



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
OCTOBER 9, 2017

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
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CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

1:00 P.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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. 421 S MILPAS ST

HRC-1/SD-3 Zone

Assessor's Parcel Number: 017-313-012
Application Number: MST2016-00467
Owner: Riven Barton
Architect: Dawn Sherry
Business Name: Blue Sands Inn

(Proposal for minor exterior alterations to an existing motel including the replacement of three upper level windows on the west elevation. Other proposed work includes removal of glass partition panels, plastering existing stone-faced columns, painting exterior walls and trim, resurfacing and repainting the portico floor, a new ADA threshold, and resurfacing of upper level walkways. The project includes a reconfiguration and remodel of interior spaces. The property is located in the Non-Appealable jurisdiction of the Coastal Zone and Coastal Review has been completed.)

(Review After Final is requested for a Design Review waiver for the removal of approximately 50% of the existing planter area to accommodate accessible parking and access aisle, per Building and Safety and Transportation Division requirements. Project was last reviewed on December 7, 2016.)

Continue indefinitely with comments:

1. Provide a landscape solution or screen wall to screen parking lot from the public sidewalk.
2. The palm tree at the ADA parking stall is to remain.
3. Provide photos of the proposed plantings or details of the proposed screen wall.

FINAL REVIEW**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.)

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

Final Approval with comments:

1. Unit and hardware are to be painted the same color.
2. Caulk color is to match the unit color.
3. Repaved concrete is to be flush with what is existing.
4. The roof of the unit shall have slope to aid in shedding water.

FINAL REVIEW**C. 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. 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.)

(Final Approval is requested. Project was last reviewed on October 2, 2017.)

Final Approval with conditions:

1. Remove one of the lights at the sidewalk and center the two remaining lights on the porch wall.
2. Remove two landscape lights at Building 1's enclosed utility area as noted on L3.
3. Any removal of street trees shall be reviewed by the Urban Forest Superintendent.
4. Increase the density of the planting area at the driveway, adjacent to Building 2's north side.

FINAL REVIEW**D. 1136 E MONTECITO ST****P-R Zone**

Assessor's Parcel Number: 017-061-002
Application Number: MST2017-00471
Owner: City of Santa Barbara
Applicant: Faia Robert Ooley
Architect: Ravatt Albrecht & Associates

(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.)

(Final Approval is requested. Project requires compliance with the City's Storm Water Management Program Tier 2. Project was last reviewed on August 14, 2017.)

Final Approval with comments:

1. The proposed design is acceptable.
2. The wood infill on the gate is to be Douglas Fir; a similar product with cedar finish as noted on A1.1 is acceptable.
3. The plaster shall wrap all the way to the ground to match the existing.
4. It was suggested that the applicant consider replacing the existing gate on the adjacent enclosure to match the new one.

CONTINUED 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. Project was last reviewed on October 2, 2017.)

Continue one week with comments:

1. The planter color is to be Lahabre "81 Oatmeal."
2. The horizontal railing and top cap at the fence and stucco wall are to be "Olympic Stain 909" on fir.
3. Study the window colors to be similar to the existing.
4. Provide photos of context and windows to be replaced.
5. Provide replacement window section detail.
6. Provide similar profile to the existing window for new windows.
7. Provide street elevation photos.
8. The railing is acceptable as proposed.
9. The dark bronze lighting finish is preferred.
10. Provide a complete lighting plan.

CONTINUED 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 with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding 1 new van accessible parking space.)

(Comments Only. Project requires Staff Hearing Officer review for the laundry facility to be located in the required six-foot interior setback. Project was last reviewed on October 2, 2017.)

Continue to the Staff Hearing Officer with comments:

1. The colors and material for the roof and stucco are acceptable with the following options: the stucco is to be Lahabre "81 Oatmeal" and the roof is to be Certainty Landmark "Weather Wood."
2. The window specs are acceptable in the white Milgard style.
3. All trim around all windows shall be consistent.
4. It was suggested to paint the front doors to match other doors.
5. The changes to the laundry area are acceptable because it provides an as-built amenity to residents with the understanding that the facility will be upgraded and renovated to match the existing architecture and masonry.