



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
FEBRUARY 20, 2018

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair* Bob Cunningham
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Cunningham
Staff present: Cameron

FINAL REVIEW

A. 812 JENNINGS AVE

M-I Zone

Assessor's Parcel Number: 017-043-003
Application Number: MST2017-00511
Owner: Joe Armel
Applicant: Max Miranov

(Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot, single-story, 3-bedroom house into a short-term vacation rental. Exterior changes include the demolition of the 197 square foot single car garage, addition of four new uncovered parking spaces, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 12, 2018.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 3714 STATE ST****C-R/USS Zone**

Assessor's Parcel Number: 053-300-023
 Application Number: MST2012-00443
 Owner: KW Fund V-Sandman, LLC
 Agent: John Schuck
 Applicant: Kenneth Marshall
 Architect: Brian Cearnal
 Landscape Architect: Martha Degasis

(Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing 51,995 square foot, 114-room hotel and restaurant, and construction of 4,986 square feet of office space and 72 residential condominiums.)

(Review After Final of revisions to the landscape plan. Project was last reviewed on January 22, 2018.)

Item postponed due to lack of quorum.

NEW ITEM**C. 1823 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-061-004
 Application Number: MST2018-00050
 Owner: John F. Luca
 Applicant: Kevin O'Reilly

(Proposal to permit various unpermitted conditions on a parcel containing a residential duplex. Project consists of permitting the following unpermitted work: electrical alterations, an 18'-0" water line, alterations to windows and doors, new washer and dryer hook-ups, foundation repairs, and a new cantilevered deck and patio cover. Staff Hearing Officer review is required for an Interior Setback Modification requested for the new deck and patio cover. Project proposes to abate violations identified in enforcement case ENF2017-01041.)

(Comments Only. Project requires review by the Staff Hearing Officer.)

Continue to the Staff Hearing Officer for return to Consent with the comment that the new construction is compatible with what is existing and is not visible from the street.

NEW ITEM**D. 333 A W COTA ST****R-MH Zone**

Assessor's Parcel Number: 037-152-001
Application Number: MST2017-00802
Owner: Margaret A. Mead Trust
Contractor: Dave Crocker

(Proposal to relocate two "as-built" A/C units from the setbacks and add one new A/C unit to the existing triplex. The proposal includes locating the three A/C units on the roof of the existing garage and will comply with all required setbacks.)

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

Project Design Approval and Final Approval as submitted.

PROJECT DESIGN REVIEW**E. 2904 STATE ST****R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015
Application Number: MST2017-00630
Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, replacing all windows and doors, repainting the exterior, removing wood siding and replacing with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding 1 new van accessible parking space.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 9, 2017.)

Item postponed due to lack of quorum.