



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, December 12, 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
 GABRIELE COOK, Acting Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Wittausch (Items A – C) and Miller (Item C).

Staff present: Susan Gantz and Matthew Cameron.

ABR - NEW ITEM

A. 3714 STATE ST **C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-023
Application Number: MST2016-00544
Owner: KW Fund V-Sandman, LLC
Agent: John Schuck

(Proposal for a temporary, 1,357 square foot sales office trailer for sales of residential units at Estancia (formerly the Sandman Inn). This temporary facility will be in place for approximately 18 months and will be located on Lot C, where a future commercial building will be constructed. No signage will be included as part of this project.)

Present: John Schuck, Applicant; Bob Cunningham, Landscape Architect.

Motion: Project Design and Final Approval with condition that the body color be darker than what was proposed.

ABR - NEW ITEM**B. 224 & 228 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 027-221-017
Application Number: MST2016-00496
Owner: Leo & Mstislav Kostruba
Applicant: Vanguard Planning, LLC

(Proposal to convert an existing 1,215 square foot, two-story, two-bedroom dwelling unit located at 228 W. Micheltorena Street to a hotel. No changes are proposed for the existing, detached, one-story, 1,097 square foot dwelling unit at 224 W. Micheltorena Street. Two uncovered parking spaces will be provided for the hotel. Also proposed is to reduce the hedge height along the driveway to meet visibility requirements. A Parking Design Waiver is required from the Transportation Division to back out onto the street for a distance exceeding 75 feet. No new square footage is proposed on this 7,000 square foot parcel. This project will address a violation identified in Enforcement Case ENF2015-01155.)

(Requires Development Plan Approval findings.)

Present: Jarrett Gorin and Sarah Bronstad, Applicants.

Public comment opened at 1:40 p.m.

Terry Bartlett spoke in opposition to the project.

Letters of opposition from Antonio Mira, Linda Kehl-Jones, Hilary Kleger, Caroline, Kelsey Perry, and Terry Bartlett, were acknowledged.

Public comment closed at 1:44 p.m.

Motion: Continued indefinitely to the Full Board with comments:

- 1) Requested landscape plan and add landscaping along the property line between the two dwellings.
- 2) Review second floor addition and building impacts.
- 3) Refer to Planning staff to review floor plan configurations.
- 4) Trash enclosures recommended.
- 5) Fence and gates should be pushed back to the second offset in the building.

ABR - PROJECT DESIGN AND FINAL REVIEW**C. 2912 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029
Application Number: MST2016-00150
Owner: SBCG Properties, LLC
Applicant: Sherry & Associates
Business Name: The Daily Grind 2

(Proposal for exterior alterations to an existing 1,200 square foot commercial building. The project will consist of enlarging an existing 259 square foot outdoor dining patio to 495 square feet; a new wood trellis to be constructed over the patio; new landscape planters; new awnings on the north, south, and east elevations; a relocated ADA path of travel; and an altered driveway envelope. There will be no change to the number of parking spaces. The removal of a palm tree within the front setback requires approval by the Parks and Recreation Department. This project was granted Staff Hearing Officer approval of a Zoning Modification for the trellis to encroach into the required front yard setback.)

(Require compliance with Staff Hearing Officer Resolution No. 042-16. Project was last reviewed on May 2, 2016.)

Present: Dawn Sherry, Applicant.

Motion: Project Design and Final Approval as noted on sheet L-1.0, T-2.0, and note existing stanchions to remain on sheet T-2.0.

**** CONSENT REVIEW ADJOURNED AT 2:10 P.M. ****