



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR

**Monday, August 20, 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](http://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](http://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](mailto:toughman@SantaBarbaraCa.gov). Office hours are 8:30 a.m. to 4:30 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, August 16, 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](http://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. 100 BARRANCA AVE**

**R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018  
Application Number: MST2008-00153  
Owner: Sandoval Family Trust  
Applicant: Shoreline HOA  
Architect: CSA Architects  
Landscape Architect: Bob Cunningham

Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone (SD-3). The project includes the removal of rooftop parapets and new roofing; replacement of existing exterior wood siding with stucco; replacement of all windows, existing railings, and the existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Dr. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. A modification was approved for the as-built trash enclosure to be located in the interior setbacks.

**Review After Final for removal and replacement of two trees to facilitate installation of an ABR-approved driveway gate.**

### **ABR - REVIEW AFTER FINAL**

#### **B. 301 S HOPE AVE**

**E-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-019  
Application Number: MST2012-00146  
Owner: Richard A. and Nancy J. Graham Trustees  
Architect: Cearnal Andrulaitis Architecture and Design

Proposal to thicken and raise a portion of one arch at the front facade and paint it blue for the existing Chevrolet dealership.

**Continued Review After Final to change the approved facade color for the Chevrolet dealership.**

**ABR - NEW ITEM****C. 423 W VICTORIA ST****P-R Zone**

Assessor's Parcel Number: 039-161-014  
Application Number: MST2012-00313  
Owner: City of Santa Barbara  
Applicant: City Parks and Recreation

Proposal to replace 19 existing wall-mounted light fixtures, and replace four wooden benches with five new metal benches at the Westside Community Center.

**Action may be taken if sufficient information is provided.**

**ABR - NEW ITEM – PUBLIC HEARING****D. 224 S MILPAS ST****C-2/M-1/SD-3 Zone**

Assessor's Parcel Number: 017-240-025  
Application Number: MST2012-00248  
Owner: James V. Giuliani Trustee  
Applicant: Suzanne Elledge Planning and Permitting

Proposal to permit an as-built 2,496 square foot, two-story single dwelling unit within an existing commercial building. The project consists of converting 245 square feet of commercial space on the ground floor, the addition of a 2,251 square foot second-floor within the 22-foot tall existing building, a covered patio on the second floor, skylights, 2 uncovered parking spaces for the dwelling, removal of fencing, and 11 new non-residential parking spaces. The project would result in a total of 9,475 square feet of commercial space and 2,496 square feet of residential space located on the 1.8-acre lot in the non-appealable jurisdiction of the Coastal Zone.

**Action may be taken if sufficient information is provided.**

**ABR - NEW ITEM****E. 121 GRAY AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-019  
Application Number: MST2012-00311  
Owner: 121 Gray Ave, LLC  
Architect: Pete Ehlen

Proposal to install a new accessible entry ramp and railings, relocate the existing stairs, construct a new accessible trash enclosure, and replace an entry gate. An existing pepper tree and two pine trees are proposed to be removed in the location of the ramp and 18 new palm trees are proposed in new and existing planters. The project includes minor reconfiguration of some parking spaces with the existing 40 spaces reduced to 39 to add two new accessible parking spaces, loading aisle, and path of travel. The 25,900 square foot lot is developed with a mixed-use building.

**Action may be taken if sufficient information is provided.**

**ABR - NEW ITEM****F. 740 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-030  
Application Number: MST2012-00286  
Owner: Southern California Edison Company  
Agent: John Gilhoun

Proposal to replace three antennas and pole-mounted equipment located on an existing 59-foot tall wood monopole, and replace ground-mounted equipment cabinets at the existing T-Mobile wireless facility.

**Action may be taken if sufficient information is provided. Project requires a finding of no visual impacts.**

**ABR - FINAL REVIEW****G. 735 W MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 039-032-001  
Application Number: MST2010-00293  
Owner: Elias Khoury  
Architect: Sherry and Associates Architects

Proposal for a 251 square foot one-story addition and a 517 square foot two-story addition to an existing 448 square foot one-story single-family residence that was damaged by a fire. The residence is proposed to be attached to the existing one-story 1,570 square foot neighborhood market. Modifications were approved to allow new construction in two interior setbacks and for a portion of the required open yard to be located in the required front setback, and/or smaller than the required dimensions.

**Project requires conformance with Staff Hearing Officer Resolution No. 018-11.**