



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, August 12, 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)
 THIEP CUNG
 SCOTT HOPKINS
 GARY MOSEL
 STEPHANIE POOLE (Consent Calendar Representative) – PRESENT
 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

Representatives present: Stephanie Poole.
Staff present: Tony Boughman.

ABR - FINAL REVIEW

A. 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
Designer: The Schmandt Group
Architect: Dawn Sherry
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, 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 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.)

(Review of color board and minor exterior details.)

Final Approval with the condition that the exterior handrails match the color of the light fixtures with a dark bronze patina.

ABR - FINAL REVIEW**B. 1320 E GUTIERREZ ST****R-2 Zone**

Assessor's Parcel Number: 031-392-006
 Application Number: MST2011-00463
 Owner: Flores Family Trust
 Designer: Oscar Ricardo Munoz

(Proposal for additions at the rear of an existing, 2,319 square foot, two-story duplex. The project consists of a 392 square foot addition, an attached 496 square foot two-car garage at the first floor, a new 465 square foot second story addition, and 729 square feet of decks at the second floor. An existing 324 square foot carport will be moved to achieve the required separation from the main building. All windows and doors will be replaced. The lot size is 11,250 square feet. The project will address violations identified within ENF2011-00119.)

(Final Review of details and colors.)

Final Approval as submitted.

ABR - FINAL REVIEW**C. 3000 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-018
 Application Number: MST2013-00108
 Owner: Paul A. Brombal Trust
 Agent: Duffy Smith
 Business Name: Brombal Coin & Jewelry

(Proposal to remodel an existing two-story commercial building with security upgrades for a new coin and jewelry store. The project includes door and window changes, remodeling the existing rear canopy, a new security enclosure at the rear, and removing a portion of the roof parapet, and interior remodeling.)

Final Approval with conditions:

- 1) The proposed "Cachet Cream" building body color is approved. A "Saffron" color painted wainscoting band is an acceptable option.
- 2) Include sign lighting in application for signage.
- 3) Vibrant color plantings are suggested as for landscaping.
- 4) If the project proposes a future planter on State Street, and seeks permits for the as-built awnings, the Board finds these to be appropriate improvements to the project.

ABR - NEW ITEM**D. 1802 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 035-142-013
 Application Number: MST2013-00328
 Owner: City of Santa Barbara
 Applicant: Air Exchange, Inc.

(Proposal to install a diesel exhaust extraction system in the existing Fire Station. The exhaust hood and ducting is proposed to exit the rear wall and extend above the rear roof ridge.)

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

Project Design Approval and Final Approval as submitted. The project was revised to utilize an existing roof duct, resulting in no exterior change in appearance.

The ten-day appeal period was announced.

ABR - NEW ITEM**E. 835 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 031-023-001
Application Number: MST2013-00320
Owner: Housing Authority of the City of Santa Barbara
Architect: Tom Moore

(Proposal for accessible parking lot improvements for a parcel developed with six residential units. The project includes raising the grade of the existing nine-space parking lot with 140 cubic yards of fill grading, removing one space to create one accessible space, installing new walking paths, planters, site retaining walls, and a new trash enclosure.)

(Comments only; project requires environmental assessment.)

Continued one week with comments:

- 1) Environmental assessment was completed prior to the meeting.
- 2) Provide a landscape plan and irrigation plan.
- 3) Retain the Jacaranda tree at the corner of the site.

ABR - NEW ITEM**F. 112 S CANADA ST****R-2 Zone**

Assessor's Parcel Number: 017-222-004
Application Number: MST2013-00310
Owner: Mario Rodriguez

(Proposal to permit as-built alterations consisting of: redesign and reduce front fence to the maximum allowed 42-inch height, enclose front porch on rear unit and repair the façade, interior alterations of the rear unit, and demolish the as-built storage shed in the setback. The 6,534 square foot parcel is developed with two detached residential units. The project will address violations in ZIR2002-00027 and ENF2013-00470.)

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

Continued two weeks with comments:

- 1) The proposed front fence reduction is acceptable; the wrought iron is to be off-black in color.
- 2) The fully enclosed front porch at the rear unit is not acceptable. Study to restore 50% to 55% of the porch; revise floor plan as needed.
- 3) Study adding windows with appropriate casing and trim.
- 4) Repair all holes and paint stucco.
- 5) Provide photographs of all sides of the buildings.