



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**Monday, November 4, 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)  
                                    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  
                    JULIE RODRIGUEZ, Planning Commission Secretary

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

Representatives present:      Kirk Gradin.

Staff present:      Jaime Limon.

### ABR - CONTINUED ITEM

**A.      104 LOS AGUAJES AVE**      **R-4/SD-3 Zone**

Assessor's Parcel Number:      033-041-002

Application Number:      MST2013-00428

Owner:      Dario Pini

Architect:      Murphy & Associates Architects

(Proposal to permit "as-built" improvements for a 17-unit apartment building. New 6-foot and 17-inch plaster site walls replaced the existing wood fences, and lighting fixtures on the wall pilasters replaced existing pole lights. This project addresses violations identified in enforcement case ENF2013-00998 including interior work and other repairs.)

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

**Final Approval of lighting details.**

**ABR - FINAL REVIEW****B. 1611 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 027-202-013  
Application Number: MST2012-00442  
Owner: JKR Olive Trust  
Applicant: Ben Werner  
Architect: Daphne Romani

(Proposal to permit an as-built dwelling unit located at the rear of the 14,629 square foot lot utilizing experimental sustainable development techniques. The project consists of a 415 square foot yurt structure and a 55 square foot detached bathhouse; permitting a small as-built dome structure and an "as-built" second-story deck attached to the rear of the main dwelling; demolishing an existing unpermitted carport structure and providing one uncovered parking space. The project will address violations in enforcement case ENF2011-00862. Staff Hearing Officer review is requested of zoning modifications for the dome structure to encroach into the interior setback, and to provide three rather than the required four parking spaces. )

**(Project requires conformance with Staff Hearing Officer Resolution No. 031-13.)**

**Final Approval as submitted.**

**ABR - REVIEW AFTER FINAL****C. 1080 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-212-012  
Application Number: MST2013-00087  
Owner: Hanna Family Trust  
Applicant: Jeff Minelli  
Architect: Tom Ochsner  
Landscape Architect: Earthform Design

(Proposal for alterations to an existing commercial building including the following: replace facade, new landscape and hardscape, and restriping an existing parking lot to provide five parking spaces. Coastal review is required.)

**(Review After Final for revised pedestrian access.)**

**Final Approval as submitted.**

**ABR - REVIEW AFTER FINAL****D. 531 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-171-014  
Application Number: MST2012-00491  
Owner: Automation Group, Inc.  
Architect: Karl Kras  
Applicant: Brent Daniels

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

**(Review After Final for new backflow device in planter at Cota St.)**

**Final Approval with condition that backflow device be painted with wall or planting.**

**ABR - FINAL REVIEW****E. 7 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-122-010  
Application Number: MST2013-00386  
Owner: Architectural Millwork of Santa Bar  
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.)

**(Final Review of details.)**

**Final approval of details.**

**ABR - NEW ITEM****F. 405 TO 421 VIA ROSA**

Assessor's Parcel Number: 057-400-CA1  
Application Number: MST2013-00444  
Owner: Oak Crest Owner's Association  
Agent: Michael Furlong

(Request to remove 13 tipuana trees over a two-year period and replace with 8 trees of various species throughout the Oak Crest condominium development.)

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

**Final Approval with conditions:**

- 1) Revise landscape plans to list all replacement trees.
- 2) Obtain Parks Department approval for tree in front yard setback.
- 3) Obtain tree removal/replacement permit from Planning Department.