



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, May 23, 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
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- 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: Howard Wittausch and Courtney Jane Miller (for only Item A).
 Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

A. 604 E COTA ST C-M Zone

- Assessor's Parcel Number: 031-222-001
 Application Number: MST2014-00220
 Owner: Hammer Properties, LLC
 Applicant: Peter Lewis
 Architect: Cearnal Andrulaitis

(This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,426 square foot [net], 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,028 square feet, with a net gain of 346 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 1,409 square feet on the first floor, 8,780 square feet on the second floor, and 7,077 square feet on the third floor, for a total of 17,266 square feet of new residential floor area. A total of 37 parking spaces and 34 bike parking spaces will be provided on the ground floor. The maximum height of the building is 43'-2". Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program [AUD], the proposed residential density is 63 dwelling units per acre, with a maximum of 63 units per acre [29 units] allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 595 square feet.)

(Review After Final of minor revisions to the approved landscape plan.)

Present: Jeff Hornbuckle, The Cearnal Collective, LLC; and Jack Kiesel, Landscape Architect.

Motion: Final Approval of Review After Final with the condition that the Applicant is to add taller landscape material around the backflow device.

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

ABR - REVIEW AFTER FINAL

B. 213 W COTA ST

R-3 Zone

Assessor's Parcel Number: 037-161-004
Application Number: MST2012-00447
Owner: Soon Sik Tansen
Designer: Tom Kress
Contractor: Brandon Arlington

(Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

(Review After Final of change to extend retaining walls and add perimeter fencing.)

Present: Tom Kress, Architect.

Motion: Continued one week to Consent Review with comments.

Action: Wittausch/____, 1/0/0. Motion carried.

ABR - NEW ITEM

C. 3714 MARIANA WAY

R-2 Zone

Assessor's Parcel Number: 049-320-024
Application Number: MST2016-00199
Owner: Wingfoot Properties, LLC
Applicant: Thomas Ochsner, AIA Architects

(Proposal to construct a 6'-0" tall fence and gate to a property with an existing 2,504 square foot duplex and detached two-car garage. An Administrative Height Exception is requested to allow the fence and gate to exceed 3'-6" in height within 10 feet of the front lot line.)

(Requires an Administrative Fence Height Exception prior to building permit.)

Present: Ray Ames, Applicant.

Motion: Project Design Approval and Final Approval with the condition that the posts be capped or slope cut.

Action: Wittausch/____, 1/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:15 P.M. ****