



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, February 11, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative, Alternate)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCA.gov/ABR. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 ext. 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470 ext. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, February 7, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/ABR.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion.

ABR - FINAL REVIEW

A. 3891 STATE ST 24

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-035
Application Number: MST2013-00006
Owner: Watabun U S A, Inc.
Architect: Tai Yeh

(Proposal to construct a new trellis over an existing outdoor patio at the front of the Galleria building. The project includes a 600 square foot trellis surrounded by a 7-foot garden wall with glass wind screen.)

ABR - FINAL REVIEW

B. 824 REDDICK ST

M-1 Zone

Assessor's Parcel Number: 031-304-006
Application Number: MST2012-00436
Owner: Deux, LLC
Architect: Dawn Sherry
Agent: David Watkins

(Proposal for a 249 net square foot one-story addition to connect two existing one-story commercial buildings. The project includes two uncovered parking spaces, new trash enclosure, widening the existing curb cut, relocating and/or replacing street trees, new driveway entry gate, and introduction of landscaping. The total square footage will be 1,157 square feet on the 2,500 square foot lot.)

(Final review of landscaping.)

ABR - FINAL REVIEW

C. 1013 BATH ST

C-2 Zone

Assessor's Parcel Number: 039-262-018
Application Number: MST2013-00026
Business Name: Sushi Teri
Architect: Tom Ochsner
Owner: Perera Laxman

(Proposal to replace the existing front deck for accessibility, to permit the as-built 48 square foot walk-in cooler, to permit the as-built 93 square foot storage addition, and for a new van-accessible parking space for the existing Sushi Teri restaurant.)

ABR - CONTINUED ITEM**D. 121 GRAY AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-019
Application Number: MST2013-00032
Owner: 121 Gray Avenue, LLC
Contractor: Cold Springs Irrigation & Landscapes

(Proposal to remove seven very large eucalyptus trees and other vegetation, and install a hedge surrounding a small break area located on a commercial property next to the railway. All existing palm trees will remain.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**E. 418 SANTA FE PLACE****E-1/E-3/S-H Zone**

Assessor's Parcel Number: 035-191-050
Application Number: MST2013-00056
Owner: Housing Authority of the City of Santa Barbara
Architect: Pete Ehlen

(Proposal to replace existing aluminum windows with vinyl replacement windows for a 106 unit affordable senior apartment building. The windows would be installed in the same size and location except bedroom windows are to be enlarged for egress requirements. An alternative proposal to enlarging the bedroom windows would be to install vinyl sliding glass doors.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**F. 521 N LA CUMBRE RD****R-2/S-H/SD-2 Zone**

Assessor's Parcel Number: 057-160-012
Application Number: MST2013-00057
Owner: Housing Authority of the City of Santa Barbara
Architect: Pete Ehlen

(Proposal for exterior remodeling existing four-plex senior housing units. The project includes new windows, paint color change, exterior entry detail, and site work including new accessible curb cut, parking spaces, and trash enclosures.)

(Action may be taken if sufficient information is provided.)