



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, October 31, 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
KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Gradin and Miller

Staff present: Susan Gantz.

ABR - FINAL REVIEW

A. 100 BLK S SOLEDAD STREET

Assessor's Parcel Number: ROW-001-495
Application Number: MST2015-00294
Owner: City of Santa Barbara
Applicant: Laura Yanez
Engineer: Thomas Conti

(Proposal for the Cacique and Soledad Street Pedestrian and Bicycle Bridges and Corridor Improvements Project which will consist of street improvements on Cacique Street from Salinas to Alisos Streets and along Soledad Street from Cacique to Montecito Streets. Improvements will include the removal of the existing dilapidated wood pedestrian bridge along Cacique Street, construction of two pedestrian bicycle bridges along Cacique and Soledad Streets over Sycamore Creek, construction of sidewalks on Soledad and Cacique Streets, adjustment of intersection controls at certain corridor intersections to favor bicycle boulevard movements along Cacique Street, installation of pedestrian and bicycle-oriented lighting including 27 poles throughout the corridor and bridges, and riparian habitat enhancement.)

(Action may be taken if sufficient information is received.)

Present: Laura Yanez, Project Engineer, City of Santa Barbara; Thomas Conti, Engineer, Bengal Engineering.

Final Approval with condition to paint the horizontal conduit to match the bridge.

ABR - FINAL REVIEW**B. 2118 OAK PARK LN****R-3 Zone**

Assessor's Parcel Number: 025-221-021
Application Number: MST2016-00089
Owner: Eldan, Inc.
Architect: Thomas Oschner, AIA
Applicant: Joe Flynn

(Proposal for four new dwelling units in two, 2-story duplexes to be constructed under the Average Unit Density Incentive Program (AUD). The new buildings will be constructed behind an existing 838 square foot single-family dwelling, which will be remodeled. Two existing sheds will be demolished and eight fruit trees will be removed. Five uncovered parking spaces are proposed. The total new development on this 9,375 square foot parcel will be 3,847 square feet. Grading excavation of 40 cubic yards will be balanced on site. The average unit size will be 937 square feet with an average unit size maximum allowed of 965 square feet on a parcel with a General Plan Land Use designation of Medium High Density, 15-27 dwelling units per acre.)

(Requires AUD Condition of Approval for Resident Survey. Project was last reviewed on October 17, 2016.)

Present: Joe Flynn, Applicant.

Final Approval with the Conditions of Approval for an Annual Resident Survey for an Average Unit Density Incentive Program (AUD) project within the Priority Housing Overlay.

ABR - CONTINUED ITEM**C. 421 S MILPAS ST****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-012
Application Number: MST2016-00467
Owner: Riven Barton
Architect: Dawn Sherry
Business Name: Blue Sands Inn

(Proposal for minor exterior alterations to an existing motel including the replacement three upper level windows on the west elevation. Other proposed work includes removal of glass partition panels, plastering existing stone faced columns, painting exterior walls and trim, resurfacing and repainting the portico floor, a new ADA threshold, and resurfacing of upper level walkways. The project includes a reconfiguration and remodel of interior spaces. The property is located in the Non-Appealable jurisdiction of the Coastal Zone and Coastal Review has been completed.)

(Second Concept Review. Project was last reviewed on October 24, 2016.)

Present: Paul Sicat, Applicant, Sherry and Associates.

Project Design and Final Approval as submitted.