



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, October 24, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

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STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Gradin
Staff present: Susan Gantz.

ABR - NEW ITEM

A. 421 S MILPAS ST **HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-012
Application Number: MST2016-00467
Owner: Riven Barton
Architect: Dawn Sherry
Business Name: Blue Sands Inn

(Proposal for minor exterior alterations to an existing motel including the replacement of three upper level windows on the west elevation. Other proposed work includes removal of glass partition panels, plastering existing stone faced columns, painting exterior walls and trim, resurfacing and repainting the portico floor, a new ADA threshold, and resurfacing of upper level walkways. The project includes a reconfiguration and remodel of interior spaces. The property is located in the Non-Appealable jurisdiction of the Coastal Zone and Coastal Review has been completed.)

Present: Dawn Sherry, Architect.

Continued one week to consent with the comment:

1. Applicant to return with details for column base and capital.
2. Applicant to provide paint chip samples and specifications for new doors and windows.

ABR - CONTINUED ITEM**B. 228 COTTAGE GROVE AVE****C-P Zone**

Assessor's Parcel Number: 037-201-021
Application Number: MST2016-00347
Owner: Rick Spann Incorporated
Applicant: Wade Davis Design

(Proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD). The proposal includes a legal change of use and the conversion of 1,249 square feet of second floor garage office space (addressed at 232 Cottage Grove Avenue) to a new residential unit. An existing half bathroom in the garage for 232 Cottage Grove Avenue will be converted to a 25 square foot laundry room. A new uncovered outdoor living space on the second floor will connect the front existing structure with newly-converted rear structure. Units A and B at 228 Cottage Grove Avenue will remain unchanged at 579 square feet and 375 square feet, respectively. Five legal, covered detached parking spaces will remain. The proposed density on this 6,241 square foot parcel will be three dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density 15-27 Dwelling Units per acre. The average unit size will be 734 square feet. No grading or new square footage is proposed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires Conditions of Approval for Annual Survey and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on August 29, 2016.)

Present: Jim Davis, Architect; Rick Spann, Owner.

Project Design and Final Approval as noted on sheet A1.1 with the conditions of approval for annual resident survey, and CEQA 15183 findings.