



# City of Santa Barbara Planning Division

# DRAFT

## ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**Monday, January 14, 2013      630 Garden Street: David Gebhard Public Meeting Room      1:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*  
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative) – Present  
THIEP CUNG  
SCOTT HOPKINS  
GARY MOSEL  
STEPHANIE POOLE (Consent Calendar Representative, Alternate)  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, Planning Technician – Present  
KATHLEEN GOO, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

Representatives present: Kirk Gradin  
Staff present: Tony Boughman  
Recorder: Gabriela Feliciano

### ABR - FINAL REVIEW

A. **418 N SALSIPUEDES ST** **M-1 Zone**

Assessor's Parcel Number: 031-293-019  
Application Number: MST2012-00387  
Owner: Andros Family Trust  
Architect: Architecture J.A., Inc.

(Proposal for exterior alterations for the existing quonset hut commercial/manufacturing building consisting of a new translucent front facade with new windows and doors, two new windows on the side, and a parking canopy at the rear.)

**Final Approval of minor architectural details as noted on plans.**

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

Assessor's Parcel Number: 009-222-010  
Application Number: MST2012-00231  
Owner: Dewayne Daniel and Kathleen M. Copus Trust  
Architect: Dawn Sherry  
Designer: The Schmandt Group  
Business Name: Peabody's Restaurant

(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, constructing a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, adding a new exterior oven and bar area and new outdoor heaters and patio lighting, replacing existing 6-7 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 remain. Seating for the restaurant is limited to 50 seats inside and 25 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Second review of a Review After Final for the demolition of a 36 square-foot as-built storage enclosure, demolition of the as-built trash enclosure, a new relocated trash enclosure and restriping the parking lot, the reconstruction of access stairways located in the front setback, and permitting the as-built 181 square-foot addition to the restaurant's service and storage areas located in the front setback and right-of-way on Middle Road. An accessible lift might be required for pedestrians. The project requires Staff Hearing Officer review of a zoning modification and a Public Works encroachment permit.)**

**Final Approval of Review After Final of eave detail as noted on plans.**

**ABR - NEW ITEM****C. 535 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-201-005  
Application Number: MST2013-00004  
Owner: Dawn Sherry and Paul Noury Living Trust  
Architect: Dawn Sherry

(Proposal for a change of use of the existing single-family residence to commercial. The project includes unenclosing a rear porch, new ADA parking space, roof alterations, two new six foot high fences, and relocation of driveway and apron.)

**(Action may be taken if sufficient information is provided.)**

**Project Design and Final Approvals of architecture with the following conditions:**

1. Return dormer details to Staff.
2. Succulent plantings shall be added to parkway.
3. The landscaping shall be continued to Staff.

**ABR - CONTINUED ITEM****D. 351 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-004  
Application Number: MST2012-00432  
Owner: Plaza Del Oro Ltd.  
Contractor: Gold West Construction

(Proposal to permit and enlarge an as-built trash enclosure, resulting in a reduction of existing parking lot planter landscaping area and removal of a parking lot tree. The project is located at an existing commercial complex.)

**Postponed indefinitely.**

**ABR - REVIEW AFTER FINAL****E. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030  
Application Number: MST2003-00827  
Owner: Santa Barbara Cottage Hospital Foundation  
Agent: Ken Marshall  
Architect: Cearnal Andrulaitis, LLP  
Landscape Architect: Katie O'Reilly-Rogers

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).)

**(Review After Final to permit an as-built white picket fence along the top of the stone walls at Micheltorena Street.)**

Receipt of letters was acknowledged from Tom Ostwald and Cindy Mayer expressing concerns on bold color and the fence's inappropriateness and incompatibility.

Public comment: Stephen Fountain and Rogelio Trujillo spoke in opposition to the aesthetics of the picket fence.

**Continued to staff if comments below are followed, otherwise continued to the Full Board:**

1. The fence is very prominent, at top of a high wall, and tightly visually linked to the architecture of the building immediately behind.
2. It was recommended that the fence pickets be changed so that the top of the fence has a similar appearance to the railings on the building.

**ABR - FINAL REVIEW****F. 1216 E MONTECITO ST****R-2 Zone**

Assessor's Parcel Number: 017-062-004  
Application Number: MST2010-00378  
Owner: José Luis Gonzales  
Designer: José Esparza

(Proposal to demolish the existing 749 square foot single-family residence and construct two new detached units on a 5,300 square foot lot. Proposed is a 1,196 square foot two-story single family residence at the front of the lot and a detached two-story structure at the rear of the lot consisting of a 600 square foot accessory dwelling unit and a 557 square foot two-car garage. One uncovered parking space is also proposed. The project will address violations listed under enforcement case ENF2009-01426.)

**Final Approval of the project with conditions:**

1. The common open yard shall have blue fescue lawn.
2. Install gate and fence next to Unit A to provide privacy for the unit's private open yard.
3. Install rain diverter on roof at upper shed roof porch to eliminate gutter and downspout.
4. Relocate downspouts at second floor from front to side of the front building.
5. Provide permeable paver detail.
6. Add rain barrels at the downspouts behind rear unit.
7. Window shall be Andersen Narrow Line wood – not vinyl.

**ABR - NEW ITEM****G. 3891 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-035  
Application Number: MST2013-00006  
Owner: Watabun USA Inc.  
Architect: Tai Yeh

(Proposal to construct a new outdoor dining patio at the front of the Galleria building. The project includes a 540 square foot trellis surrounded by a 7 foot garden wall with glass wind screen.)

**(Action may be taken if sufficient information is provided. Project requires Tier 3 Storm Water Management Program compliance.)**

**Continued one week with comments:**

1. The project needs to be simplified, symmetrical and clean in design consistent with the style of the building. Eliminate angled enclosure and simplify to be more geometrically compatible with the building – either square or round.
2. The trellis needs to be more contemporary.
3. Raise the height of the trellis to attach to the wall above the cantilever.
4. Plant vines on the trellis.

**ABR - PROJECT DESIGN AND FINAL REVIEW****H. 720 N VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 031-131-030  
Application Number: MST2012-00407  
Owners: Therese M. Cummings  
Applicant: Tres Palmas Homeowner's Association  
Architect: Howard Wittausch

(Proposal to replace a 300 square foot as-built wood deck and 75 linear foot wood fence with a new 400 square foot concrete deck and 85 linear foot wood fence in the same location. The project also includes a new storm drain line, new trash enclosure, and enclosing 50 square feet of a covered porch area for new floor area. Staff Hearing Officer review of a zoning modification is requested.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 004-13.)**

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

DRAFT