



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, December 15, 2014      David Gebhard Public Meeting Room: 630 Garden Street:      1:00 P.M.**

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

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
   SUSAN GANTZ, Planning Technician  
   Nicole Hernández, Associate Planner/City Urban Historian  
   KATHLEEN GOO, Commission Secretary

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

Representatives present:      Kirk Gradin and Courtney Jane Miller.

Staff present:      Susan Gantz.

#### **ABR - REVIEW AFTER FINAL**

**A.      810 E CANON PERDIDO ST A      R-3 Zone**  
                 Assessor's Parcel Number:      031-042-003  
                 Application Number:      MST2013-00456  
                 Owner:      Scott Chasse Trust  
                 Designer:      Robinson Drafting & Design

(Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes "as-built" interior remodel of the duplex and the legalization of an "as-built" illegal unit, which includes a new "as-built" 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project received an environmental finding for CEQA Guidelines Section 15183 Exemption.)

**(Review After Final of changes to the approved project comprising a relocated trash enclosure and bicycle parking, new skylight at Unit B, and a 60 square foot addition of floor area.)**

Present: Louis Robinson, Designer.

**Final Approval as noted on the plans with conditions:**

1) The new roof material shall be replaced like for like.

- 2) The windows shall match existing windows including details and trim.
- 3) Galvanized sheet metal gutters are to be added and painted to match the eave boards.
- 4) New "Georgetown grey" roof shingles (landmark series) are acceptable.
- 5) Small proposed changes made to landscaping are acceptable.
- 6) Steel columns and faming of bike parking are to match the existing color of the house with conditions as noted on plan Sheets A8.1 and A3.1.

### **ABR - FINAL REVIEW**

#### **B. 210 W COTA ST**

**R-3 Zone**

Assessor's Parcel Number: 037-121-014  
Application Number: MST2014-00338  
Owner: Brian Fahnestock  
Architect: Thompson Naylor Architects

(Proposal for a 941 square foot two-story addition at the rear of an existing 1,137 square foot one-story duplex. The existing one-story duplex would be remodeled to a single unit and a new 539 square foot two-car garage with 402 square foot second-floor studio unit is proposed to be attached at the rear of the building. Two existing uncovered parking spaces will be covered. Also proposed is to remove an existing hot tub, car cover, and shed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 19 dwelling units per acre, with a maximum of two units allowed on this 4,600 square foot parcel.)

**(Project was last reviewed by the Full Board on September 29, 2014.)**

Present: Dennis Thompson, Architect.

#### **Final Approval as noted on the plans with conditions:**

- 1) The new light fixtures are to match existing light fixtures on plan Sheet A3.1.
- 2) Return with a submitted color board to be reviewed and approved by City staff.

### **ABR - NEW ITEM**

#### **C. 311 SHORELINE DR**

**HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018  
Application Number: MST2014-00611  
Owner: City of Santa Barbara  
Applicant: Theresa Lawler

(Proposal to replace 300 linear feet of handrails along Marina 2 to comply with Building Code requirements. The existing and proposed guardrail span is 6'-0", and the existing bolt holes will be re-used for the new guardrails. The proposed material is aluminum pipe alloy in a bronze color, which will match the existing Building Code-compliant guardrails in front of the Waterfront Center.)

Present: Theresa Lawler, Applicant.

**Project Design Approval and Final Approval with the condition that the anodized finish is to match the existing finish.**

**Note to Staff:** The final two sections of the railing are to be reviewed and approved by City staff.