



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, October 5, 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)
- AMY FITZGERALD TRIPP
- WM. HOWARD WITTAUSCH

- 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: Kirk Gradin.
- Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

- A. 1032 E MASON ST** **R-2 Zone**
- Assessor's Parcel Number: 017-133-005
- Application Number: MST2009-00332
- Owner: Second Baptist Church of Santa Barb
- Architect: D.W. Reeves & Assoc. AIA

(The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty (20) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.)

(Review After Final of the following changes to the approved project: use vertical T111 siding in lieu of horizontal wood siding, use vertical T111 material in lieu of open patio railings, relocate electrical meters to west elevation, and change field siding color from tan to dark gray.)

Present: Dawn Sherry, Applicant.

Ms. Mary Robles spoke of concerns regarding the proposed project.

Final Approval of Review After Final with the condition that the architect email the revised plans to the ABR staff for forwarding to ABR Chair Gradin for review.

Gradin/____, 1/0/0. Motion carried.

ABR - REVIEW AFTER FINAL

B. 412 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-283-005
Application Number: MST2014-00042
Owner: Laguna Haley Studio, LLC
Architect: Becker Studios

(This is a revised project description: A previous proposal was reviewed and approved by the ABR on February 10, 2014, to remodel the facade of an existing 3,655 square foot one-story commercial building. The project also included repair/replacement of siding and doors, conversion of 413 square feet of garage to light industrial use, permitting 222 square feet of as-built non-residential floor area, a 58 square foot addition, one accessible parking space, a new driveway gate, lighting, and a trash enclosure on the adjacent parcel via a legal agreement. A revised proposal now includes the conversion of an existing 1,737 square foot four-car garage to leasable floor area and one uncovered parking space on-site, with remaining required parking to be provided off-site at 401 E. Haley Street. An offsite Parking Agreement is currently being reviewed under Master Application MST2015-00136. The revised total of Growth Management Plan non-residential square footage is 2,430 square feet. This project now requires Development Plan Approval findings by the Architectural Board of Review.)

(Review After Final to add two new rooftop exhaust fans.)

Present: Darrell Becker, Architect; and Diana Kelly, Applicant.

Final Approval of Review After Final as submitted.

Gradin/____, 1/0/0. Motion carried.

ABR - NEW ITEM

C. 406 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-283-016
Application Number: MST2015-00490
Business Name: The Shack
Owner: Laguna Haley Studios, LLC
Architect: AB Design Studio

(Proposal to alter the exterior of an existing commercial building to include a new outdoor pizza oven with exhaust flues and the removal of an entry door and infill to match existing. No new floor area is proposed.)

Present: Darrell Becker, Architect; and Diana Kelly, Applicant.

Project Design Approval and Final Approval as noted on plan Sheet A-3.

Gradin/____, 1/0/0. Motion carried.

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