



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, July 28, 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](http://www.SantaBarbaraCA.gov)

Representatives present: Stephanie Poole and Courtney Jane Miller.

Staff present: Susan Gantz.

### **ABR - REVIEW AFTER FINAL**

**A. 1198 COAST VILLAGE RD**

**C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010  
Application Number: MST2012-00231  
Owner: Dewayne Copus Trust  
Architect: AB Design Studio  
Business Name: Peabody's Restaurant  
Business Name: Oliver's

(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, staining the existing shingle siding of the building, adding a new 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 be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Review After Final of the following changes: Omit trellises, omit gazebo, remove fireplace and chimney, add new pair of doors, lower bottom of a window, and wall and landscape changes. Project was last reviewed on June 16, 2014.)**

Present: Clay Aurell and Yvan LeBrock, Architects for AB Design Studio.

**Final Approval of Review After Final as noted on plan Sheet L-1.**

**ABR - REVIEW AFTER FINAL**

**B. 1080 COAST VILLAGE RD**

**C-1/SD-3 Zone**

Assessor's Parcel Number: 009-212-012  
Application Number: MST2013-00087  
Owner: Hanna Family Trust  
Applicant: Jeff Minelli  
Architect: Tom Ochsner  
Landscape Architect: Earthform Design

(Proposal for alterations to an existing commercial building including the following: replace façade, new landscape and hardscape, and restriping an existing parking lot to provide five parking spaces. Coastal review is required.)

**(Review After Final of the following changes to the approved project: add a 3" x 3" stone curb along the permitted front walkway, add sandstone stairs and handrails at the front door, and add a fire sprinkler standpipe at the east elevation.)**

Present: Ray Ames, Applicant.

**Final Approval of Review After Final as noted on plan Sheet T-1.2.**

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