



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, June 16, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **1:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Landscape Representative)
STEPHANIE POOLE (Consent Calendar 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: Kirk Gradin.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 420 E COTA ST **C-M Zone**

Assessor's Parcel Number: 031-212-027
Application Number: MST2014-00269
Architect: Christine Pierron
Owner: Housing Authority of Santa Barbara

(Proposal for new steel gates and fencing, approximately 6.5-feet tall, at the point of pedestrian and vehicle access from the Olive Street entrance. The proposal includes associated flatwork changes. A request for Staff Hearing Officer substantial conformance is being processed under master application MST2008-00097.)

Project Design Approval and Final Approval as submitted.

ABR - NEW ITEM**B. 120 S HOPE ST F123****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00277
Business Name: Michael Kors
Applicant: Scott Daves
Architect: Two One Two Design
Owner: Patricia Nettleship Trustee/Macerich

(Proposal for new glass storefront and provide interior void spaces to result in no change to the net square footage for the tenant space. A metal awning element is also proposed on two elevations.)

Present: Harold Cabrera, Applicant.

Continued one week and referred to the Full Board with comments:

- 1) Enlarging the footprint is a detriment to the project and the shopping center.
- 2) Concern was expressed about the proposed wall cap flashing.
- 3) Applicant to provide a letter of approval of the proposed plans from Macerich, the property management company.

ABR - REVIEW AFTER FINAL**C. 528 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-201-029
Application Number: MST2012-00300
Owner: 528 Anacapa Street, LLC
Architect: AB Design Studios

(Proposal for a 3,000 square foot one-story addition to the existing 3,218 square foot one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, and the parking lot would be reconfigured and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.)

(Review After Final of added metal enclosure to screen new electric meter equipment.)

Present: Clay Aurell and Eric Behr, AB Design Studios.

Final Approval as submitted of Review After Final.

ABR - REVIEW AFTER FINAL**D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Dewayne Daniel and Kathleen M. Copus Trust
Designer: The Schmandt Group
Architect: Dawn Sherry
Business Name: Peabody's Restaurant

(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.)

Present: Clay Aurell, Yvan LeBrock, AB Design Studio; Jamie West, General Manager.

Continued one week to Consent Review with the comments:

- 1) Provide elevations and details for the trash enclosure walls and gate.
- 2) Provide more details on the site plan such as wall heights and material.
- 3) Restudy the north elevation clerestory windows.
- 4) Provide better definition on the west elevation at the driveway.
- 5) Add cascading landscaping at the north elevation site wall.
- 6) Consider changing the proposed ash trees at the dining terrace to a smaller variety.

**** CONSENT REVIEW ADJOURNED AT 1:10 P.M. ****