



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 16, 2018

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Bob Cunningham
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Cunningham
Staff present: Cameron

FINAL REVIEW

A. 706 E HALEY ST

C-G Zone

Assessor's Parcel Number: 031-301-023
Application Number: MST2017-00441
Owner: 706 E. Haley, LLC
Designer: Shaun Lynch

(Proposal for new commercial office space. Project consists of a new one-story, 563 square foot commercial building on a 10,429 square foot lot currently developed with a mixed-use building containing 2,097 square feet of residential and 1,409 square feet of commercial space. Also proposed are two new parking spaces, reconfiguration of the existing parking lot, and relocation of the required open yard. No changes are proposed for the existing structures on site.)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)

Final Approval with comments:

1. Raise the parapet and screen to fully screen the rooftop equipment.
2. Paint the rooftop equipment to match the screen.
3. A 15-gallon street tree to be provided as noted on plan Sheet G-001.
4. Provide additional plantings in the parkway at Quarantina Avenue to be reviewed by staff.

CONTINUED ITEM**B. 3458 RICHLAND DR****R-M/USS Zone**

Assessor's Parcel Number: 051-080-005
Application Number: MST2018-00107
Owner: 3458 Richland Drive, LLC
Designer: Larry Hecht

(Proposal for landscaping and slope repair on a 27,282 square foot lot. Project consists of slope repair and stabilization for a 52 foot grade change. A total of 1,390 cubic yards of grading is proposed, and a new swale is to be installed at the base of the reconstructed slope. Five trees are proposed to be removed, and five 10-gallon sycamores are proposed to be planted. The project was submitted and should be considered with MST2018-00108, which proposes a similar scope of work on the adjacent parcel.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)

Continue one week to Consent with comments:

1. Provide botanical and common plant names on the landscape plan.
2. Provide plant sizes and species details on the landscape plan.
3. Use native planting palette.
4. Group and clump plants; do not use swathes.
5. Use 1-gallon oak trees.
6. The proposed number of trees is acceptable.

CONTINUED ITEM**C. 3453 RICHLAND DR****R-M/USS Zone**

Assessor's Parcel Number: 051-080-025
Application Number: MST2018-00108
Owner: John and Anna Fleming Credit Shelter

(Proposal for landscaping and slope repair on a 31,838 square foot lot. Project consists of slope repair and stabilization for a 47 foot grade change. A total of 1,640 cubic yards of grading is proposed, and a new swale is to be installed at the base of the reconstructed slope. Four trees are proposed to be removed, and five 10-gallon sycamores are proposed to be planted. The project was submitted and should be considered with MST2018-00107, which proposes a similar scope of work on the adjacent parcel.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)

Continue one week to Consent with comments:

1. Provide botanical and common plant names on the landscape plan.
2. Provide plant sizes and species details on the landscape plan.
3. Use native planting palette.
4. Group and clump plants; do not use swathes.
5. Use 1-gallon oak trees.
6. The proposed number of trees is acceptable.

CONTINUED ITEM**D. 420 W MONTECITO ST R-MH Zone**

Assessor's Parcel Number: 037-231-029
Application Number: MST2018-00166
Owner: Riviera California Investments, Inc.

(Proposal for Americans with Disabilities Act (ADA) upgrades to an existing 4,899 square foot hotel. Project consists of a new ADA parking space and upgraded exterior ADA access in the form of a new ADA lift adjacent to the front entry. Minor landscape alterations are also proposed as part of this scope of work.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)

Project Design Approval and Final Approval with a waiver for an alternative landscape design granted for the planter at the front property line.

NEW ITEM**E. 301 W PUEBLO ST O-M Zone**

Assessor's Parcel Number: 025-172-028
Application Number: MST2018-00188
Owner: Encinal Properties, LLC
Applicant: John Stampe

(Proposal to remove an existing Ficus tree near the front entry on Pueblo Street that is causing damage to the building's plumbing and surrounding landscaping on a 117,525 square foot lot.)

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

Continue indefinitely to Consent with comments:

1. Staff to review the archive plans to determine current approved landscape plan.
2. Provide a broader canopy tree.