



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, December 10, 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
KIRK GRADIN (Consent Calendar Representative)
STEPHANIE POOLE

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 KATHLEEN GOO, Commission Secretary - Recorder

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 4:30 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. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Wednesday, December 6, 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 - NEW ITEM

A. 824 REDDICK ST M-1 Zone

Assessor's Parcel Number: 031-304-006
Application Number: MST2012-00436
Owner: Deux, LLC
Architect: Dawn Sherry

(Proposal for a 249 net square foot one-story addition to connect two existing one-story commercial buildings. The project includes two uncovered parking spaces, new trash enclosures, widening the existing curb cut, and changes to landscaping. The total square footage will be 1,157 square feet on the 2,500 square foot lot.)

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

ABR - FINAL REVIEW

B. 528 ANACAPA ST C-M Zone

Assessor's Parcel Number: 031-201-029
Application Number: MST2012-00300
Owner: 528 Anacapa Street, LLC
Architect: AB Design Studios

(Proposal for a 3,000 square foot one-story addition to the existing 3,218 square foot one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, and the parking lot would be reconfigured and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.)

(Project requires Tier 3 Storm Water Management Program compliance.)

ABR - NEW ITEM

C. 322 W MISSION ST A R-4 Zone

Assessor's Parcel Number: 025-292-021
Application Number: MST2012-00464
Owner: Loza Family Survivor's Trust
Designer: Francisco Cobiani

(Proposal for a new one car carport, and review of as-built hardscaping and building color. The project will address violations in ENF2012-00122.)

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

ABR - NEW ITEM**D. 2038 MODOC RD****R-3 Zone**

Assessor's Parcel Number: 043-091-012
Application Number: MST2012-00465
Owner: Ronald Noe
Agent: Mark Morando

(Proposal for alterations to a property developed with an existing one-story residence (Unit A) and a two-story duplex (Unit B and C). Unit A: Proposal to remove exterior door and convert laundry to bathroom. Unit B: No exterior changes are proposed to this unit. Unit C: Proposal to remove a door and window, replace sliding door with French door, and change existing window to French door on lower level. Other site improvements include enclosing carport to create garage, relocating water heaters to new exterior enclosures at rear of garage, permit site fencing, a permit gate to yard area, and entry to Unit B.)

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