



City of Santa Barbara Planning Division

DRAFT

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, January 26, 2015 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

- KIRK GRADIN – CHAIR (Consent Agenda Representative)
- SCOTT HOPKINS – VICE-CHAIR
- THIEP CUNG
- COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
- STEPHANIE POOLE (Consent Agenda Representative)
- AMY FITZGERALD TRIPP
- WM. HOWARD WITTAUSCH

- CITY COUNCIL LIAISON:** DALE FRANCISCO
- 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

- Representatives present: Stephanie Poole and Courtney Jane Miller.
- Staff present: Susan Gantz.

ABR - PROJECT DESIGN AND FINAL REVIEW

A. 1023 CACIQUE ST A R-3 Zone

- Assessor’s Parcel Number: 017-213-014
- Application Number: MST2014-00503
- Owner: John Luca
- Architect: Peikert RRM Design Group

(Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.)

(Project was last reviewed on November 10, 2014.)

Present: April Palencia, Peikert+RRM Design Group

Continued one week to the Consent Agenda.

ABR - FINAL REVIEW**B. 616 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016
Application Number: MST2014-00018
Owner: City of Santa Barbara / PW-Facilities/Building Maintenance
Agent: Alelia Parenteau, Administrative Analyst

(Proposal to replace existing and deteriorating impermeable asphalt parking lots with permeable pavers at the City Parks and Recreation Department headquarters.)

(Final approval of driveway details is requested.)

Present: Alelia Parenteau and Andrew Grubb

Final Approval of details as noted on Sheet 2.

ABR - NEW ITEM**C. 319 W ANAPAMU ST****R-4 Zone**

Assessor's Parcel Number: 039-212-005
Application Number: MST2015-00015
Owner: Checkered Properties, LLC
Architect: JYL Ratkevich

(Proposal to remove an unpermitted residential addition in an existing five-unit apartment complex. Unit C will be remodeled including new siding and 365 square foot roof. The proposal also includes demolition of 20 square feet at the rear within the required interior setback and a 20 square foot addition near the front entry. This project addresses violations identified in enforcement case ENF2014-01085.)

Present: Jyl Ratkevich, Applicant

Project Design Approval and continued indefinitely to Consent for architectural details, colors, more photographs of Unit "C", and to verify size and locations of existing windows at the north elevation.

**** CONSENT REVIEW ADJOURNED AT 1:40 P.M. ****