-00432
Owner: City of Santa Barbara

(Proposal to relocate an electric panel to the outside of the building prior to the ADA remodel of the restroom. The electrical panel color will match the existing door color.)

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

Project Design Approval and continued one week to Consent with comments:

1. Provide a vertical section to show the box attached to the building.
2. Provide the detail showing that the concrete will be flush.
3. Provide a Color Sample.
4. Provide details showing the door hardware.

NEW ITEM**C. 523 ANACAPA ST C-M Zone**

Assessor's Parcel Number: 037-173-050
Application Number: MST2017-00600
Owner: City of Santa Barbara
Applicant: Teri Green
Engineer: Laura Yanez

(Proposal to convert one existing parking space to an ADA accessible electric vehicle charging station and the installation of a dual port charging station in front of two parking spaces. Three parking spaces are to be eliminated to provide EV charging stations, and one space will be eliminated to provide ADA access. No other changes are proposed in this City Parking Lot No. 11.)

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

Project Design Approval and Final Approval with comments:

1. The Board stated that the improvements to the planter area are acceptable. However, the applicant is to keep the plantings intact, and move plants as necessary.