



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, January 11, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

- KIRK GRADIN – CHAIR
- SCOTT HOPKINS – VICE-CHAIR
- THIEP CUNG
- COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
- KEVIN MOORE
- 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

NEW ITEM

A. 1105 N MILPAS ST **R-3 Zone**

Assessor’s Parcel Number: 029-192-013
 Application Number: MST2015-00609
 Owner: Judy E. Sturgeon Revocable Trust
 Architect: Jyl Ratkevich

(Proposal to convert an existing five-unit multi-family apartment complex into a new six-unit Average Unit Density Incentive Program [AUD] project. One existing 1,423 square foot residential unit will be converted into two units on a 10,221 square foot parcel with a Medium-High Residential Density General Plan designation. The unit sizes will be 907 square feet for Unit E and 516 square feet for Unit F. The maximum allowed average unit size is 925 square feet, and the proposed maximum average unit size is 648 square feet. Site alterations include a new 3’-0” tall, 4’-0” linear foot long garden wall and six new covered and secured bicycle parking spaces. A total of six parking spaces will be provided, with two spaces in an existing garage and four uncovered spaces. No exterior alterations are proposed to the existing building and no new floor area is proposed.)

Motion: **Project Design Approval and Final Approval as submitted with the following environmental finding made:**
 The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

Action: Gradin/_____, 1/0/0. Motion carried.

NEW ITEM**B. 1107 SAN ANDRES ST****R-2 Zone**

Assessor's Parcel Number: 039-192-029
Application Number: MST2016-00007
Owner: Dario Pini
Architect: CM Goodman Architects

(Proposal to permit an as-built overheight retaining wall topped with a decorative wrought iron railing at heights ranging from 4'-4" to 5'-3" inches. A previous building permit application BLD2015-02454 involved reducing the heights to the required maximum of 3'-6". Requires a Zoning Administrative approval for the wall and fence to exceed the maximum allowed.)

Motion: Project Design Approval and Final Approval as submitted.

Action: Gradin/_____, 1/0/0. Motion carried.

NEW ITEM**C. 115 BODEGA LN****R-3/SD-2 Zone**

Assessor's Parcel Number: 057-231-002
Application Number: MST2016-00006
Owner: Stephen R. Camden
Architect: Studio 1030 Architects

(Proposal to replace the existing balcony decking and repair and replace balcony framing where required. Also proposed is to replace existing windows and railings and to replace the existing wood siding with Hardi panel material.)

Motion: Project Design Approval and Final Approval as noted on sheet A-2.0.

Action: Gradin/_____, 1/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 1:25 P.M. ****