



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, March 5, 2012

630 Garden Street: David Gebhard Public Meeting Room

1:00 P.M.

BOARD MEMBERS:

DAWN SHERRY, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Calendar Representative)
CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
KIRK GRADIN
STEPHANIE POOLE

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 toughman@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 Thursday, March 1, 2012, 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 - REVIEW AFTER FINAL

A. 1924 EMERSON AVE

R-2 Zone

Assessor's Parcel Number: 025-401-014
Application Number: MST2009-00475
Owner: Troy and Ken Jacobsen
Architect: Cearnal, Andrulaitis Architecture

(Proposal to convert the existing 2,225 square foot, two-story duplex into one residential unit, including the demolition of 43 square feet and a 642 square foot addition (130 square feet one-story addition and 512 square foot two-story addition) resulting in a 2,825 square foot, two-story, single family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached 417 square foot two-car garage and one new uncovered space. Proposed is 134 cubic yards of grading. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project received Staff Hearing Officer Approval for requested zoning modifications on 1/13/2010.)

(Review After Final to replace a wood fence with a poured in place concrete wall with sandstone cap, a new ground-mounted air-conditioning unit, and an extension to the six-foot stonewall in the front yard. The eight-foot wood fence will remain where indicated on the plans. This project will address violations in ENF2012-00047.)

ABR - FINAL REVIEW

B. 410 E ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 029-173-003
Application Number: MST2012-00066
Owner: Lynn M. Stadler
Architect: Burnell, Branch & Pester Architect

(Proposal for minor exterior alterations and an interior remodel to an existing master bathroom on an existing single-family residence on a multi-family residential lot. The exterior alterations include the replacement and repositioning of a portion of the existing roof at the master bath, replacement of existing deck railing and siding of the existing raised deck, and extending the new roof above the existing raised deck to create a covered deck. No other site alterations are proposed.)

(Final Approval is requested. Project Design Approval was granted February 27, 2012.)

ABR - PROJECT DESIGN REVIEW**C. 1812 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 043-163-011
Application Number: MST2010-00097
Owner: Michael Szymanski
Architect: Yuzon and Associates
Applicant: Ubaldo Diaz

(Revised proposal returning to the original proposed four residential units. The project would demolish the existing single-family residence at the rear of the property and construct a two-story, 2,138 square foot duplex and a detached four-car carport and two uncovered parking spaces. The existing one-story duplex and two uncovered parking spaces will remain at the front of the 11,580 square foot lot. The proposal will address violations under enforcement case ENF2005-00016.)

(Project Design Approval is requested.)

ABR - NEW ITEM**D. 2206 OAK PARK LN****R-3 Zone**

Assessor's Parcel Number: 025-171-037
Application Number: MST2012-00068
Owner: Ritva Hiltunen Trust
Architect: Joe Moticha

(Proposal for minor exterior alterations to an existing multi-family residential apartment complex located on a 5,760 square foot lot. The alterations include eliminating a door, replacing a window with a new door, adding a new concrete entry stoop and eyebrow roof to create a new entry to an existing laundry room. Other alterations include a new chimney, replacement of an existing wood fence with a new 5-foot CMU wall; construct a new 5-foot gate within the existing 5-foot CMU wall, and addition of a new 3.5-foot tall CMU wall along the front and interior property lines to match the existing site walls. Approval is also requested to reconsider the condition of approval from MST2011-00391 which required a new 15-gallon Coast Live oak tree to replace the existing oak tree which was approved for removal.)

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

ABR - NEW ITEM**E. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
Application Number: MST2012-00077
Owner: City of Santa Barbara
Applicant: James Winslow

(Proposed addition of a Fats, Oils and Grease (FOG) receiving and processing facility at the El Estero Wastewater Treatment Plant. The project will include the following addition of a 10,300-gallon receiving tank pumps, associated piping low-wall containment area and associate equipment.)

(Comments only; project requires Environmental Assessment and Coastal Review.)