



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**Monday, April 8, 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  
**PLANNING COMMISSION LIAISON (Alternate):** ADDISON THOMPSON

**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 and Heather Widen.

### ABR - REVIEW AFTER FINAL

**A. 3891 STATE ST 24**

**C-2/SD-2 Zone**

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

(Proposal to construct a new trellis over an existing outdoor patio at the front of the Galleria building. The project includes a 600 square foot trellis surrounded by a 7-foot garden wall with glass wind screen.)

**(Review After Final to lower the height of the approved trellis by 16-inches.)**

An email of concern from Paula Westbury was acknowledged.

**Review After Final approved as submitted.**

**ABR - REVIEW AFTER FINAL****B. 521 N LA CUMBRE RD****R-2/S-H/SD-2 Zone**

Assessor's Parcel Number: 057-160-012  
Application Number: MST2013-00057  
Owner: Housing Authority of the City of Santa Barbara  
Architect: Pete Ehlen  
Landscape Architect: David Black

(Proposal for exterior remodeling existing four-plex senior housing units. The project includes new windows, paint color change, exterior entry detail, and site work including new accessible curb cut, parking spaces, and trash enclosures.)

**(Review After Final to remove 105 *Cupressus* shrubs and plant 12 new canopy trees.)**

An email of concern from Paula Westbury was acknowledged.

**Approval of Review After Final with conditions:**

- 1) *Juniper* plantings (not *Cupressus*) are to be replaced on a 1-to-1 ratio with *Carpinteria Californica* 1 gallon size plants.
- 2) New trees are approved as submitted.

**ABR - CONTINUED ITEM****C. 1919 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-013  
Application Number: MST2013-00112  
Owner: Ilham Akraa  
Architect: Ghazwan Akraa

(Proposal for a tenant improvement for a new restaurant. The project includes two minor additions consisting of enclosure of 220 square feet of existing covered patio areas, new tile at front patio, repainting the building, landscaping alterations, new bicycle racks, and restriping the parking lot.)

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

An email of concern from Paula Westbury was acknowledged.

**Project Design Approval and continued one week for Final with conditions:**

- 1) Divided windows are preferred.
- 2) Provide a cut sheet of lighting fixture to be mounted on existing pole at the northwest corner of the property.
- 3) Provide window details, trim details, and window specifications.
- 4) Provide a final landscape plan documenting existing and new landscaping.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, April 15, 2013.

**ABR - REVIEW AFTER FINAL****D. 131 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-082-010  
Application Number: MST2011-00339  
Owner: 131-137 Anacapa LLC  
Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

**(Review After Final to install exposed rooftop ducting on Building B.)**

An email of concern from Paula Westbury was acknowledged.

**Continued one week to Full Board.**