



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
NOVEMBER 26, 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:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Moore and Cunningham
Staff present: Cameron

REVIEW AFTER FINAL

A. 505 W LOS OLIVOS ST

R-M Zone

Assessor's Parcel Number: 025-210-012
Application Number: MST2007-00470
Owner: Westmont College
Architect: RRM Design Group

(THIS IS A REVISED PROJECT: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance.)

(Review After Final of changes to backflow location, changes to screening for fire check valves, changes in location of gas meters, window mullion changes, door changes, and

additional light fixtures. Project requires compliance with the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on July 18, 2017.)

Approval of Review After Final with conditions:

1. Provide at least five *myrtus communis compacta* to be maintained at a maximum 5 feet in height to screen the gas meters at Building 5.
2. Paint the electrical riser on the south side of Building 2 to match the rest of the building.

NEW ITEM

B. 211 W GUTIERREZ (COMMON AREA)

C-G Zone

Assessor's Parcel Number: 037-420-CA1
 Application Number: MST2018-00602
 Owner: El Zoco HOA
 Applicant: Peter McCorkle

(Proposal to remove five trees within in existing multi-unit residential complex. Project consist of the removal of 3 Liquid Amber trees, and 2 Decorative Pear trees in an effort to mitigate damage to water services and foundations. The heights of the trees proposed to be removed range from 35--60'.)

(No final appealable action will be taken at this hearing. Project requires further Environmental Assessment as well as compliance with the following guidelines: Urban Design Guidelines.)

Item postponed indefinitely due to applicant's absence.

NEW ITEM

C. 402 E GUTIERREZ ST

M-I Zone

Assessor's Parcel Number: 031-343-009
 Application Number: MST2018-00549
 Owner: Jaeger Laguna Industrial Partners
 Applicant: Anacapa

(Proposal for alterations to a site developed with non-residential structures. Project consists of demolishing unpermitted awnings and storage, an HVAC unit, and a window, and the removal of a tent structure, as well as infill of roll-up doors. Project also proposes a new trash enclosure. Project proposes to abate violations identified in enforcement case ENF2016-00069.)

(No final appealable action will be taken at this hearing. Project should show compliance with the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual.)

Continue indefinitely with the comment that the proposed scope of work is acceptable as proposed.

REVIEW AFTER FINAL**D. 136 E HALEY ST****M-C Zone**

Assessor's Parcel Number: 031-271-007
Application Number: MST2018-00055
Owner: Del Mar SB, LLC
Applicant: Gus Harper

(Proposal for a new mural in an existing commercial and industrial park. Project consists of one mural painted on a 25-foot tall by 80-foot wide wall facing a parking lot. Art produced by artist Gus Harper.)

(Review After Final for the unpermitted expansion of mural area to include the trash enclosure. Project requires compliance with the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project was last reviewed on February 12, 2018.)

Approval of Review After Final as submitted.

PROJECT DESIGN AND FINAL 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, fire pit, 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 must be in compliance with the Project Compatibility Analysis, as well as with the following guidelines: Urban Design Guidelines. Project was last reviewed on November 12, 2018.)

Public Comment:

The following people expressed opposition or concerns:

1. Anna Marie Gott spoke in opposition to the mural proposed and asked that it be reviewed by the Historic Landmarks Commission.
2. William Rehling, on behalf of Accessible Santa Barbara, spoke of access and zoning concerns of the proposed project.

Continue indefinitely with comments:

1. Revise landscaping to include a Queen Palm tree to be installed at the street, and vine plantings at the walkway and ramp.
2. The proposed mural shall be submitted on a separate application.
3. Provide photographs of the mural site from Garden Street parking lot.