



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
OCTOBER 22, 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: Cunningham

Staff present: Cameron

NEW ITEM

A. 2700 MIRADERO DR (HOA)

R-2 Zone

Assessor's Parcel Number: 051-520-044

Application Number: MST2018-00515

Owner: Villa Miradero North Home

(Proposal to remove five Canary Island Pine trees within a condominium development.)

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

Continue indefinitely with comments:

1. Provide photographs of the entire space to be altered.
2. Provide plans which show replacement trees.

PROJECT DESIGN AND FINAL REVIEW**B. 322 EDISON AVE****M-I Zone**

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

(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.)

Project Design Approval and Final Approval with the suggestion to provide a root control barrier for new tree.

CONTINUED ITEM**C. 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 and Coastal Development Permit. 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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 8, 2018.)

Final Approval as submitted.

CONTINUED ITEM**D. 309 W QUINTO ST****O-M Zone**

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

(Proposal for exterior remodel work on an existing one-story office building. Project consists of repairing the existing clay s-tile roof, 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 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.)

(Second Concept Review. Comments Only. Project was last reviewed on October 8, 2018.)

Continue indefinitely with comments:

1. Provide a root control barrier at the sidewalk.
2. Consider replacing the "furcraea" with an alternative planting.

CONTINUED ITEM**E. 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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 8, 2018.)

Project Design Approval and Final Approval with the condition that the brick veneer shall be cut to match the existing brick.

CONTINUED ITEM**F. 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 spaces. Project proposes to abate violations identified in enforcement case ENF2013-00959.)

(Second Concept Review. Comments Only. Project requires review by the Staff Hearing Officer, and was last reviewed on October 8, 2018.)

Continue indefinitely to Staff Hearing Officer with comment that the Board supports the proposed design.

REVIEW AFTER FINAL

G. 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

(Review After Final is required for in-field changes to the approved landscape plan for the Montecito Country Club. Changes include retaining 10 trees scheduled for removal, removal of 78 existing trees originally scheduled to be retained, planting of 300 additional new trees, and relocation of 8 trees. The Montecito Country Club, designed in 1918 by Bertram Goodhue and remodeled in the 1920's, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. A Substantial Conformance Determination is required to be made for this revision by the Community Development Director.)

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

Public Comment:

1. Barbara Wilson spoke of concerns regarding poor communication between applicant and neighbors, but was in favor of the proposed changes.
2. Gary & Linda Smythe spoke of concerns regarding changes to the plans after the project was granted Final Approval, such as landscape maintenance issues, and two trees planted on the site that block their private views.
3. James Terzian requested the Board not approve the proposed west side 15-foot tall trees to preserve their private views.
4. Correspondence with concerns from Michelle Pasini, Hiro Tsuzuki, Cy Morgan, and Gary & Linda Smythe were acknowledged.

Approval of Review After Final as submitted.