



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, February 23, 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
THIEP CUNG
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
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CITY COUNCIL LIAISON: DALE FRANCISCO
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 - REVIEW AFTER FINAL

A. 522 GARDEN ST

C-M Zone

Assessor's Parcel Number: 031-211-023
Application Number: MST2013-00464
Owner: Carla Lejade
Architect: Jeff Shelton Architect

(This is a revised project description: Proposal to construct a new three-story mixed-use building on a 3,320 square foot vacant lot. The project consists of two commercial tenant spaces of 247 and 221 square feet on the ground floor, an 884 square foot residential unit with a 481 square foot deck on the second floor, a 718 square foot unit with a 175 square foot deck on the third floor and a 692 square foot roof deck. Parking consists of two residential parking spaces and two bicycle parking spaces in a two-car garage, and two uncovered parking spaces for the commercial units. The project is proposed under the Average Unit-size Density Incentive Program with the average unit size of 718 square feet.)

(Review After Final of the following changes to the approved project: Add a 12" stem wall along the north and east property lines, replace window #34 with a door, enlarge the balcony on the south elevation, and other window revisions.)

Present: Jeff Shelton, Architect.

Final Approval of the Review After Final as submitted.
Poole/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**B. 406 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-016
Application Number: MST2013-00477
Owner: Laguna Haley Studio, LLC
Architect: AB Design Studio, Inc.

(Proposal for exterior and interior alterations to multiple buildings consisting of the following: reconfigure and restripe an existing unimproved parking area with ten parking spaces and bike parking, landscape improvements, as-built change of use of a 240 square foot residential accessory building to commercial use, a second-story balcony for an existing residential unit, two new trash enclosures, and a voluntary lot merger of four parcels. Also proposed is work in the public right-of-way including a new sidewalk and parkway on Laguna Street, new street trees, and a new curb cut on E. Haley Street.)

(Review After Final of the following changes to the approved project: door and window changes, paint color changes, new awning, new rooftop and ground-mounted HVAC, and new pillars with gate.)

Present: Glen Deisler, Architect.

Final Approval of Review After Final as noted on plan Sheet A2.4.

Poole/Miller, 2/0/0. Motion carried.

ABR - NEW ITEM**C. 1298 LAS POSITAS RD****A-1 Zone**

Assessor's Parcel Number: 047-010-034
Application Number: MST2015-00071
Owner: City of Santa Barbara - Parks & Recreation
Applicant: Michael Nelson, Executive Director

(Proposal to resurface six existing tennis courts at the Las Positas Tennis Facilities with Plexipave Colorizer in "Australian Open True Blue" for the playing area and "Dark Green" for the borders.)

Present: Michael Nelson, Executive Director of Elings Park Foundation.

Mr. David Niles and Mr. David Boone spoke in opposition to the proposed project.

Forwarded up to ABR Full Board on March 16, 2015.

Miller/Poole, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 1:50 P.M. ****