



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, October 26, 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 - REVIEW AFTER FINAL**

**A.      122 S VOLUNTARIO ST      R-2 Zone**

Assessor's Parcel Number:      017-213-011  
Application Number:      MST2014-00047  
Architect:      Eric Swenumson  
Owner:      Jane Barrett

(Proposal for a new two-story 3,006 square foot duplex at the rear of a lot, a new three-car carport, and three uncovered parking spaces. A total of 3,252 square feet of new impermeable surfaces is proposed. The existing 985 square foot one-story single-family residence will remain at the front of the lot.)

**(Review After Final of the following changes to the approved project: relocate trash enclosure, use permeable composite deck material in lieu of concrete, reduce driveway width and increase landscaping, add trellis, and eliminate some corbels. Project was last reviewed on June 2, 2014.)**

Present:      Thomas Wright, Applicant; and Jane Barrett, Owner.

**Final Approval of Review After Final, with the suggestion to look for an alternative to the papyrus.**  
Miller/Gradin, 2/0/0. Motion carried.

**ABR - NEW ITEM****B. 21 E CONSTANCE AVE****R-2 Zone**

Assessor's Parcel Number: 051-141-014  
Application Number: MST2015-00506  
Architect: Thompson Naylor  
Owner: First Presbyterian Church/Sb

(Proposal to permit 31 as-built vinyl windows in the Administrative and Youth Education Buildings. No other exterior changes are proposed.)

Present: Dennis Thompson, Architect; and John Kerman, Church Volunteer.

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

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

**ABR - NEW ITEM****C. 3025 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-172-020  
Application Number: MST2015-00522  
Applicant: Dago Barajas  
Owner: Loja Traders SB, LLC

(Proposal to construct a new ADA ramp from the front entry area to the sidewalk.)

Present: Dago Barajas, Applicant.

**Project Design Approval and Final Approval as noted on the plan.**

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

**ABR - REVIEW AFTER FINAL****D. 604 E ORTEGA ST****P-R Zone**

Assessor's Parcel Number: 031-172-002  
Application Number: MST2014-00020  
Owner: City of Santa Barbara

**(This is a revised project description:** Proposal to replace existing asphalt paving with permeable pavers within the City Rights-of-Way along Quarantina Street between E. Canon Perdido and E. Ortega Streets, and a small portion of Ortega Park.)

**(Review After Final of change to approved project to extend permeable treatment into an additional block as reflected in the revised project description.)**

Present: Cameron Benson, Creeks Restoration/Clean Water Manager, Water Quality Program; and Laura Yanez, Project Engineer.

**Final Approval as submitted of Review After Final.**

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

**ABR - FINAL REVIEW****E. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009  
Application Number: MST2005-00831  
Architect: Henry Lenny  
Applicant: Ty Warner Hotels and Resorts  
Agent: Suzanne Elledge Planning and Permitting  
Owner: MCC BB Property, LLC  
Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Final approval of the Maintenance building and yard.)**

Present: Steve Welton, SEPPS; Henry Lenny, Architect; Sam Maphis, Landscape Architect; and Bill Medel, Project Manager for Ty Warner Hotels and Resorts.

**Final Approval with the condition that the mid-horizontal trim be removed from all elevations as noted on plan Sheet A5.1.**

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

**\*\* CONSENT REVIEW ADJOURNED AT 1:55 P.M. \*\***