



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
AUGUST 6, 2018

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: Jason Dominguez

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
 Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Tripp and Cunningham (Items A & B)
 Staff present: Cameron

PROJECT DESIGN REVIEW

A. 128 W MISSION ST

C-G Zone

Assessor's Parcel Number: 025-302-016
 Application Number: MST2017-00708
 Owner: Susan E. Miratti Trust

(Proposal for a medical cannabis dispensary in an existing commercial building. Project consists of interior alterations as well as the reconfiguration of the entrance resulting in 11 additional square feet of commercial floor space, new windows and doors, paint, a new trash enclosure, and security improvements. No changes are proposed for the existing 13 space parking lot. Staff Hearing Officer review is requested for a medical marijuana Storefront Collective Dispensary Permit.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 10, 2017.)

Continue one week to Consent with comments:

1. Provide quantities and spacing of plantings.
2. Plant a vertical element in the planter adjacent to the rear walkway.
3. Bring the rooftop mechanical screening down to 4-inches above the roof.
4. The proposed materials and colors are acceptable.

FINAL REVIEW**B. 3986 VIA LUCERO R-M/USS Zone**

Assessor's Parcel Number: 057-231-003
Application Number: MST2018-00092
Owner: Jaime Garcia

(Proposal to permit unpermitted conditions on a property developed with two residential units. Project consists of permitting a change in color for a retaining wall ranging in height from 3'-9" to 5'-7", and the relocation of an existing unpermitted 7'-4" fence. Project will address violations identified in enforcement case ENF2016-00006. Project requires a Minor Zoning Exception for an over-height fence within ten feet of the front property line.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 30, 2018.)

Final Approval as submitted.

REVIEW AFTER FINAL**C. 3111 STATE ST P-R/USS Zone**

Assessor's Parcel Number: 051-112-018
Application Number: MST2016-00480
Owner: City of Santa Barbara, Parks and Recreation Dept.
Applicant: Parks and Recreation Department

(Proposal for a new fenced, off-leash dog area within MacKenzie Park. The project will include the demolition of a vacant 1,700 square foot building, 3,600 square feet of concrete walkways, and 520 linear feet of chain link fencing, and the construction of a 6,200 square foot small-dog area, a 14,600 square foot big-dog area, 1,800 square feet of Americans with Disabilities Act (ADA) compliant permeable concrete walkways, lighting, benches, water bowls, dog waste bag dispensers, trash cans, and 4,400 square feet of new landscaping. Also proposed are upgrades to the park entry and new landscaping with existing trees to remain.)

(Review After Final of additional concrete walkways. Project was postponed on July 30, 2018.)

Approval of Review After Final as submitted.

CONTINUED ITEM**D. 404 ALAN RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-093-002
Application Number: MST2018-00338
Owner: City of Santa Barbara
Applicant: Philip Maldonado

(Proposal to rehabilitate an existing sewer pump station in the Coastal Zone. Project consists of the removal of two site walls and exterior piping, replacing pumping and electrical systems, rehabilitation of the wet-well interior, and replacement of outlet piping and valves adjacent to building.)

(Action may be taken if sufficient information is provided. Project was postponed on July 30, 2018.)

Project Design Approval and Final Approval with conditions:

1. Historic Landmark Commission review of the landscape plan is to be coordinated with staff.
2. Said approval is subject to the following conditions from Planning Commission Resolution No. 057-91, Items B-E, dated September 5, 1991:
 - B. No structure shall be sited in Palustrine Forested Wetland, Riverine Wetland, or Palustrine Wetland. This prohibition would contribute to protection of the creek bed and bank, and the adjacent Willow-dominated terrace.
 - C. No construction activity, including excavation, vegetation removal, storage of equipment or materials, or discarding of waste shall be permitted within the Palustrine Forested Wetland, Riverine Wetland, or Palustrine Wetland as indicated on the attached map (Attachment "A").
 - D. Temporary fencing shall be shown on all grading and building plans, installed prior to any ground disturbance or construction, and maintained during construction to limit activity to the smallest feasible building site and access corridor. In no event shall this protective fencing permit construction activity or access east of Scrub/Shrub area or within the Forested Wetland as indicated on the attached map (Attachment "A").
 - E. In order to reduce impact to wetland vegetation, all feasible construction access shall be through existing facility.