



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, April 21, 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: Kirk Gradin.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 402 S SALINAS ST **C-P Zone**

Assessor's Parcel Number: 017-341-009
Application Number: MST2014-00147
Owner: John & Ell Coudray
Owner: John Coudray
Architect: Patrick Nolan

(Proposal for a 20 square foot addition to an existing non-residential building to enclose electrical equipment. The project qualifies for an exemption under the Nonresidential Growth Management Program. Staff Hearing Officer review is requested for a zoning modification.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

Continued indefinitely to the Staff Hearing Officer to return to ABR Staff for Project Design and Final Approvals, with the following comments:

- 1) The proposed project will not be a visual impact.
- 2) The proposed project is aesthetically appropriate.
- 3) The applicant is to research whether the two pipes attached to the south elevation of the building were previously approved. If not, the applicant shall propose an alternate location for them. In addition, the applicant shall provide a method to screen the as-built compressor unit installed on the west elevation facing S. Salinas Street.

ABR - NEW ITEM**B. 429 STANLEY DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-273-003
Application Number: MST2014-00171
Owner: Devore Family Trust
Architect: Thompson Naylor Architects

(Proposal to replace the existing entry roof element and all exterior windows and some doors on an existing one-story multi-family dwelling unit. All windows but one will remain the same size and configuration as the existing. A new entry landing and brick walk is also proposed.)

Continued indefinitely to ABR Staff for Administrative Project Design Approval and Final Approval with the comment that the gable end roof at the entrance shall be revised to a shed roof.

ABR - REVIEW AFTER FINAL**C. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner, LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.)

(Review After Final of change to add an overhead roll-up door and bulkhead with clay tile roof and to add a roof drain and outlet leading to a landscape planter.)

Final Approval as submitted of Review After Final.

**** CONSENT REVIEW ADJOURNED AT 1:45 P.M. ****