



City of Santa Barbara Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, September 23, 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 – PRESENT
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

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

ABR - CONTINUED ITEM

A. 1255 COAST VILLAGE RD C-1/SD-3 Zone
Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner, LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.)

(Second Review After Final for changes to add outdoor fireplace, umbrellas, outdoor tables, revised windows and door details. Project requires conformance with Planning Commission Resolution 005-12.)

Approval of Review After Final as submitted.

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

Assessor's Parcel Number: 033-083-019
Application Number: MST2013-00367
Owner: 121 Gray Avenue, LLC
Applicant: Lane Krabacher

(Proposal to repaint an existing two-story commercial building and comments only requested for future exterior alterations including corrugated steel siding, plaster eyebrows, removal of existing wood trim, additional windows, a glass railing system at the third floor deck, and a landscaped "green" wall.)

Postponed one week at the Applicant's request.

ABR - NEW ITEM**C. 7 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-122-010
Application Number: MST2013-00386
Owner: Architectural Millwork of Santa Barbara
Architect: Craig Burdick

(Proposal for tenant improvement to the existing 7,010 square foot two-story building for new tile showroom. Proposal includes the removal of two overhead roll-up doors, replace with new storefront windows and entrance doors, new awnings, new planter boxes, new exterior wall tile. Redesign parking lot to relocate 9 spaces and add one parking space. Relocate 4 existing bike parking spaces and new trash enclosure.)

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

Project Design Approval and Final Approval with the condition to return to Consent with further details, as follows:

- 1) Provide cut sheets for lighting fixtures.
- 2) The trash was relocated to a place not visible to the public or from the parking lot and an enclosure is not required.
- 3) The front Spanish style portion of the building and the proposed alterations on the southeast elevation should be treated separately to avoid mingling styles. On the southeast elevation, pull back the canopy and tile cladding to the point where the roof changes. The front portion of the building should be kept its current color or similar.

ABR - REVIEW AFTER FINAL**D. 410 N QUARANTINA ST****M-1 Zone**

Assessor's Parcel Number: 031-302-018
Application Number: MST2013-00230
Owner: James Burge
Contractor: Skye Line Construction
Architect: Ken Dickson of Windward Engineering

(Proposal for site alterations and tenant improvements to an existing commercial building. Site alterations include a new parking lot configuration and landscape plan, a new six-foot tall rolling gate and wrought iron fence, and new plaster walls and planters. Alterations to the building include the addition of new rooftop equipment and new corrugated steel rooftop screening material, the addition of a new subpanel closet and electrical work, and a new trash and electrical service enclosure. The project includes a lot merger of two lots (408 and 410 N. Quarantina) under a separate Public Works permit.)

(Review After Final to increase the height of the rooftop mechanical screening, and revise the landscape design.)

Approval of Review After Final with the condition to provide to staff:

- 1) Rooftop screening details.
- 2) Fencing details.
- 3) Archaeological monitoring contract.
- 4) Decibel levels of the rooftop equipment.

ABR - REVIEW AFTER FINAL**E. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019
Application Number: MST2012-00374
Owner: Paul Uyesaka
Architect: Rex Ruskauff
Business Name: Uptown Grill

(Proposal to permit as-built tenant improvements to the existing commercial building to merge two tenant spaces. Alterations consist of new plaster and color change, two new fabric awnings on the front facade, new parking configuration and striping, new storage space connecting the main building to the detached storage building, new block stucco walls enclosing the rear patio with wood gate and awning, new wood fence and gate at alley, painting the existing doors and windows, new block stucco trash enclosure, replacement of the existing concrete slab with pavers, new light fixtures, and new festoon lighting on the rear patio and along the south side of building over the side alley. The as-built signage will be reviewed by the Sign Committee.)

(Review After Final to add an awning over the rear patio.)

Project Design Approval and Final Approval as submitted.