



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, March 10, 2014 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS: PAUL ZINK, *Chair*
 KIRK GRADIN, *Vice-Chair* (Consent Agenda Representative)
 THIEP CUNG
 SCOTT HOPKINS
 COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
 STEPHANIE POOLE (Consent Agenda Representative)
 WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Stephanie Poole, and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 2001 ALAMEDA PADRE SERRA R-2 Zone

Assessor's Parcel Number: 025-346-004
Application Number: MST2014-00069
Owner: Gordon Family Survivor's Trust
Architect: Peter Walk Hunt

(Proposal for alterations to an existing six unit apartment development. The alterations include the addition of a 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the single-car garage, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition and reconstruction of an existing non-conforming entry pergola, trash enclosure, and stairway at the apartment building. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. Staff Hearing Officer review is requested for a zoning modification.)

(Comments only; project requires Staff Hearing Officer review.)

Present: Peter Hunt, Architect.

Continued indefinitely to Staff Hearing Officer with positive comments:

- 1) The Board finds the proposed zoning modification is aesthetically appropriate and does not pose consistency issues with the Architectural Board of Review Guidelines.
- 2) The proposed project is an improvement over the existing condition of the site.
- 3) There were no visual impairments, and the proposal conforms to the City's fence height ordinance.
- 4) The Board finds the proposed project is compatible and appropriate for the neighborhood.

ABR - REVIEW AFTER FINAL**B. 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 856 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.)

(Review After Final of changes to add a new 3.9 kW solar photovoltaic system of eight panels, replace roof, and add a new fence.)

Final Approval of Review After Final as noted on plan Sheets A1.0 and A3.1.

ABR - PROJECT DESIGN AND FINAL REVIEW**C. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002
Application Number: MST2011-00384
Owner: Dansk Investment Group, Inc.
Owner: Moller Investment
Engineer: Mark Pascuine
Agent: Rick Jahj

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building & dedication of additional R/W. The proposal includes elimination of the automobile service bays and expansion of the mini-market within the existing building, and new accessible parking and entry. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.)

(Action may be taken if sufficient information is provided. Requires compliance with Planning Commission Resolution No. 003-14. Project was last reviewed on March 3, 2014.)

Continued one week to Consent Review.

ABR - FINAL REVIEW**D. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
Application Number: MST2014-00015
Owner: DCH California Investments, LLC
Applicant: Trish Allen
Architect: MBH Architects

(Proposal for a tenant improvement for a new Tesla automobile sales and service location. The project consists of interior and exterior remodeling the existing 15,212 square foot commercial building and a net 28 square foot addition.)

(Project was last reviewed on February 3, 2013.)

Final Approval as noted on plan Sheets A5.1 and A5.2.