



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, October 24, 2011 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CHRISTOPHER GILLILAND (Consent Calendar Representative)
 GARY MOSEL
 KEITH RIVERA (Consent Calendar Representative)
 PAUL ZINK (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 KATHLEEN ALLEN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ATTENDANCE

Representatives present: Chris Gilliland and Paul Zink
 Staff present: Kathleen Allen

ABR - FINAL REVIEW

A. 1032 E MASON ST **R-2 Zone**
 Assessor's Parcel Number: 017-133-005
 Application Number: MST2009-00332
 Owner: Second Baptist Church of Santa Barbara
 Architect: D.W. Reeves and Associates, AIA

(The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low-income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty (20) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.)

(Project received Project Design Approval on July 25, 2011. Final approval is requested.)

Final Approval with the condition to plant dymondia with ornamental grasses in the parkways.

ABR - FINAL REVIEW**B. 1312 E GUTIERREZ ST****R-2 Zone**

Assessor's Parcel Number: 031-392-003
Application Number: MST2011-00249
Owner: Jasen Bodie Nielsen
Architect: David Burke

(Proposal to convert an 886 square foot garage and storage area into a second dwelling unit, add 90 square feet of storage space on the first floor, and enclose a second-floor porch. The project will address violations in enforcement case ENF2011-00131.)

(Project received Project Design Approval on October 3, 2011. Final approval is requested.)

Final Approval of the architecture. Continued one week for landscape/irrigation plan.

ABR - FINAL REVIEW**C. 602 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-092-001
Application Number: MST2011-00158
Owner: William H. Yule III
Architect: Kent Mixon

(Proposal to remodel and repair an existing 1,600 square foot two-story duplex. The project involves new windows, a new entry trellis, a new approximately 6 to 8 foot high wall and fence combination, exterior siding, roof framing and roof, and interior remodeling including new electrical and plumbing. New exterior materials and details will match existing. With exception of a new entry trellis and relocation of stairway at rear of duplex, the proposed work occurs within the footprint of the existing structure.)

(Project received Final Approval of architecture on October 3, 2011. Final approval of landscaping is requested.)

Postponed one week to Consent Calendar.