



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, June 30, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street:**      **1:00 P.M.**

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**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  
                                 NICOLE HERNÁNDEZ, Urban Historian  
                                 SUSAN GANTZ, Planning Technician, absent  
                                 MICHELLE BEDARD, Planning Technician  
                                 KATHLEEN GOO, Commission Secretary, absent  
                                 GABRIELA FELICIANO, Commission Secretary, recorder

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Representatives present:      Gradin and Miller.  
Staff present:      Bedard and Hernández.  
Recorder:      Feliciano.

### **ABR - FINAL REVIEW**

**A.      120 S HOPE ST F123**      **C-2/SD-2 Zone**

Assessor's Parcel Number:    051-010-014  
Application Number:      MST2014-00277  
Owner:      Patricia Nettleship Trustee/Macerich  
Applicant:      Scott Daves  
Architect:      Two One Two Design  
Business Name:      Michael Kors

(Proposal for new glass storefront and provide interior void spaces to result in no change to the net square footage for the tenant space. A metal awning element is also proposed on two elevations.)

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

**ABR - PROJECT DESIGN AND FINAL REVIEW****B. 402 S SALINAS ST****C-P Zone**

Assessor's Parcel Number: 017-341-009  
Application Number: MST2014-00147  
Owner: John and Ell Coudray  
Architect: Howard Wittausch

(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.)

**(Referred back to Consent by ABR Staff. Project was last reviewed on April 21, 2014. Requires compliance with Staff Hearing Officer Resolution No. 038-14.)**

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

**ABR - REVIEW AFTER FINAL****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 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 the following changes to an approved plan: revise exterior paint color selection; omit light pole and install floodlights; revise bicycle rack design; change patio paving material.)**

**Approval of Review After Final with the condition that lighting fixture, bike rack, and paint color details shall be reproduced on the plans.**

**ABR - NEW ITEM****D. 1522 CECIL COOK PL****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2014-00301  
Owner: City of Santa Barbara  
Landscape Architect: David Black & Associates

(Proposal to revise the landscape plan for 1440 and 1522 Cecil Cook Place. The proposal includes the removal of existing turf, landscape shrubs, and selected trees. The new landscaping will consist of drought-tolerant plantings with a drip irrigation system.)

**Project Design Approval and Final Approval with conditions:**

1. Document the location of the backflow device and provide sufficient landscape screening.
2. Sign the landscape compliance statement on the plans.

**ABR - REVIEW AFTER FINAL****E. 3943 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021  
Application Number: MST2013-00359  
Owner: GRI Regency LLC  
Architect: Cearnal Andrulaitis  
Business Name: Five Points Shopping Center

(Proposal to reconfigure parking lot and add 21 parking spaces in the Five Points Shopping Center parking lot. The proposal includes grading work, accessibility improvements (parking and paths of travel), replacement of existing light fixtures, landscaping, and an additional trash enclosure.)

**(Review After Final of change to approved trees in a planter along State Street. Due to gas line conflicts, the specified trees will change from four 24" box Platanus racemosa "California Sycamore" to four 24" box Gingko biloba "Maidenhair Tree.")**

**Final Approval of Review After Final as submitted.**