



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
OCTOBER 16, 2017

BOARD MEMBERS:

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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

NEW ITEM

A. 1255 COAST VILLAGE RD **C-1/S-D-3 Zone**
Assessor's Parcel Number: 009-740-010
Application Number: MST2017-00670
Owner: Coast Village Condominium Association
Applicant: Matthias Lenz

(Proposal for minor tenant improvements at an existing commercial property. Project consists of replacing the existing stone paving with new, stain resistant stone paving, and reconfiguring the existing planter to allow for a new outdoor waiting area.)

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

Item postponed at the applicant's request.

REVIEW AFTER FINAL**B. 517 W FIGUEROA ST****R-M Zone**

Assessor's Parcel Number: 039-250-020
 Application Number: MST2011-00426
 Owner: Johnson, Steven A
 Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story, 6-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing 9 units has expired. Minor architectural changes have been made by the new architect.)

(Review After Final for a reduction to the depth of five metal balconies and to replace the brick veneer at 3 sections of facade with cement plaster. Project was last reviewed on June 26, 2017.)

Approval of Review After Final with comments:

1. The reduction in the balcony is acceptable as proposed.
2. The brick shall remain on the west elevation as a means to break up the massing of the building and as a contributing detail to the continuity of the architectural design.

CONTINUED ITEM**C. 201 N CALLE CESAR CHAVEZ****M-I Zone**

Assessor's Parcel Number: 017-030-002
 Application Number: MST2017-00317
 Owner: Santa Barbara Business Center, LLC
 Architect: Jeff Gorrell

(Proposal to add an open air bay in the tower element of an existing commercial building. Project is comprised of the partial demolition of a second-story hallway wall to create a 5-1/2 foot tall, 9 foot wide open air bay to match other existing open air bays.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 3, 2017.)

FORWARD THE FOLLOWING COMMENTS TO MST2017-00542, SCHEDULED ON OCTOBER 23, 2017:

Project Design Approval with comments:

1. Show cross-section of permeable pavers on plans.
2. Landscape plan is to be reviewed by the Historic Landmarks Commission Landscape Architect.

FINAL REVIEW**D. 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, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

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

Final Approval with comments:

1. The brand wall at the south elevation is to match the 17 foot parapet height and cornice to be continuous, as noted on sheet A2.2.
2. Remove the faux brick detailing above the shed roof at the south elevation.
3. The signs are to be reviewed by the Sign Committee.

NEW ITEM**E. 3741 ALCAMO PL****R-2 Zone**

Assessor's Parcel Number: 049-330-025
Application Number: MST2017-00656
Owner: MJ McGrath Living Trust

(Proposal to abate violations in ENF2017-00654 by reducing the unpermitted front fence to 42 inches in height, removing trash enclosure, removing unpermitted small storage room from the setback, permit new fencing at the rear property line, permit the utility closet at the side of Unit A, permit new electrical sub panels, permit laundry areas, permit new FAU units, permit new tubs/showers, permit new vinyl windows in various locations, and permit a new sliding glass door at the side of the garage.)

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

Continue two weeks with comments:

1. Provide photos of the rear and side yards.
2. Correct plans to clearly show what is to be demolished, what is to remain, and what is new.
3. The utility closet is acceptable as proposed.
4. Provide photos of the new vinyl windows and existing windows.
5. Provide cutsheet of proposed vinyl windows.

CONTINUED ITEM**F. 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 9, 2017.)

Project Design Approval and Final Approval with comments:

1. The silver color Milgard vinyl style line block frame windows are acceptable as they closely match the existing aluminum.
2. The applicant was strongly encouraged to develop a future window replacement schedule in order to create a more cohesive aesthetic.
3. The lighting is acceptable as proposed.
4. Study a more decorative option for lighting at the driveway on stair wall, to be reviewed administratively.

NEW ITEM**G. 431 E ORTEGA ST****R-M Zone**

Assessor's Parcel Number: 031-092-020
Application Number: MST2017-00679
Owner: Housing Authority of the City of Santa Barbara

(Proposal for repair and alterations to two parking lots. Project consists of the repaving and restriping of the two existing parking lots to match their existing configuration. Also proposed are alterations and expansion of the existing trash enclosure.)

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

Item postponed due to the applicant's absence.