



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
AUGUST 27, 2018

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
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

ATTENDANCE

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

REVIEW AFTER FINAL

A. 3891 STATE ST 24

C-G/USS Zone

Assessor's Parcel Number: 051-022-035
Application Number: MST2018-00046
Owner: GC Galleria, LLC
Applicant: Ben Carron
Architect: Corey Russo
Business Name: Target

(Proposal for a tenant improvement for a new Target location. Project consists of internal floor infill, and enclosing of existing entryways to total 995 square feet in new commercial floor area to an existing 31,440 square foot commercial structure. Project includes exterior façade alterations including new site walls and vertical metal trellises. Also proposed are site alterations including reconfiguration of the existing parking lot and adjacent landscaping. A total of 91 parking spaces are proposed on-site, plus 15 spaces located off-site.)

(Review After Final of relocation of landscaping as a result of the change in location of long-term bike parking. Project was last reviewed on August 20, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 1502 SAN PASCUAL ST****R-M Zone**

Assessor's Parcel Number: 043-252-015
Application Number: MST2016-00349
Owner: Turner Foundation Since 1958
Applicant: Tom Smith, Architect

(This is a revised project description: Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of two Canary Island pines trees, one Schefflera, one Ash tree, and one Privet tree ranging in height from 50' - 70'. A total of 44 parking spaces are required, with 54 proposed including three ADA spaces. This project addresses violations identified in enforcement case ENF2014-00633 and requires Staff Hearing Officer approval for encroaching into the required rear setback. An Administrative Fence Height Exception is required for an over-height fence.)

(Review After Final of changes in pathways and landscaping in the interior courtyard. Project was last reviewed on December 5, 2016.)

Approval of Review After Final with the comment that the blue sedge *carex glauca* ground cover shall be used in lieu of artificial turf as noted on plan Sheet L-6.

FINAL REVIEW**C. 305 E HALEY ST****M-C Zone**

Assessor's Parcel Number: 031-211-019
Application Number: MST2017-00011
Owner: Price Living Trust
Architect: Larry Clark

(Proposal for improvements to a 22,500 square foot commercial lot currently developed with two commercial buildings (1 two-story and 1 one-story) totaling 11,000 square feet. Project will include permitting an "as-built" enclosure of an 870 square foot loading dock area that was converted to a storage area. The project also includes new stairs, an ADA ramp, three new parking spaces, one ADA compliant space, a new planter, and the removal of concrete to add landscaping along Haley Street. This proposal will address violations identified in enforcement case ENF2010-000916. Project requires a waiver from the Architectural Board of Review for an alternative landscape design for the perimeter parking planter.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 27, 2017.)

Final Approval with the comment that the Historic Landmarks Commission Landscape Architect shall review the landscape plan administratively.

NEW ITEM**D. 314 N SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 031-383-014
Application Number: MST2018-00344
Owner: Soledad Street Trust

(Proposal to permit an unpermitted over height fence and wall. Project consists of permitting a CMU and wrought iron wall and fence at the front property line ranging in height from 4'-9" to 5'-5". Also proposed are a new garage door to be installed in the existing opening. Project proposes to abate violations identified in an enforcement case ENF2018-00458.)

(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for an overheight fence at the front property line.)

Item postponed indefinitely due to the applicant's absence.

FINAL REVIEW**E. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-020
Application Number: MST2016-00295
Owner: American Tradition
Agent: Suzanne Elledge
Architect: DMHA

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application MST2004-00791 and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. A Substantial Conformance Determination was made for this project by the Planning Commission on June 28, 2018.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 13, 2018.)

Final Approval as submitted.