



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
NOVEMBER 12, 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: Moore and Cunningham (Items E and F)
 Staff present: Cameron

REVIEW AFTER FINAL

A. 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

(Reconsideration of the Review After Final approval decision made by the ABR on October 22, 2018: Review After Final is required for in-field changes to the approved landscape plan for the Montecito County 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 1920s 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 November 5, 2018.)

Approval of Review After Final as submitted.

PROJECT DESIGN REVIEW**B. 3771 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 051-040-049
Application Number: MST2018-00588
Owner: Yun-Pei Yeh
Business: Dunkin Donuts

(Proposal for changes to an approved landscaping plan. Project consists of permitting the as-built removal of a Jacaranda Tree, and replacing it with a new Jacaranda. Also proposed is to permit the as-built removal of several blue agave plants. Project proposes to abate violations identified in enforcement case ENF2017-01349.)

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

Continue indefinitely with the comment that an Administrative Approval and the landscape shall be restored to the previously approved plan.

PROJECT DESIGN AND FINAL REVIEW**C. 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 October 22, 2018.)

Agendized in error; approval already granted.

PROJECT DESIGN AND FINAL REVIEW**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 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.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 22, 2018.)

Project Design Approval and Final Approval with the condition that the applicant shall provide a root barrier for the tree noted on plan Sheet L1.0.

PROJECT DESIGN REVIEW**E. 22 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-008
 Application Number: MST2018-00412
 Owner: Art Center, LLC
 Applicant: Saba Zahedi

(Proposal for tenant improvements to a commercial building located in the Funk Zone. The project includes a new canopy, decorative metal and tempered glass fencing, wood counters, firepit, painting exterior walls and doors, replacing exterior fencing and patio as required to install ADA parking, and the addition of a new shade trellis. Project includes alterations to existing murals as well as proposals for new murals.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 5, 2018.)

Continue indefinitely to Consent with the comment to provide a street tree with species to be determined by the City Arborist.

NEW ITEM

F. 1250 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-230-037
Application Number: MST2018-00581
Owner: FM Properties
Architect: The Warner Group Architects

(Proposal for cosmetic changes to an existing commercial building in the Non-Appealable Jurisdiction of the Coastal Zone. The exterior alterations comprise replacement of Saltillo tile walkways with brick pavers, replacement of roof tiles on tower elements with standing seam metal roofs, replaced lighting, minor accessibility improvements, and new landscaping.)

(First Concept Review. No final appealable decision will be made at this hearing.)

Continue one week to the Full Board.