



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, July 21, 2014

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice-Chair* (Consent Agenda Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Stephanie Poole and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

A. 1198 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Dewayne Copus Trust
Architect: AB Design Studio
Business Name: Peabody's Restaurant
Business Name: Oliver's

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final of the following changes: Omit trellises, omit gazebo, remove fireplace and chimney, add new pair of doors, lower bottom of a window, and wall and landscape changes. Project was last reviewed on June 16, 2014.)

Postponed one week at the Applicant's request.

ABR - FINAL REVIEW**B. 525 E MICHELTORENA ST****R-3 Zone**

Assessor's Parcel Number: 027-260-031
Application Number: MST2013-00461
Owner: PB Micheltorena, LLC
Architect: DMHA

(Proposal for façade improvements to an existing commercial building and accessibility upgrades to the parking lot, new entry stairs, accessible ramp, and exterior patio. Also included is a reconfiguration of the front stairs to accommodate an accessible lift at the front of the building.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 026-14.)

Present: Edward DeVicente, Architect, and Ryan Mills, Architect.

Final Approval as noted on plan sheets A7.01 and L-3.

ABR - NEW ITEM**C. 103 DAVID LOVE PL****A-I-1/SP-6 Zone**

Assessor's Parcel Number: 073-080-045
Application Number: MST2014-00327
Owner: City of Santa Barbara/Airport Dept.
Applicant: Brian Brooks

(Proposal to construct a 1,547 square foot open steel-framed canopy/carport structure over an existing wash bay for Southern California Edison Company. New light fixtures will be installed on an adjacent building. There will be no grading or utility improvements, and site parking will not be affected. Roof panels and trim will be painted red to match existing accents.)

Present: Brian Brooks, Applicant.

Project Design Approval and Final Approval as noted on plan sheet 4, with the condition that the color shall match the existing tile detail on the wall.

ABR - CONTINUED ITEM**D. 2001 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 025-346-004
Application Number: MST2014-00069
Owner: Gordon Family Survivor's Trust
Architect: Peter Walk Hunt

(This is a revised project description: Proposal for alterations to an existing development consisting of a six unit apartment complex, a duplex, and associated garages. The alterations include new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, converting the one-car garage to a recreation room, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation and reconstruction of an existing non-conforming entry pergola, trash enclosure, and stairway. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145. Staff Hearing Officer review is requested for zoning modifications.)

(Comments only on revised project description; requires Staff Hearing Officer review.)

Present: Peter Walk Hunt, Architect.

Continued indefinitely to the Staff Hearing Officer with comments:

- 1) The applicant is to create a unique trellis entry at the east side, in keeping with the style of the pergola on the west, but not necessarily identical.
- 2) The applicant is to study the recreation room design and entry arrangement, and provide details.
- 3) The proposed zoning modifications do not pose consistency issues with the Neighborhood Preservation Ordinance.

**** CONSENT REVIEW ADJOURNED AT 2:20 p.m. P.M. ****