



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
OCTOBER 7, 2019

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

BOARD MEMBERS:

Kevin Moore, *Chair*
Bob Cunningham
Ivan Insua
Leon A. Olson
Richard Six
David R. Watkins

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

John Campanella

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Ozyilmaz, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Six, Watkins, and Cunningham
Staff present: Ozyilmaz

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 420 E CARRILLO ST

Assessor's Parcel Number: 029-302-028
Zone: C-G
Application Number: PLN2019-00057
Owner: QCI 420 Carrillo LLC
Applicant: Anacapa Architecture

(Proposal for a façade remodel and non-residential addition to an existing commercial structure. Project consists of repainting the existing exterior brick and installation of wood cladding to existing architectural features. The project also includes a new elevator shaft to improve access to the second floor, new railings and stairs, and new rooftop equipment. Also proposed is a reconfiguration of the parking lot, and installation of new landscaping at the upper and lower parking lots. Project proposes to reallocate square footages to exclude existing mechanical equipment rooms and add 85 square feet of net new non-residential floor area.)

Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on September 23, 2019.

Public Comment:

The following individual(s) spoke:

1. Anna Marie Gott; opposed.
2. Sheila Lodge

Continue indefinitely with comments:

1. Utilize a natural wood fascia as previously proposed.
2. Provide more color options.
3. Consider the color representing PVC roofing of as built color option for the body as a starting point for future color options.
4. Consider an accent wall at the front façade between glazing.
5. The trash enclosure is acceptable.
6. The color of the screening material for the mechanical equipment and trash shall match the color of the wood of the fascia as closely as possible.

FINAL APPROVAL**B. 614 E HALEY ST**

Assessor's Parcel Number: 031-293-004
Zone: M-C
Application Number: PLN2018-00589
Owner: Justine Roddick
Applicant: Karen Blakeman
Architect: Karl Kras
Organization: The Factory SB Inc.

(Proposal for a commercial remodel and addition. Project proposes to renovate approximately 1,600 square feet (614 E Haley - tenant B) of a 3,200 square foot existing non-residential structure and to enclose an approximate 465 square foot detached open shed. The project site is comprised of two legal parcels which will be merged. Tenant improvements will include a new site entrance, new fencing, new windows and awnings, and a change in paint colors. Site improvements will include a new outdoor patio to the rear of the site, a new trash enclosure, reconstruction of original planters, a parking lot restripe and landscape improvements to the parking area. Project requires a waiver for Alternative Landscape Design. The existing open shed will be enclosed for a general purpose room and storage area.)

Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on July 15, 2019.

Final Approval with conditions:

1. Provide a parapet 12' long along the eastern rear roofline that is 14 feet and 6 inches from grade with finishing to match the building
2. Provide cornice detail at the highest parapet.