



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**AUGUST 13, 2018**

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

**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

**STAFF:**

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

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**ATTENDANCE**

Members present: Watkins and Cunningham (Items A-D & F)  
Staff present: Cameron

**REVIEW AFTER FINAL**

**A. 402 ANACAPA ST**

**M-C Zone**

Assessor's Parcel Number: 031-271-016  
Application Number: MST2018-00005  
Owner: Inga Frick  
Applicant: Trish Allen

(Proposal to convert an existing residential unit to a three-guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations include relocating an existing driveway gate. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514, which proposed to convert the residential unit to 1 two-guestroom short-term rental. The project was granted Development Plan Approval on July 10, 2018 by City Council on appeal.)

**(Review After Final for changes to the parking lot configuration, relocation of the trash enclosure, installation of A/C units and associated screening. Project was last reviewed on July 30, 2018.)**

**Approval of Review After Final with comments:**

1. Encourage brugmansia plantings to grow.
2. Encourage fichus planting to be maintained at the current growth size.
3. Suggest shifting the tire stop.

**REVIEW AFTER FINAL****B. 920 SUMMIT RD****RS-25 Zone**

Assessor's Parcel Number: 015-211-009  
 Application Number: MST2005-00831  
 Owner: MCC BB Property, LLC  
 Agent: Suzanne Elledge Planning and Permitting  
 Applicant: Ty Warner Hotels and Resorts  
 Architect: Henry Lenny  
 Business Name: Montecito Country Club

(This building is on the City's List of Potential Historic Resources. Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

**(Review After Final of hitting bays, athletic court, and hardscape at event lawn. Previously proposed entry arch is no longer proposed. Project was last reviewed on July 16, 2018.)**

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

**PROJECT DESIGN AND FINAL REVIEW****C. 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. Other alterations include increased parking planter space, and reconfiguration of the existing parking lot.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 6, 2018.)**

**Project Design Approval and Final Approval as submitted.**

**NEW ITEM****D. 322 EDISON AVE****M-I Zone**

Assessor's Parcel Number: 031-362-006  
Application Number: MST2018-00419  
Owner: 320 Nopal Street Partners, LLC

(Proposal for site alterations on an existing commercial property. Project consists of the installation of a new electrical panel and construction of a screening planter proposed to be planted with new trees, and protected by new bollards.)

**(Comments Only. Project requires further Environmental Assessment.)**

**Continue indefinitely with comments:**

1. Provide only one tree in the planter.
2. Add at least 6 permeable ground cover plantings.
3. Study widening the planter.
4. Study relocating the utility cabinet.

**REVIEW AFTER FINAL****E. 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 an 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.)

**(Review After Final of an Americans with Disabilities Act (ADA) compliant impervious concrete walkway and ramp. Project was last reviewed on April 23, 2018.)**

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

**CONTINUED ITEM****F. 20 OCEANO AVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-230-028  
Application Number: MST2018-00359  
Owner: Sea Cliff, LLC  
Applicant: Ken Moore

(Proposal for an approximately 8-foot tall frequency monitoring device and associated electrical circuitry to be installed on the roof of an existing multi-residential building in the Appeal Jurisdiction of the Coastal Zone. The receiver will only receive signals, and does not have any associated emitting antennas.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 23, 2018.)**

**Project Design Approval and Final Approval with the condition that the electrical conduit and grounding be placed on the interior of the structure.**