



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, November 28, 2011 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CHRISTOPHER GILLILAND (Consent Calendar Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
PAUL ZINK (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 ext. 4539, or by email at tboughman@SantaBarbaraCa.gov. Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470 ext. 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Tuesday, November 22, 2011, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion.

ABR - NEW ITEM

A. 818 N VOLUNTARIO ST R-2 Zone

Assessor's Parcel Number: 031-060-042
Application Number: MST2011-00427
Owner: Gregory R. Deborah J. Tice Trust
Applicant: Gregory Tice

(Proposal for an 18-foot long, 6-foot tall wooden fence with a pedestrian gate at the front of the property constructed of stained redwood. Staff Hearing Officer review of a Zoning Modification is requested for the fence to exceed 3.5 feet in height within 10 feet of the front lot line.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Zoning Modification.)

ABR - NEW ITEM

B. 520 E YANONALI ST OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-016
Application Number: MST2011-00437
Owner: City of Santa Barbara
Applicant: Jesse Silva

(Proposal to install a bio-gas engine/generator energy cogeneration power plant located at the southeast corner of the property. The project includes a new 1,800 square foot building to enclose part of the equipment, a new pad and exterior equipment.)

(Comments only; project requires Environmental Assessment and Tier 3 SWMP compliance.)

ABR - REVIEW AFTER FINAL

C. 401 1/2 OLD COAST HWY C-P/R-2 Zone

Assessor's Parcel Number: 015-291-010
Application Number: MST2009-00500
Owner: William Pritchett
Architect: Garcia Architects Inc

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit two which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review of a requested Zoning Modification to allow living space to be permitted in the required rear setback.)

(Review After Final to eliminate the tree in the lightwell at the north/rear of the new dwelling unit, and install a roof and operable skylight over the lightwell.)