



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, November 16, 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](http://www.SantaBarbaraCA.gov)**

- Representatives present:      **Kirk Gradin and Courtney Jane Miller.**
- Staff present:      Susan Gantz.

**ABR - NEW ITEM**

**A.      118 N MILPAS ST      C-2 Zone**

- Assessor’s Parcel Number:      017-091-016
- Application Number:      MST2015-00319
- Owner:      Merry Milpas, LLC
- Applicant:      Ryan Howe
- Architect:      Pacific Architects, Inc.

(Proposal for a Medical Marijuana Storefront Collective Dispensary in an existing commercial building. Interior tenant improvements, minor exterior alterations, and landscaping are proposed. The Staff Hearing Officer will consider the Storefront Collective Dispensary Permit at a future hearing.)

**(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)**

Present:      Ryan Howe, Applicant; and Bill Wolf, Architect.

Public Comment: Peter Thomas Dal Bello, opposition; spoke of concerns regarding safety and parking issues, and thinks that medical marijuana should be obtained in a doctor’s office or by delivery service.

**Continued indefinitely to Staff Hearing Officer for return to Case Planner for approvals.**  
Gradin/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****B. 1416 CASTILLO ST****R-4 Zone**

Assessor's Parcel Number: 039-052-025  
Application Number: MST2015-00505  
Owner: Charles and Sylvia Butler Trust  
Architect: Craig Goodman

(Proposal for a new 233 square foot composite deck on the northeastern corner of the rear unit of a two-residential lot. Also proposed are new handrails at all the entrances and a new guardrail on the southern entrance. Two existing windows will become sliding doors and a new window is proposed. Staff Hearing Officer review is requested for an interior setback modification for the new deck. This project addresses violations in enforcement case ENF2015-00695. The front residence is on the City's List of Potential Historic Resources. This residence is not historic.)

Present: Craig Goodman, Architect.

**Project Design Approval and Final Approval as submitted.**

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

**ABR - CONTINUED ITEM****C. 205 W CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 037-041-005  
Application Number: MST2015-00551  
Owner: Foxen Trust  
Architect: Studio 1030 Architects  
Business Name: Barbareño

(Proposal for a 630 square foot awning, awning support structure, patio lighting, and a new planter for an existing restaurant.)

**(Second Review.)**

Present: Craig Burdick, Architect.

**Project Design Approval and Final Approval with conditions:**

- 1) Add additional 4'X 6' trellis members in between the proposed members, as indicated on plan Sheet A2.0
- 2) Wood trellis color and added wood fence around seating area should be stained or appear to have aged naturally. In either case, they need to match the existing sign or outriggers.

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

**ABR - REVIEW AFTER FINAL****D. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009  
Application Number: MST2014-00635  
Owner: Hughes Land Holding Trust  
Architect: Sherry & Associates

(Proposal for alterations to an existing 3,695 square foot commercial building comprising the following: new partial stucco wall finish, new roof and parapet, new driveway arbor, new rooftop lantern, and door and window alterations. Also proposed on this approximately 10,000 square foot parcel is to replace an existing trellis with new, restripe the existing parking stalls, extend an existing deck, and add a new ramp. No new floor area is proposed.)

**(Review After Final of change to previously-approved project including the removal of a transom window from the east elevation.)**

Present: Dawn Sherry, Architect.

**FOR ENTIRE PROJECT:**

**Project Design Approval and Final Approval of as submitted of Review After Final.**

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

**ABR - REVIEW AFTER FINAL****E. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044  
Application Number: MST2015-00311  
Owner: Villa Miradero North HOA  
Architect: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves replacement of the existing cabana roof from a flat roof to a pitched roof and replace the solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, add 18 inch security fence on top of the existing wall, replace the existing pool gates, and add accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

**(Review After Final to obtain Fence Height Exception Findings for an Administrative Exception to the Fence Height Ordinance.)**

Present: Chris Cottrell, Architect.

**Final Approval of Review After Final with the condition to provide minimum 3-foot tall shrubs on southerly side of slumpstone walls on Miradero Drive to help screen the existing wall.**

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

**ABR - NEW ITEM****F. 1315 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 029-085-013  
Application Number: MST2015-00562  
Owner: PBJ & K, LLC (CA)  
Applicant: Amy Von Protz

(Proposal for minor exterior alterations on the rear building of an existing multifamily residential parcel. The alterations include the replacement of two existing second floor windows with French doors and wrought iron Juliet balconies. Two new light fixtures are also proposed. No new floor area is proposed, and no changes are proposed for the historic residence at the front of the parcel.)

Present: Amy Von Protz, Applicant, and Jason Blakemore

**Project Design Approval and Final Approval as submitted.**  
Gradin/Miller, 2/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****G. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010  
Application Number: MST2012-00231  
Owner: DeWayne Copus Trust  
Architect: AB Design Studio  
Business Name: Peabody's Restaurant  
Business Name: Oliver's

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Final approval of Review After Final of changes to the approved plans including a new trash enclosure, raised roof over dining area, service access ramp, stairs and entry, revised parking (no change in number of spaces), new landscaping, removal of ash trees, relocation of bi-fold door, and new entry stair. Requires compliance with Staff Hearing Officer Resolution No. 064-15.)**

Present: Clay Aurell and Matt Beausoleil, Architects.

**Final Approval of Review After Final with conditions to be reviewed by the Case Planner:**

- 1) Add vines to the planter adjacent to the sidewalk along Middle Road wherever they can occur along the exposed portions of the guardrail.
- 2) Provide "head to head" spacing (max. spread at maturity, a sufficient 18-inches) for Pennisetum 'Fairy Tales' grasses shown within the planter along Middle Road.

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

**ABR - FINAL REVIEW****H. 3869 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-037  
Application Number: MST2013-00282  
Owner: Housing Authority of the City of Santa Barbara  
Architect: Peikert + RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

**(Requires compliance with Staff Hearing Officer Resolution No. 035-15. Project was last reviewed on June 29, 2015.)**

Present: Gordon Brewer and Bonnie Sangster, RRM Design Group.

**Continued one week to Full Board for Final Approval.**

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

**ABR - NEW ITEM****I. WATERFRONT PARKING LOTS****HC/SD-3 Zone**

Assessor's Parcel Number: 045-250-011  
Application Number: MST2015-00565  
Owner: City of Santa Barbara

(Proposal for alterations to waterfront parking lots located at Leadbetter Beach, Harbor West, Garden Street, Chase Palm Park, E. Cabrillo Blvd. and W. Cabrillo Blvd. to remove existing parking attendant kiosks or honor fee slot systems, ticket dispensers, and traffic arms, and install new automated pay systems with protective bollards. Also proposed is new landscaping in areas where existing kiosks were removed, and six new ADA access ramps. Requires Coastal Review.)

**(Review only of Leadbetter and Harbor West parking lots. The remainder of the sites are within the purview of the Historic Landmarks Commission. Requires Coastal Review. Action may be taken if sufficient information is provided.)**

Present: Karl Treiberg, Waterfront Facilities Manager; and Theresa Lawler, Waterfront Engineering Technician II.

**Project Design Approval and Final Approval with the condition that the self-pay stations in the Leadbetter Beach lot at locations #2 and #3 shall be located outside of the existing shared-use path, if possible.**

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

**\*\* CONSENT REVIEW ADJOURNED AT 2:45 P.M. \*\***