



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, April 25, 2016** **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** FRANK HOTCHKISS  
**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

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

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

Representatives present: Kirk Gradin and Courtney Jane Miller.

Staff present: Susan Gantz.

#### **ABR - NEW ITEM**

**A. 2912 DE LA VINA ST** **C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029  
Application Number: MST2016-00150  
Owner: SBCG Properties, LLC  
Applicant: Sherry & Associates  
Business Name: The Daily Grind 2

(Proposal for exterior alterations to an existing 1,200 square foot commercial building. The project will consist of enlarging an existing 259 square foot outdoor dining patio to 495 square feet, a new wood trellis to be constructed over the patio; new landscape planters; new awnings on the north, south and east elevations; a relocated ADA path of travel; and an altered driveway envelope. There will be no change to the number of parking spaces. The removal of a palm tree within the front setback requires approval by the Parks and Recreation Department. This project requires Staff Hearing Officer review of a Zoning Modification for the trellis to encroach into the required front yard setback.)

**(Comments only; requires Staff Hearing Officer approval.)**

Present: Dawn Sherry, Sherry & Associates.

**Motion: Continued one week to Consent Review.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****B. 406 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-016  
Application Number: MST2015-00490  
Owner: Laguna Haley Studios, LLC  
Architect: AB Design Studio  
Business Name: The Shack

(Proposal to alter the exterior of an existing commercial building to include a new outdoor pizza oven with exhaust flues and the removal of an entry door and infill to match existing. No new floor area is proposed.)

**(Review After Final of change to pizza oven and venting.)**

Present: Darrell Becker and Kirsten Becker, Becker Studios.

**Motion: Continued one week to Consent Review.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**ABR - FINAL REVIEW****C. 525 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-007  
Application Number: MST2015-00286  
Owner: City of Santa Barbara  
Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the City's desalination facility to provide drinking water in response to the extreme drought. The work on this 64,000 square foot parcel includes replacement of existing seawater reverse osmosis modules, refurbishment of water storage tanks, new landscaping, and access gate relocations.)

**(Project was last reviewed on September 14, 2015.)**

Present: Linda Sumansky, Principal Engineer.

**Motion: Final Approval as submitted.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****D. 515 RED ROSE LN****R-2 Zone**

Assessor's Parcel Number: 035-341-008  
Application Number: MST2016-00156  
Owner: John Whitehurst Living Trust  
Applicant: BBP Architecture

(Proposal for 20 new cantilevered decks to be constructed in a 32 unit apartment complex. There will be ten, 34 square foot first floor decks and ten, 42 square foot second floor decks, which will match the detailing of decks previously approved under application MST2012-00477. Existing windows facing the new decks will be replaced with vinyl sliding glass doors.)

**(Requires compliance with Tier 3 SWMP.)**

Present: Scott Branch, BBP Architecture.

**Motion: Project Design Approval and Final Approval as noted on plan Sheet A.2.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 2:00 P.M. \*\***