



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, January 12, 2015 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN – CHAIR (Consent Agenda Representative)
SCOTT HOPKINS – VICE-CHAIR
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COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
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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: **Stephanie Poole and Courtney Jane Miller.**
Staff present: Susan Gantz.

ABR - CONTINUED ITEM

A. 3712 STATE ST C-P/SD-2 Zone

Assessor's Parcel Number: 053-300-027
Application Number: MST2014-00624
Owner: Automobile Club of Southern California
Engineer: Ulises Araujo

(Proposal for voluntary site accessibility upgrades for a lot developed with an existing 7,290 square foot commercial building. Site improvements include adding a 3'-0" tall wrought iron entry gate at the driveway, upgrading the site parking to add four (4) new accessible parking spaces and path of travel, and providing a new accessible ramp from the public right-of-way to the accessible building entry. There are 72 existing parking spaces with 72 to remain. Also proposed is a revised landscape plan including new drought-tolerant landscaping and trash enclosure. There will be no alterations to the existing building.)

(Action can be taken if sufficient information is provided; requires compliance with Tier 3 Storm Water Management Program (SWMP).)

Postponed one week at the Applicant's request.

ABR - NEW ITEM**B. 2030 STATE ST COMMON AREA****R-2 Zone**

Assessor's Parcel Number: 025-312-CA1
Application Number: MST2015-00002
Owner: Villa Capri Aire Homeowners Association
Contractor: Southwest Construction

(Proposed master plan for repair work at the Villa Capri Aire Condominiums. The work includes deck repair work and railing replacement. The work is to be phased over a two-year period. "As-built" repairs and replacements have been done to Units 10 and 12.)

Present: Steve Andre, Contractor, and Megan Moyer, HOA member.

Project Design and Final Approvals with the comment that on future deck repair/railing replacement projects, the awning supports shall align with the railing supports. The ABR Consent reviewers agreed that future projects exactly like this one may receive staff approval if design, materials, and colors match those of this application.

ABR - REVIEW AFTER FINAL**C. 224 S MILPAS ST****C-2/M-1/SD-3 Zone**

Assessor's Parcel Number: 017-240-025
Application Number: MST2012-00248
Owner: James Giuliani, Trustee
Applicant: Giffin & Crane, General Contractors, Inc.
Applicant: Vanguard Planning, LLC

(This is a revised project description: Proposal to remove an "as-built" 2,381 square foot dwelling unit within an existing 22-foot tall commercial building. The project consists of converting 245 square feet back to commercial space on the ground floor, the removal of the 2,381 square foot second floor dwelling unit and 144 square foot covered patio within the existing building, and the removal of the two uncovered parking spaces for the dwelling unit. The "as built" skylights are to remain. The project would result in a total of 9,945 square feet of commercial space and 2,381 square feet of unconditioned attic space located on the 1.8 acre lot in the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final to omit the second floor dwelling unit. See revised project description.)

Present: Jarrett Gorin, Applicant, Vanguard Planning.

Final Approval of Review After Final as noted on plan Sheet A1.0, and with the condition that colors and materials shall match existing.

**** CONSENT REVIEW ADJOURNED AT 1:40 P.M. ****