



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JUNE 11, 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: Tripp, and Cunningham (Item A)
Staff present: Cameron

REVIEW AFTER FINAL

A. 826 DE LA VINA ST **C-G Zone**
Assessor's Parcel Number: 037-042-001
Application Number: MST2015-00325
Owner: Gold Lab, LLC
Applicant: Vanguard Planning, LLC

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Some landscaping will be removed and a new finger planter will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

(Review After Final of changes to the parking lot and landscaping. Project requires a waiver for an alternative landscape design. Project was last reviewed on June 4, 2018.)

Approval of Review After Final with comments:

1. Substitute the Hebe shrubs for a drought-tolerant shrub species.
2. Remove two of the five Tristania trees as noted on plan Sheet L1.0.

CONTINUED ITEM**B. 2843 STATE ST****R-MH/USS Zone**

Assessor's Parcel Number: 051-131-006
 Application Number: MST2018-00020
 Owner: Santa Barbara Community Housing Corporation
 Owner: Emmet Hawkes Jr.
 Applicant: Thomas Ochsner, AIA Architect

(Proposal for exterior alterations to an existing motel. Project consists of the removal of a 3'-6" overhang on the first floor of a 3,089 square foot motel, and the construction of a 6-foot overhang as well as a new trash enclosure. A like-for-like replacement of a window is also proposed for the site. Project requires a Minor Zoning Exception for the trash enclosure located in the north interior setback.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for a trash enclosure in the interior setback. Project was last reviewed on June 4, 2018.)

Project Design Approval, Final Approval, and Minor Zoning Exception Approval with comments:

1. The Board generally finds that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;
 - d. The improvement will be compatible with the existing development and character of the neighborhood, and will screen waste receptacles which are currently unscreened from the Public Right of Way; and
 - e. The proposed waste and recycling enclosure in the interior setback is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards; is adjacent to parking; and will not negatively impact adjacent neighbors.

CONTINUED ITEM**C. 1922 DE LA VINA ST****C-G Zone**

Assessor's Parcel Number: 025-363-018
 Application Number: MST2018-00268
 Owner: 1922 De La Vina
 Applicant: Cearnal Collective, LLP

(Proposal to renovate an existing commercial use that was destroyed by fire. Proposal includes a new glass storefront window system, removal and replacement of brick veneer, and new paint. Other site improvements include a new awning, new ironwork and repair of damaged plaster.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 4, 2018.)

Item continued indefinitely due to applicant's absence.

CONTINUED ITEM

D. 42 HELENA AVE

OC/SD-3 Zone

Assessor's Parcel Number: 033-112-007
Application Number: MST2018-00263
Owner: 42 Helena Street, LLC
Applicant: David Yothers

(Proposal for a 24-foot tall aluminum flagpole with gold anodized finial to be located two feet from the front lot line of an existing commercial development.)

(Action may be taken if sufficient information is provided. Item was postponed on June 4, 2018.)

Project Design Approval and Final Approval as submitted with the flag pole to be specifically used for an American Flag.