City of Santa Barbara
Planning Division

ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES

Monday, August 22, 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
        KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

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

ABR - FINAL REVIEW

A.  400 BLK OLD COAST HWY 2798 SEG ID

   Assessor’s Parcel Number:  ROW-002-798
   Application Number:  MST2016-00325
   Owner:  City of Santa Barbara Public Works Engineering
   Applicant:  City of Santa Barbara Public Works Engineering

(Proposal to extend the southeast corner curb alignment of Old Coast Highway and Park Place and to install rectangular rapid flashing beacons and 350 linear feet of sidewalk in order to provide a high visibility crossing. The project will also include the reconstruction of five driveway approaches to make them ADA-compliant, construction of new sidewalk access ramps, relocation of five existing water meters, and the installation of bio-retention basins for storm water management.)

Present:  Alex Ubaldo, Project Engineer, City of Santa Barbara.

Final Approval with the comment that the Architectural Board of Review does not approve the removal of the tree. (Note: the tree is not within the Architectural Board of Review’s purview and was approved for removal by the Parks and Recreation Commission.)
ABR - NEW ITEM

B. 1328 DE LA VINA ST C-2 Zone
    Assessor’s Parcel Number: 039-122-016
    Application Number: MST2016-00372
    Owner: Aiken Living Trust
    Architect: Jyl Ratkevich, Architect
    (Proposal for a 120 square foot plaster balcony on the second floor of a dwelling unit in an existing 3,826 square foot mixed-use building. Color to match existing building and rail to be similar to existing cable rail, with rods instead of cables.)

Present: Jyl Ratkevich, Architect; Bruce Blodorn, Contractor.

Project Design and Final Approval with the condition that revised sheets be reviewed by Chair Gradin for final review.

ABR - NEW ITEM

C. 2045 OAK AVE R-3 Zone
    Assessor’s Parcel Number: 043-092-001
    Application Number: MST2016-00376
    Owner: Joseph Morgan
    Contractor: James Cunningham, Gen Contractor
    (Proposal to construct an 80 square foot addition by infilling an existing second floor patio in a six-unit condominium development.)

Present: Joseph Morgan, Owner.

Project Design and Final Approval as noted on sheets A-2 and S-1.