



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, February 8, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street:**      **1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      FRANK HOTCHKISS  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

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

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      Kirk Gradin and Courtney Jane Miller (with the exception of Item A).  
Staff present:      Susan Gantz.

### **ABR - NEW ITEM**

**A.      431 E VICTORIA ST**      **R-3 Zone**

Assessor's Parcel Number:      029-085-014  
Application Number:      MST2016-00039  
Owner:      Lenney, LLC  
Applicant:      Marina Lenney  
Architect:      Marina Lenney  
Engineer:      Kevin Vandervort

(Proposal for structural repairs and balcony repairs at an existing 16-unit apartment building. The project includes replacement of damaged structural members at the carport, and new sheer wall and footings. New balcony waterproofing is proposed at eight of the carport balconies along with new balcony railings in the same style and materials of the existing. White vinyl sliding glass doors will be installed at eight carport balconies to replace existing aluminum sliders. The proposal will address violations identified in Zoning Information Report ZIR2015-00136.)

Present:      Marina Lenney, Architect.

**Motion:**      **Project Design Approval and Final Approval with the condition that the Applicant is to email a typical jam detail to ABR staff for approval by Chair Gradin.**

Action:      Gradin/\_\_\_\_\_, 1/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****B. 205 W CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 037-041-005  
Application Number: MST2015-00551  
Owner: Foxen Trust  
Architect: Studio 1030 Architects  
Business Name: Barbareño

(Proposal for a 630 square foot awning, awning support structure, patio lighting, and a new planter for an existing restaurant.)

**(Review After Final to add new exterior lighting and gas-fired infrared heaters.)**

Present: Craig Burdick, Applicant.

**Motion: Continued one week to Consent Review.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**ABR - FINAL REVIEW****C. 3771 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-040-049  
Application Number: MST2015-00301  
Owner: Yun-Pei Yeh  
Architect: Armet Davi Newlove & Associates, AIA  
Applicant: The Tasty Group  
Business Name: Dunkin' Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast food outlet. The project includes changes to the façade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16' tall willow tree. Also proposed is to restripe the existing parking lot with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

**(Final Approval of architectural details is requested.)**

Present: Paul Deppe, Applicant.

**Motion: Continued one week to Consent Review.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 1:50 P.M. \*\***