



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, September 14, 2015 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

- KIRK GRADIN – CHAIR (Consent Agenda Representative)
- SCOTT HOPKINS – VICE-CHAIR
- THIEP CUNG
- COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
- STEPHANIE POOLE (Consent Agenda Representative)
- AMY FITZGERALD TRIPP
- WM. HOWARD WITTAUSCH

- CITY COUNCIL LIAISON:** DALE FRANCISCO
- PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA
- PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor
 - SUSAN GANTZ, Planning Technician
 - KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

- Representatives present: Stephanie Poole and Courtney Jane Miller.
- Staff present: Susan Gantz, Planning Technician.

ABR - REVIEW AFTER FINAL

A. 414 N SALSIPUEDES ST M-1 Zone

- Assessor's Parcel Number: 031-293-018
- Application Number: MST2014-00068
- Owner: Andros Family Trust
- Designer: Adam Cunningham
- Business Name: Carr Winery

(This is a revised project description: Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,495 square feet of ground floor/mezzanine and the construction of a 796 square foot patio with fireplace. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry, and planted pots along the streetscape. The project will result in a credit of 1,205 square feet of Growth Management Plan square footage.)

(Review After Final of the following changes to the approved project: Changes to entry doors, awning height, added gates, rooftop equipment screen, omit outdoor wine bar.)

Present: Adam Cunningham, Applicant.

Final Approval of Review After Final.

Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**B. 1617 ANACAPA ST****R-O Zone**

Assessor's Parcel Number: 027-182-009
Application Number: MST2015-00428
Owner: Marcela S. Caceres
Architect: DesignArc
Business Name: Bright Start Child Development Center

(Proposal for alterations to Bright Start Child Development Center. The project includes the renovation and conversion of an existing 400 square foot toy storage garage into an art classroom, new patio, and a new access sidewalk. This project requires Planning Commission approval for an amendment to the existing Conditional Use Permit.)

(Comments only; Requires Environmental Assessment and Planning Commission review.)

Present: Kevin Dumain, Applicant.

Continued indefinitely to Planning Commission and return to Consent Review for paving colors and materials.

Poole, 1/0/0. Motion carried. (Courtney stepped down).

ABR - NEW ITEM**C. 420 QUINIENTOS ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-022
Application Number: MST2015-00439
Owner: City of Santa Barbara

(Upgrades to and refurbishment of equipment at an existing pump station for the City's Desalination Plant.)

Present: Linda Sumansky, Principal Engineer/Applicant.

Project Design Approval and Final Approval as submitted.

Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**D. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
Application Number: MST2015-00440
Owner: City of Santa Barbara

(Proposal for new electrical switchgear equipment and transformer adjacent to existing electrical facilities with screening to match existing at the City's Desalination plant.)

Present: Linda Sumansky, Principal Engineer/Applicant.

Project Design Approval and Final Approval with the condition for the color selection on plan sheets to be "Gray ANSI 61".

Poole/Miller, 2/0/0. Motion carried.

ABR - PROJECT DESIGN AND FINAL REVIEW**E. 331 W COTA ST****R-4 Zone**

Assessor's Parcel Number: 037-152-032
 Application Number: MST2015-00112
 Owner: Castagnola Family Residual Trust
 Architect: Thompson Naylor Architects Inc.
 Engineer: Mike Gones
 Contractor: Campanelli Construction
 Owner: Castagnolia Family Residual Trust

(Proposal for a 248 square foot, one-story addition to Unit A at the front of an existing two-story, 3,556 square foot, four-unit complex on an 11,674 square foot parcel. The existing stone steps in the front stone wall would be relocated within the wall, and the wall restored. Also proposed is a 148 square foot deck with trellis at the street side elevation, replacement of the existing mailbox, gate, and fence, and new landscaping. Eight existing uncovered parking spaces will remain unchanged. Staff Hearing Officer review is requested for a zoning modification to allow the addition to encroach into the required interior setback.)

(Requires compliance with Staff Hearing Officer Resolution No. 033-15. Project was last reviewed on March 30, 2015.)

Present: Susette Naylor, Applicant; and Jennifer Voss, Landscape Architect.

Project Design Approval and Final Approval as submitted.

Miller/Poole, 2/0/0. Motion carried.

ABR - NEW ITEM**F. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-019
 Application Number: MST2015-00448
 Owner: Graham Richard A & Nancy J Trustees
 Applicant: Andrew Sattley
 Business Name: Bunnin Chevrolet

(Proposal to repaint the entry arch of Bunnin Chevrolet in a bright pink color for a period of one month for Breast Cancer Awareness Month. The paint color is Behr "High Maintenance P120-3 and the arch will be repainted back to the original blue color in the beginning of November, 2015.)

Present: Andrew Sattley, Applicant.

Public comment: Mr. Bob Cunningham spoke in opposition to the project as inappropriate for the neighborhood.

To deny the project with the findings that the project may be perceived as "branding" and that the color is incompatible with the neighborhood even for a temporary period of time.

Miller/Poole, 2/0/0. Motion carried.

Prior to ratification of these minutes, a request was made by staff to refer this item to the Full Board. The Board agreed to review the item at the end of the scheduled Full Board Agenda.

**** CONSENT REVIEW ADJOURNED AT 1:50 P.M. ****