



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, June 29, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street:**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN – CHAIR (Consent Agenda Representative)

SCOTT HOPKINS – VICE-CHAIR

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**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](http://www.SantaBarbaraCA.gov)**

Representatives present: Kirk Gradin and Courtney Jane Miller.

Staff present: Susan Gantz.

### **ABR - PROJECT DESIGN AND FINAL REVIEW**

**A. 4 S CALLE CESAR CHAVEZ (FIRE TRAINING)**

**OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-023

Application Number: MST2014-00554

Owner: City of Santa Barbara

Applicant: City of Santa Barbara, Public Works - Facilities

Engineer: Stantec

(Proposal for two new pre-manufactured steel structures for training at an existing fire training facility on a two acre parcel. The structures of 240 square feet and 930 square feet will total 1,170 square feet. Planning Commission review is requested for a Conditional Use Permit, Coastal Development Permit, and a Development Plan.)

**(Requires compliance with Planning Commission Resolution No. 010-15.)**

Present: Brad Klinzing, City Project Engineer II.

**Project Design Approval and Final Approval as noted on plan Sheet L-1, and the color shall be beige.**

Miller/Gradin, 2/0/0. Motion carried.

**ABR - CONTINUED ITEM****B. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017  
Application Number: MST2015-00293  
Owner: SB Automotive, LLP  
Applicant: Arcadia Studios

(Proposal to remove a total of 11 mature Moreton Bay Fig trees from two locations near the street frontages on Hitchcock Way and S. Hope Avenue. The tree roots are undermining the foundation of the Plaza de Oro movie theater on the adjacent parcel.)

**(Second Review.)**

Present: Bob Cunningham, Applicant.

**Project Design Approval and Final Approval as submitted.**

Gradin/Miller, 2/0/0. Motion carried.

**ABR - FINAL REVIEW****C. 220 N SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-062-025  
Application Number: MST2015-00126  
Owner: Johanna Brosie  
Architect: Don Swann  
Applicant: Tom Gilles

(Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Four trees are proposed to be removed: one 20' tall Pittosporum, one 20' tall Eugenia, one 25' tall Eugenia, and one 18' tall oak tree. The total proposed development on this parcel will be 2,019 square feet.)

Present: Don Swann, Architect; Ricardo Castellanos, Landscape Designer; and Tom Gilles, Owner.

**Final Approval as noted on plan Sheet 1 and 3.**

Gradin/Miller, 2/0/0. Motion carried.

**ABR - FINAL REVIEW****D. 222 N SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-062-024  
Application Number: MST2015-00127  
Owner: Johanna Brosie  
Architect: Don Swann  
Applicant: Tom Gilles

(Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Nine trees will be removed: one 25' tall Pittosporum, one 18' tall Oak, five 30'-40' tall Tamarisks, and two 15' tall Tamarisks. The total proposed development on this parcel will be 2,019 square feet.)

Present: Don Swann, Architect; Ricardo Castellanos, Landscape Designer; and Tom Gilles, Owner.

**Final Approval as submitted.**

Gradin/Miller, 2/0/0. Motion carried.

**ABR - PROJECT DESIGN REVIEW****E. 3869 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-037  
Application Number: MST2013-00282  
Owner: Housing Authority of the City of Santa Barbara  
Architect: Peikert & RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

**(Requires compliance with Staff Hearing Officer Resolution No. 035-15. Project was last reviewed on May 26, 2015.)**

Present: Lisa Plowman, Architect; Gordon Brewer, Applicant; and Skip Szymanski, Housing Authority of the City of Santa Barbara.

**Project Design Approval and continued indefinitely to Consent Review for Final Approval with the condition that the Arborist Report shall be reproduced on the plans for Final Approval, and with the following CEQA findings read into the record by the Consent Reviewer: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."**

Gradin/Miller, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 1:54 P.M. \*\***