



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
OCTOBER 2, 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

FINAL REVIEW

A. 307 SHORELINE DR **CO-H/P-R/CZ 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.)

(Final Approval is requested. Project was last reviewed on September 25, 2017.)

Item postponed one week due to applicant's absence.

FINAL REVIEW**B. 3940 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 057-233-029
 Application Number: MST2017-00021
 Owner: McDonalds Corporation
 Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprises 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, modification of an existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

(Final Approval is requested. Project was last reviewed on July 17, 2017.)

Continue two weeks with comments:

1. Make the brand wall an integral element of the building.
2. Study continuing the cornice detail around the building.
3. Provide the details at the parapet caps.
4. Add a note on the plans indicating landscaping protection on eastern elevation and that all damaged plants are to be replaced in kind.
5. Provide railing detail on plans. The railing is to be wrought iron square stock, painted in black.

NEW ITEM**C. 313 W ARRELLAGA ST****R-MH Zone**

Assessor's Parcel Number: 027-212-005
 Application Number: MST2017-00125
 Owner: Dario L. Pini
 Applicant: Bryan Murphy

(Proposal to permit approximately 155 feet of six foot tall stucco site walls, and approximately 87 feet of three foot tall stucco walls at the front property line. The project includes revisions to an existing trash enclosure. Project will address violations outlined in Notice and Order to Repair or Abate dated February 14, 2017.)

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

Project Design Approval and Final Approval with comments:

1. The brick caps are to be painted to match the other existing site walls.
2. All walls and caps are to be painted consistent with the other site walls.
3. Study adding drought-tolerant vines to the walls as a landscaping element.
4. The gates are to be painted to match the trim of the existing windows.

FINAL REVIEW**D. 1818 CASTILLO ST****R-MH Zone**

Assessor's Parcel Number: 027-012-023
Application Number: MST2015-00500
Owner: DB Partners, LLC
Architect: RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a 5-unit two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program (AUD). The project will result in seven units comprising two 2-bedroom units and five 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.)

(Action may be taken if sufficient information is provided. Project was last reviewed on September 25, 2017.)

Continue one week with comments:

1. Provide a lighting plan for the exterior lights.
2. The landscape plan is to be reviewed by the Historic Landmarks Commission Landscape Architect.
3. Rafter tails should be a minimum of "4 by" in dimension.
4. The utility yard at Building 2 should have a gate or wall at both ends to match the other site wall.
5. Provide a wall to enclose the utility area at Building 1.
6. Show the site wall on the building elevations.

NEW ITEM**E. 100 N LA CUMBRE RD****R-M/USS Zone**

Assessor's Parcel Number: 057-240-012
Application Number: MST2017-00631
Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor repairs and improvements, consisting of: replacing the second-floor balcony and stair railings, upgrading the exterior lighting, repairing the driveway and stairs, replacing fencing and bathroom windows with new, and repainting the exterior.)

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

Continue one week with comments:

1. The proposed fencing is acceptable.
2. Supply a color board showing plaster color and wood stain.
3. Add detail for railing at stair walls, and note the finish.
4. Provide a window spec and show window section.
5. Supply photos for window replacement areas between the buildings.
6. Provide a cut sheet of exterior lighting, and show lighting locations on plans.

NEW ITEM**F. 2904 STATE ST****R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015
Application Number: MST2017-00630
Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, replacing all windows and doors, repainting the exterior, removing wood siding and replacing it with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding one new van-accessible parking space.)

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

Continue one week with comments:

1. Provide a color/materials board showing roof and stucco color.
2. Provide a window spec.
3. The laundry room area and driveway need to be reviewed by staff to determine if a zoning modification is required.