



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Tuesday, January 19, 2016 **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)
KEVIN MOORE
AMY FITZGERALD TRIPP
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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: Kirk Gradin.
Staff present: Susan Gantz.

FINAL REVIEW

A. 109 W ORTEGA ST **C-2 Zone**

Assessor's Parcel Number: 037-123-002
Application Number: MST2015-00581
Owner: Thomas Quisel
Agent: Eva Turenchalk
Landscape Architect: Robert Adams

(Proposal to convert an existing 1,669 square foot single-family dwelling to a short-term vacation rental, which is considered non-residential square footage. Development Plan approval is requested. The existing one-car garage/shed is proposed to be demolished, and two uncovered parking spaces are proposed. The proposed site work on this 5,000 square foot parcel includes landscaping improvements and replacement of the driveway with permeable pavers, 185 square feet of new impermeable surfaces, a new fence, and new hot tub and deck.)

(Project was last reviewed on December 21, 2015.)

Present: Robert Adams; Landscape Architect; and Eva Turenchalk, Agent.

A letter from interested party Alisa Hyam was acknowledged.

Motion: Final Approval as submitted.
Action: Gradin/_____, 1/0/0. Motion carried.

FINAL REVIEW**B. 111 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-083-013
Application Number: MST2014-00357
Owner: Abraham Safina Trust
Architect: Studio XYZ-Dna, Inc.
Business Name: IHSP Youth Hostel

(Proposal to convert 480 square feet of legally recognized residential space to commercial square footage for a new three-bedroom youth hostel. The existing 1,150 square feet of commercial floor area will remain, and approval of an as-built 150 square foot enclosed porch is requested. The total commercial floor area will be 1,780 square feet. New exterior changes will include a new 153 square foot roof deck and pergola, 35 square foot trash enclosure, five-space parking lot, minor door and window changes, ADA lift, bicycle parking, and wood fence. This proposal will address violations identified in Enforcement Case ENF2014-00153.)

Present: Nils Hammerbeck, Architect.

(Project was last reviewed on October 12, 2015.)

Motion: Final Approval as submitted.

Action: Gradin/_____, 1/0/0. Motion carried.

NEW ITEM**C. 325 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-121-012
Application Number: MST2016-00020
Owner: Lonni Ebeling, Living Trust
Applicant: Catherine Dunbar

(Proposal to remove an as-built arbor within the required front setback and to permit the following as-built work: 6'-0" tall wood driveway gate, 77 square foot laundry room [and remove as-built shower from the laundry room], and 370 square foot rear deck. This proposal addresses violations identified in enforcement case ENF2015-00727 for a parcel developed with an existing two-story duplex.)

Present: Catherine Dunbar, Applicant; and Lonni Ebeling, Owner.

Motion: Project Design Approval and Final Approval as submitted.

Action: Gradin/_____, 1/0/0. Motion carried.

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 1:30 P.M. ****