



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
OCTOBER 8, 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: Watkins and Cunningham
Staff present: Cameron

PROJECT DESIGN AND FINAL REVIEW

A. 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 installations of a new electrical panel and construction of a screening planter proposed to be planted with new trees, and protected by new bollards.)

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

Item postponed two weeks due to applicant's absence.

NEW ITEM**B. 1435 CLIFF DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-019
Application Number: MST2018-00487
Owner: Free Methodist Church of Santa Barbara

(Proposal to convert the use of an existing building from a counselling center to an infant care center. The existing Free Methodist Church and Cliff Drive Care Center is currently operating under a Conditional Use Permit (CUP) and Coastal Development Permit (CDP). The proposed exterior changes consist of a new walkway, conversion of an outdoor area to an infant playground, new five foot high retaining wall, and landscaping. The proposal requires a Level 2 Substantial Conformance Determination and ABR approval.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and continued two weeks with comments:

1. Provide a materials board prior to receiving Final Approval.
2. On the site plan, provide the species and container size of any proposed landscaping, including the treatment of surfaces, and irrigation system for watering the new trees.
3. Include a detail of the proposed fencing.

NEW ITEM**C. 309 W QUINTO ST****O-M Zone**

Assessor's Parcel Number: 025-053-002
Application Number: MST2018-00504
Owner: LLC 309 W. Quinto
Architect: Michelle McToldridge

(Proposal for exterior remodel work on an existing one-story office building. Project consists of an 800 square foot change of roofing material from clay c-tile to standing seam metal, a new 18-inch curb along southeastern property line, removal of existing decorative terracotta screens, new light fixtures, and stucco patch work. Project also proposes to replace damaged hardscape, and a seal and stripe of the existing 13 parking spaces. One space is proposed to be converted to an ADA space. Project proposes to address violations identified in enforcement case ENF2018-00857.)

(First Concept Review. Comments Only. Project requires further Environmental Assessment.)

Continue two weeks with comments:

1. Consider a different plant species for the interior wall as the proposed planting will get large and function as a hedge.
2. Mulch is not an appropriate groundcover for the site; study a green or grey-green low shrub or ground cover.
3. Restudy the silk tree proposed at the corner.
4. The standing seam metal roof is not supportable.

NEW ITEM**D. 2217 OAK PARK LN****R-M Zone**

Assessor's Parcel Number: 025-160-009
Application Number: MST2018-00496
Owner: Dawn Close Living Trust
Applicant: Kitts McCabe

(Proposal to permit four uncovered parking space on a site developed with two residential units. Project consists of permitting the unpermitted demolition of a two car garage, and the construction of four uncovered parking spaces. Project requires Staff Hearing Officer review for providing four uncovered parking spaces in lieu of two covered and two uncovered. Project proposes to abate violations identified in enforcement case ENF2013-00959.)

(Comments Only. Project requires review by the Staff Hearing Officer.)

Public Comment:

Correspondence with concerns from Steven Ley was read into the record regarding the proposal and its impacts to the existing oak tree, parking configuration, and use of the site.

Continue two weeks with comments:

1. Provide photographs of the adjacent buildings, including their view to the location of the proposed modifications.
2. There is concern regarding potential impacts to the existing oak tree. If the tree is impacted by the project or in the future, it is to be replaced in kind.

NEW ITEM**E. 420 W MONTECITO ST****R-MH Zone**

Assessor's Parcel Number: 037-231-029
Application Number: MST2018-00528
Owner: Inn Orchid
Applicant: Greg Christman
Architect: AB Design Studio, Inc.

(Proposal to change the exterior color for an existing hotel. Project consist of repainting the Orchid Inn from yellow and green colors to blue and white colors.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**F. 420 E CARRILLO ST****C-G Zone**

Assessor's Parcel Number: 029-302-028
Application Number: MST2018-00433
Owner: 420 East Carrillo Properties, LLC
Architect: Anacapa Architecture

(Proposal for alterations and additions to an existing office building. Project consists of the addition of 170 square feet of commercial floor area, reconfiguration of two main floor entrances, a new parking space, new mechanical equipment, and a new trash enclosure. Project was reviewed by Planning Staff under pre-case PRE2018-00651.)

(Comments Only. Project requires further Environmental Assessment.)

Continue two weeks with comments:

1. The cedar screening solution is not acceptable; consider using a brick veneer to be compatible with the existing building.
2. Provide a cut sheet of the mechanical equipment at the tower, and call-out the height of the unit on the plans or provide a section to show that it will be properly screened.
3. Provide door and window details.