



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 23, 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: Moore and Cunningham (Item A)
Staff present: Cameron

NEW ITEM

A. 220 W MONTECITO ST C-G Zone
Assessor's Parcel Number: 037-244-003
Application Number: MST2018-00195
Owner: Mark Singer and Hideko Hagiwara, Trustees
(Proposal to permit the unpermitted removal of a Coral tree on an existing commercial development.)

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

Continue indefinitely to Consent with the comment to replace the Coral tree with a five gallon replacement Evergreen tree that will grow to at least 25-feet tall.

CONTINUED ITEM**B. 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 16, 2018.)

Postponed one week at the applicant's request.

CONTINUED ITEM**C. 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 16, 2018.)

Postponed one week at the applicant's request.

REVIEW AFTER FINAL**D. 3714 STATE ST****0 Zone**

Assessor's Parcel Number: 053-300-040
 Application Number: MST2012-00443
 Owner: KW Fund V-Sandman, LLC
 Agent: John Schuck
 Agent: Troy White
 Applicant: Kenneth Marshall
 Architect: Brian Cearnal
 Landscape Architect: Martha Degasis, AIA

(Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing, 51,995 square foot, 114-room hotel and restaurant, and construction of 4,986 square feet of office space and 72 residential condominiums.)

(Review After Final of changes to windows, doors, pillars, and tankless water heaters on the rear units. Project was last reviewed on February 26, 2018.)

Approval of Review After Final with comments:

1. The tankless water heater vents are to be painted to match the adjacent stucco.
2. The relocation of the small windows on Buildings 3, 4, 5, and 6 is approved.
3. The stucco on the mirador of Building 8 is acceptable as proposed, and the mirador on Building 9 is to remain wood.
4. "As-built" planter columns on Building 8 are acceptable in that location only.
5. Substitute wrought iron for barrel tile railing on Building 8 only.

CONTINUED ITEM**E. 3200 BLK CLIFF DR 2941 SEG ID**

Assessor's Parcel Number: ROW-002-941
 Application Number: MST2018-00114
 Owner: City of Santa Barbara
 Applicant: Justin Nickel

(Proposal for a new utility cabinet at an existing wireless facility. Project consists of replacement of underground electrical equipment, and installation of a new utility cabinet to be mounted on two five-foot tall galvanized steel posts.)

(Action may be taken if sufficient information is provided. Project was last reviewed on March 12, 2018.)

Continue indefinitely with comments:

1. Provide distance from the road to the cabinet.
2. Provide scaled elevations of the pedestal and posts.
3. Provide the exact height of the poles and cabinet.

REVIEW AFTER FINAL**F. 11 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-112-010
Application Number: MST2017-00009
Owner: Richlor Living Trust
Architect: Henry Lenny

(Proposal for a new restaurant in the Coastal Zone. Project includes the conversion of an existing fabrication shop to a new 2,521 square-foot restaurant and bar use. A remodel will be done to the front façade of this 11,847 square-foot multi-tenant building, a new 1,834 square-foot dining patio will be built, and the existing parking lot will be reconfigured.)

(Review After Final of flood control measures and a proposed exterior electrical cabinet. Project was last reviewed on September 19, 2017.)

Approval of Review After Final with the conditions:

1. The electric cabinet shall be painted to match the adjacent wall finish.
2. The flood brackets shall be painted to match the adjacent wall finish.

FINAL REVIEW**G. 2034 CLIFF DR****C-R Zone**

Assessor's Parcel Number: 035-141-007
Application Number: MST2017-00688
Owner: Levon Investments, LLC
Architect: Paul Poirier & Associates Architects

(Proposal for the remodel of an existing commercial building. Project consists of exterior improvements to include the demolition of non-structural exterior walls and the construction of a new entrance and storefront, a new accessible path, four new windows, exterior paint and tiling, and a complete reroofing. The project also includes the division of the singular tenant space into two spaces as well as further interior improvements.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 20, 2017.)

Final Approval with the condition that the tile roofing shall match the existing shopping center specifications.