



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, June 6, 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, Acting Commission Secretary

Website: www.SantaBarbaraCA.gov

- Representatives present: Courtney Jane Miller and Wm. Howard Wittausch
- Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

- A. 325 W ISLAY ST R-4 Zone**
 - Assessor's Parcel Number: 027-082-028
 - Application Number: MST2015-00437
 - Owner: Pacifica Coast LP
 - Applicant: Pacifica Senior Living

(Proposal for minor additions to expand a dining room by 350 square feet and create a new building entry. Also proposed is to install new flagstone pavers on top of an existing concrete parking lot with the spaces to be restriped in the existing, most recently-approved configuration.)

(Review After Final of the following changes: remove existing planter and hedge at the south for new ADA path of travel, revised entry, new man gate, new planter at the west, removal of existing planter at the east, and a new bike rack. Requires a Level 2 Substantial Conformance Determination prior to building permit approval.)

Postponed indefinitely at the Applicant's request.

ABR - FINAL REVIEW**B. 927 E ORTEGA ST****R-2 Zone**

Assessor's Parcel Number: 031-123-012
Application Number: MST2016-00146
Owner: Andreas Blomst
Designer: Shannon Blomst

(Proposal to construct a new 467 square foot, one-story detached accessory dwelling unit and uncovered parking space to the rear of an existing 943 square foot, one-story single-family dwelling on a 5,000 square foot parcel. Also proposed is to demolish 65 square feet from the existing residence and construct a one-story, 143 square foot addition on the front elevation. Other proposed work will include the following: legalize an as-built carport, replace a 692 square foot concrete driveway with a 1,238 square foot permeable driveway, demolish an existing rear patio cover, replace windows in the same openings, add a new garage door, and a change in building finish from wood to stucco. Landscape changes will include the removal of one orange tree and a planter from the front yard and the removal of three trees [peach, fig, and poinsettia] from the rear yard.)

(Action may be taken if sufficient information is received. Project was last reviewed by Full Board on May 23, 2016.)

Present: Andreas & Shannon Blomst, Owners.

Motion: Final Approval with conditions:

- 1) Building at rear is still too tall, lower plate height to 10-foot maximum.
- 2) Lower little window on east and west elevations.
- 3) Show landscape irrigation.
- 4) Match the garage door to the main door in style and detailing.
- 5) Remove center vertical muntins on north windows.

Action: Miller / Wittausch, 2/0/0. Motion carried.

ABR - NEW ITEM**C. 1101 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-001
Application Number: MST2016-00214
Owner: Kompany, LLC
Architect: Pacific Architects, Inc.
Business Name: Compass Realty

(Proposal for minor exterior improvements to add an accessible ramp, concrete walk, and handrails.)

Present: Bill Wolf, Architect

Motion: Continued one week to Consent Review.

Action: Miller / Wittausch, 2/0/0. Motion carried.

ABR - NEW ITEM**D. 26 E HALEY****C-M Zone**

Assessor's Parcel Number: 037-212-034
Application Number: MST2016-00217
Owner: Haley Hospitality, LLC
Applicant: Vanguard Planning
Designer: Dexign Systems
Business Name: The Inn at Santa Barbara

(Proposal to permit an as-built, 6'-0" tall, 20' wide, rolling chain-link driveway gate for a hotel. This proposal will address violations identified in Enforcement Case ENF2015-00904.)

Present: Jarrett Gorin, Applicant.

Motion: Continued two weeks for revised proposal showing a metal gate and pedestrian gate to match the existing railings. Plans need to accurately show as-built existing conditions.

Action: Wittausch/___, 1/0/0. Motion carried.