



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**Monday, October 7, 2013**      **630 Garden Street: David Gebhard Public Meeting Room**      **1:00 P.M.**

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**BOARD MEMBERS:**      PAUL ZINK, *Chair*  
                                    KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)  
                                    THIEP CUNG  
                                    SCOTT HOPKINS  
                                    GARY MOSEL  
                                    STEPHANIE POOLE (Consent Calendar Representative)  
                                    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](http://www.SantaBarbaraCa.gov)**

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

### ABR - CONTINUED ITEM

**A.      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.)

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

**Project Design Approval and Final Approval as submitted. Staff to follow up with inspection of completed painting.**

The ten-day appeal period was announced.

**ABR - REFERRED BY FULL BOARD****B. 813 E ANAPAMU ST****A-1/E-1/R-3 Zone**

Assessor's Parcel Number: 029-150-040  
Application Number: MST2013-00365  
Agent: Steve Brown  
Applicant: John Cuykendall  
Designer: Mark Morando  
Owner: Whittier Trust Co., Trustees for Mary Jane Scarlallo

(Proposal to re-stripe an existing 10-space parking lot at the rear, to construct a new 17-space parking lot, and to clarify the "as-built" conditions on basement and penthouse levels. Also proposed is a new landscape and hardscape plan. There will be 690 cubic yards of grading excavation. This application will address violations called out in enforcement case ENF2013-00357.)

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

**Project Design Approval and Final Approval with conditions:**

- 1) Staff reported that Lisa James, landscape design member of the SFDB in a courtesy review found the landscape plan approvable as designed.
- 2) Use the 4-inch spacing for the railing cables only where required by the Building Code.
- 3) Use integral sandstone colored concrete for the retaining walls.

The ten-day appeal period was announced.

**ABR - NEW ITEM****C. 3525 STATE ST****C-P/S-D-2 Zone**

Assessor's Parcel Number: 051-053-018  
Application Number: MST2013-00402  
Owner: Antonio R. Romasanta  
Architect: Larry Clark

(Proposal to construct an 80 square foot exterior elevator within the parking courtyard and construct a 328 square foot accessible walkway connection between buildings. One existing parking space would be relocated.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption: Projects consistent with the General Plan.)**

**Project Design Approval and Final Approval with conditions:**

- 1) Columns to match the existing columns on site.
- 2) Provide painted wood base and cap details.
- 3) The consent reviewer read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

The ten-day appeal period was announced.

**ABR - NEW ITEM****D. 7 S MILPAS ST****C-P Zone**

Assessor's Parcel Number: 017-171-024  
Application Number: MST2013-00403  
Owner: S & P Investments  
Architect: Paul Poirier

(Proposal to demolish the existing 19 square foot ATM kiosk and construct a 49 square foot ATM kiosk building. The project will allow two ATMs rather than one.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption: Projects consistent with the General Plan.)**

**Project Design Approval and Final Approval as submitted. The consent reviewer read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."**

The ten-day appeal period was announced.

**ABR - NEW ITEM****E. 320 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 031-363-039  
Application Number: MST2013-00407  
Owner: 320 Nopal Street Partners, LLC  
Architect: Robert Ekholm

(Addition of mechanical equipment outside existing two-story building with a 142 square foot equipment platform inside fenced enclosure. New trash enclosure and relocation of two parking spaces.)

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

**Continued indefinitely to Consent Review with comments:**

- 1) Provide photographs to and from adjacent neighboring properties.
- 2) Provide solid visual screening at the rear property line.
- 3) Fully enclose the trash location with 6-foot block walls with plaster to match the existing building.