



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**JULY 2, 2018**

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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**ATTENDANCE**

Members present: Cunningham (Items A, B, & D-H) and Tripp (Items A-H)  
Staff present: Cameron

**FINAL REVIEW**

**A. 431 OLD COAST HWY** **R-2/SD-3 Zone**  
Assessor's Parcel Number: 015-292-012  
Application Number: MST2018-00065  
Owner: Linda L. Padgett Living Trust  
Architect: Thomas Ochsner

(Proposal for additions and alterations to a parcel developed with four residential units. Project consists of first-floor additions, ranging in size from 237 to 281 square feet, to each of the four units. Also proposed are alterations to the façade of the units, and reconfiguration of the site plan. Four existing carports will be demolished, and four new two-car garages are proposed. Project proposes to abate violations identified in Enforcement Case ENF2017-01265.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on June 18, 2018.)**

Public Comment:

Correspondence with concerns from Mary Koepke was received.

**Final Approval as submitted.**

**FINAL REVIEW****B. 3968 VIA LUCERO****R-M/USS Zone**

Assessor's Parcel Number: 057-232-022  
Application Number: MST2017-00787  
Owner: Essex Portfolio, LP  
Applicant: Robert Woodard

(Proposal to permit an unpermitted trash enclosure on an existing multi-unit residential site. Project consists of permitting the unpermitted relocation of a trash enclosure from the rear of a multi-unit residential building into the interior setback of the site along the rear property line, and the conversion of the former trash enclosure to an accessible unisex restroom. A Minor Zoning Exception is requested for the trash enclosure located in the interior setback.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on June 25, 2018.)**

**Final Approval with the comment to provide a gate to match the new enclosure fence; as noted on Sheet 2.**

**PROJECT DESIGN REVIEW****C. 400 BLK OLD COAST HWY - 2793 SEG ID**

Assessor's Parcel Number: ROW-002-793  
Application Number: MST2017-00434  
Owner: City of Santa Barbara, Public Works Department

(Proposal for new public sidewalks along the north side of Old Coast Highway near Salinas Street. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 650 linear feet of sidewalk. Also proposed are four ADA compliant pedestrian access ramps, three reconstructed driveways, and 315 linear feet of new retaining walls. Project is part of a larger City wide sidewalk improvement program, and was submitted alongside proposed pedestrian improvements to the 400 block of North La Cumbre Road (MST2017-00438). No new landscaping is proposed.)

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

**Project Design Approval and Final Approval with comments:**

1. As noted on Sheet 8, score below the top cap at the end of the walls that have a sandstone form liner.
2. As noted on Sheet 8, extend the stucco, on the stucco-finished wall below grade, to the back of the wall.
3. Coordinate with the property at 431 Old Coast Highway to retain as much landscaping as possible.

**FINAL REVIEW****D. 2904 DE LA VINA ST C-G/USS Zone**

Assessor's Parcel Number: 051-180-028  
Application Number: MST2018-00266  
Owner: Musicians Mutual Protective Association  
Architect: Andrulaitis & Mixon

(Proposal for remodel of an existing commercial property. Project consists of alterations to the storefront of an existing one-story commercial structure, the addition of a patio and planters, reconfiguration of the parking arrangement, and narrowing of a driveway apron. An interior remodel is also proposed as part of this scope of work.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Storm Water Management Program Tier 2 criteria. Project was last reviewed on June 25, 2018.)**

**Final Approval as submitted.**

**PROJECT DESIGN REVIEW****E. 150 S LA CUMBRE RD C-G/USS Zone**

Assessor's Parcel Number: 051-032-002  
Application Number: MST2016-00495  
Owner: Moller Retail, Inc.  
Architect: Lenvik & Minor Architects  
Business Name: Conserve Fuel

(Proposal for the removal of an existing fuel station canopy and construction of a new canopy, the reconfiguration of existing pump islands and addition of two new pump islands, two new fuel pumps (increasing the total of pumps to six), and reconfiguration of existing accessible parking. Currently there are eight parking spaces which will not change. The existing building's façade will be patched and repaired as needed. Staff Hearing Officer approval is required to allow the new canopy to encroach into the required 20 foot front yard setback.)

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

**Project Design Approval.**

**REVIEW AFTER FINAL****F. 1298 COAST VILLAGE RD****C-1/R-2/SD-3 Zone**

Assessor's Parcel Number: 009-230-043  
Application Number: MST2004-00493  
Owner: Olive Oil & Gas, LP  
Applicant: John Price  
Architect: Jeff Gorrell

(This is a revised project description. Project has been revised as follows: the height of the three-story project is proposed to be raised 8-7/8 inches (revised down from the 12-7/8 inch increase previously proposed on June 19, 2017), a new tower has been added to vary the height of the building, and a jacuzzi is proposed on the second-floor patio near the northwest corner of the project. The entire proposal consists of the demolition of the existing gas station and service bays and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor, and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084.)

**(Review After Final of changes to doors and windows on multiple elevations, changes to wrought iron work, relocations of awnings, change in eave heights, and changes to the locations of chimneys. Project was last reviewed on August 14, 2017.)**

**Approval of Review After Final as submitted.**

**REVIEW AFTER FINAL****G. 3940 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 057-233-029  
Application Number: MST2017-00021  
Owner: Franchise Realty Interstate Corp.  
Owner: McDonald's 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.)

**(Review After Final of changes to the front patio including new children's play equipment. Project was last reviewed on October 16, 2017.)**

**Approval of Review After Final with the comment to add a wrought iron fencing around the play area above brick site walls.**

**REVIEW AFTER FINAL****H. 1818 CASTILLO ST****R-MH Zone**

Assessor's Parcel Number: 027-012-023  
Application Number: MST2015-00500  
Owner: DB Partners, LLC  
Architect: Peikert 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.)

**(Review After Final of the addition of a covered entry on the third story, and a change in roofing and stucco color. Project was last reviewed on October 9, 2017.)**

**Approval of Review After Final as submitted.**