



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**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) – Present  
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

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

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

Representatives present:      Kirk Gradin.  
Staff present:      Tony Boughman.

### 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.)

**(Project received Project Design Approval on January 22, 2013; action may be taken if sufficient information is provided.)**

#### **Final Approval as noted on plans with conditions:**

- 1) No chamfers on the beam ends.
- 2) Applicant to provide evidence that the lawn areas were approved, as lawn has been prohibited on commercial properties for many years. A low water use alternative may be required.

**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.)

**(Project received Project Design Approval and Final Approval on December 17, 2012. Final review of landscaping.)**

**Final Approval as submitted 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.)

**(Project received Project Design Approval on January 22, 2013; action may be taken if sufficient information is provided.)**

**Final Approval with conditions:**

- 1) As-built awnings will be removed.
- 2) Provide hidden connections for the trellis with no visible connecting hardware. Paint the trellis to match the full body stain. Show two-inch square cut beam ends above the cut-out radius.
- 3) Show all irrigation notes on the plans.
- 4) Provide a completed and signed landscape compliance statement on the plans.

**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.)**

**Project Design Approval and Final Approval with the condition that plans showing the following details shall return to staff:**

- 1) Add 3 inches of mulch to planters as needed.
- 2) The established shrubs and smaller plants on the site are substantially similar to the approved plans.
- 3) The archive landscape plans show numerous trees that do not currently exist. Provide a tree planting plan that meets the zoning ordinance requirement for planting of parking lots (28.90.050, 7. One tree per 5 parking spaces with 2/3 of those at least 15 gallon size and 1/3 at least 5 gallon size.
- 4) Provide a completed and signed landscape compliance statement on the plans.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, February 19, 2013.

**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.)**

**Project Design Approval and Final Approval as submitted. Vinyl windows are acceptable for this affordable housing project.**

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, February 19, 2013.

**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.)**

**Project Design Approval and Final Approval of the project, and continued one week for Final Approval of window details, and landscaping details in areas where landscaping is impacted.**

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, February 19, 2013.