



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**Monday, February 10, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*  
KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)  
THIEP CUNG  
SCOTT HOPKINS  
COURTNEY JANE MILLER (Landscape Architect)  
STEPHANIE POOLE (Consent Calendar Representative)  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      ADDISON THOMPSON

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 TONY BOUGHMAN, Planning Technician  
                 KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      Kirk Gradin and Courtney Jane Miller.

Staff present:      Tony Boughman.

### ABR - NEW ITEM

**A.      3643 STATE ST**      **C-P/SD-2 Zone**

Assessor's Parcel Number:      051-051-001  
Application Number:      MST2014-00045  
Owner:      Tinwood, Inc.  
Applicant:      Wasantha Mohottige  
Business Name:      Rose Garden Inn

(Proposal to change to a gray building color for the existing motel.)

**(Action may be taken if sufficient information is provided.)**

**Continued indefinitely for Staff Review with the comment for the Applicant to provide a larger paint sample of the proposed gray building color which shall be a matte finish, no lighter in color than the first proposed color.**

**ABR - FINAL REVIEW****B. 510 N SALSIPUEDES ST****C-M Zone**

Assessor's Parcel Number: 031-222-018  
Application Number: MST2013-00212  
Owner: People's Self Help Housing  
Architect: Peikert Group Architects, LLP

(Proposal for a new multi-family residential building providing 100% Affordable Housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.)

**(Final Review of architecture and landscaping. Project received Project Design Approval on September 16, 2013. City Council appeal upheld ABR approval on November 26, 2013.)**

Trevor Martinson (representative for "Haley Street shareholders"), opposed; commented that the ABR has not reviewed the project with the Haley-Milpas Design Manual, in particular regarding harmony (pg. 47) and regarding the ratio of height to width of façade; and requested a reduction in height to 2.5 stories at the corner of Haley and Salsipuedes Streets to preserve mountain views from Haley Street.

**Final Approval of the project with conditions. Return to the Consent Calendar for review of details as outlined below:**

- 1) Thicken the window roof trellis angled brace by making the curve shallower.
- 2) Add mortared bird stops to the roof eave details.
- 3) Provide a detail of the parapet wall and tile cap, and finial detail at Haley Street.
- 4) Relocate the roof-mounted attic vents away from Haley Street so they are not visible from the street.
- 5) Reduce the height of the hip roof element at the northwest corner 2.5 feet or as much as feasible.
- 6) Show the exterior light fixture locations on the plans.
- 7) The landscape plan is approved as submitted.

Board comments: Boardmember Gradin later clarified that the applicant should restudy the elevator tower height, which had grown in height, and return with a proposal to bring it back to the original approved height by City Council; and for the applicant to study to place a small parapet screening element of the solar collectors on the third story roof along Haley Street from view from street.

**ABR - NEW ITEM****C. 406 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-016  
Application Number: MST2014-00042  
Owner: Laguna Haley Studio, LLC  
Architect: AB Design Studio

(Proposal to remodel the façade of an existing 3,655 square foot one-story commercial building at 412 E. Haley Street, which does not front on Haley Street. The project would repair/replace siding and doors, convert 413 square feet of garage to light industrial, permit 280 square feet of as-built non-residential floor area, construct a new 58 square foot addition, provide an accessible parking space and a trash enclosure on the adjacent parcel to the west via a legal agreement, and a new driveway gate and lighting.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval as submitted. The finding is made that the project is exempt under CEQA Guidelines Section 15183.**

The ten-day appeal period was announced.