



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, April 18, 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
KEVIN MOORE
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS
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 and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 109 BATH ST **R-4/SD-3 Zone**

Assessor's Parcel Number: 033-061-005
Application Number: MST2016-00141
Owner: Franciscan Motel Corporation
Architect: TCM AIA

(Proposal for site alterations and ADA accessibility improvements to an existing motel. Alterations include replacement of existing wood windows with aluminum-clad windows within the same openings, replacement of an entry door with a new ADA door and ramp to the lobby, alterations to the existing parking lot to provide two new ADA parking spaces and a request for a design waiver for the removal of existing parking lot planters. There will be no change in the number of parking spaces.)

(Requires Coastal Review.)

Present: Thom McMahon, Architect.

Motion: **Project Design Approval and Final Approval with the condition that the Applicant submit a revised rail detail to Staff and the existing palm to remain as noted on plan Sheet A-1.**

Action: Gradin/Miller, 2/0/0. Motion carried.

ABR - FINAL REVIEW**B. 521 CHIQUITA RD****R-2 Zone**

Assessor's Parcel Number: 031-263-003
Application Number: MST2015-00191
Owner: Gayle E. Gover Living Trust
Architect: Mission Group Architects

(Proposal to add a new residential unit beneath, and to the rear, of an existing two-story single-family dwelling on a 7,174 square foot parcel. The new lower level floor area of 319 square feet will be attached to 483 square feet of remodeled existing basement space, resulting in an 819 square foot attached unit. The existing 1,629 square foot residence at street level will be altered at the rear to demolish an as-built deck and construct a new 281 square foot, partially-covered deck. The proposal includes two new uncovered parking spaces, permeable turf block paving, fencing, stairs, gate relocation, and minor door and window alterations. There will be 10 cubic yards of grading excavation.)

(Project was last reviewed on October 19, 2015.)

Present: Richard Johnson, Applicant.

Motion: Final Approval as submitted.

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

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