



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, March 28, 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
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STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Scott Hopkins.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 1424 SALINAS PL R-2 Zone

Assessor's Parcel Number: 015-223-001
 Application Number: MST2015-00622
 Owner: Martin N. Munoz

(Proposal for a condominium conversion to convert two existing detached two-story single-family residential dwellings to a two-unit condominium development. Also proposed is a new city sidewalk fronting the property. No new floor area is proposed. Requires Staff Hearing Officer review.)

(Comments only; requires Staff Hearing Officer review.)

Present: Martin Munoz, Applicant; and Tony Boughman, Assistant Planner.

Motion: Continued indefinitely to Staff Hearing Officer with comments:

- 1) Show existing planter next to courtyard on the plans.
- 2) Show existing avocado tree next to courtyard on the plans.
- 3) Add proposed Meyer lemon tree to the landscape plan next to courtyard.
- 4) Provide a current photograph of the courtyard.
- 5) Comments regarding conformance with ABR condominium conversion guideline requirements:
 - a) The separate driveway creates an appropriate sense of identity and individuality.
 - b) The conversion allows easily identifiable units.
 - c) The proposed planter will create usable defensible space and will address privacy issues.
 - d) The architectural character is harmonious.

Action: Hopkins, 1/0/0. Motion carried.

ABR - CONTINUED ITEM**B. 20 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-173-004
Application Number: MST2015-00576
Owner: Edith Tipple, Trustee for Martha Decker Trust
Architect: James Gerber
Applicant: Brad Sherman
Business Name: Nectar

(Proposal to retain unpermitted exterior façade changes including the replacement of the existing raised wood molding and panel detail with raw wood planks. Also proposed is to repaint the front elevation and remove the ornamental wrought iron surround above the entry doors. This structure may be eligible for inclusion on the City's List of Potential Historic Resources.)

(Last reviewed on December 7, 2015.)

Present: James Gerber, Architect; and Brad Sherman, Applicant/Business Owner.

Motion: Project Design Approval and Final Approval of Minwax brand stain in the Cordovan Brown color.

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

ABR - NEW ITEM**C. 1601 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-270-039
Application Number: MST2015-00539
Owner: Alessandro Castellarin and S. Liu

(Proposal for a new 268 square foot one-car carport to be constructed between two existing dwelling units and a new entry door, landing, and stairs to be constructed on the west elevation of the corner duplex unit. Also proposed on this 10,780 square foot parcel is a 24.0 lineal foot, 2'-0" tall stone garden wall. This project will address violations identified in Enforcement Case ENF2014-00223.)

Present: Brett Ettinger, Architect.

Motion: Project Design Approval and Final Approval as submitted.

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

ABR - NEW ITEM**D. 120 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 017-022-003
Application Number: MST2016-00099
Owner: Goodman Reed Holdings, LLC
Architect: Kevin Moore, Architect

(Proposal for a new 4'-0" tall fence to be installed around an existing patio for an outdoor seating area and 13 seats for a new wine tasting room. There is an existing lot tie agreement for shared parking and trash area at 116, 120 and 122 Santa Barbara Street. Requires Coastal Review.)

(Requires an amended lot tie agreement prior to building permit issuance.)

Present: Kevin Moore, Architect.

Motion: Project Design Approval and Final Approval as submitted.

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