



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, January 28, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: PAUL ZINK, *Chair*
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative) – Present
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative, Alternate)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

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

Website: www.SantaBarbaraCa.gov

Representatives present: Kirk Gradin.
Staff present: Tony Boughman.

ABR - NEW ITEM

A. 2927 DE LA VINA ST **C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-026
Application Number: MST2013-00025
Owner: Montana Vista
Architect: Raymond Fox & Associates

(Proposal to install an emergency generator with a 225 square foot enclosure which removes one surface parking space, a 104 square foot enclosure for a new vacuum pump in the existing parking garage, an 88 square foot exterior water heater and medical gas storage area on the first floor, minor door and window alterations, and an interior remodel of the entire first floor for a new surgery center. The eight residential apartments on the second floor of the building will remain. Two parking spaces are proposed off site across De La Vina Street for a total of 56 spaces.)

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

Project Design Approval and Final Approval with conditions:

- 1) Show adjacent building footprints.
- 2) Integrate the proposed water heater and gas storage shed into architecture by extending the existing roof.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, February 4, 2013.

ABR - NEW ITEM – PUBLIC HEARING**B. 115 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-111-012
Application Number: MST2007-00639
Owner: Anne Maxwell
Agent: Souter Land Use Consulting

(Proposal to convert three existing residential units to condominiums. The units are a one-story, two-bedroom 1,113 square foot unit, and a two-story duplex with two-bedroom units at 1,493 and 1,468 square feet on the 12,500 square foot lot. The proposal includes some site and landscaping alterations; no exterior alterations are proposed for the buildings. A Modification is being requested to permit the as-built garage window in Unit 1 located in the setback. There are currently two two-car garages on site with one space converted to storage. Three new uncovered spaces are proposed for a total of six parking spaces. A Design Review waiver is requested to not fence the private outdoor living space in the front yard for Unit 1. Staff Hearing Officer review is requested for a Condominium Conversion, Tentative Subdivision Map, and a Modification.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Condominium Conversion, Tentative Subdivision Map, and Zoning Modification.)

Continued indefinitely to Staff Hearing Officer to return to the Consent Calendar with comments:

- 1) A waiver is granted to provide open yard in front without a fence. The existing landscaping provides adequate screening and adding a fence would block the handsome front elevation.
- 2) Window in setback has no adverse visual impact aesthetically.
- 3) Meets guidelines for condo conversion.

ABR - NEW ITEM**C. 303 LOMA ALTA DR****R-2 Zone**

Assessor's Parcel Number: 035-232-006
Application Number: MST2013-00031
Owner: Kent N. Lind
Architect: Jose Luis Esparza

(Proposal to replace all aluminum windows and sliding doors with vinyl replacement windows and sliding doors for an existing 19 unit, three-story apartment building.)

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

Continued one week to the Full Board with comments:

- 1) The proposed Milgard Tuscan vinyl windows are not of sufficiently high quality for this large building with lots of exposure to streets and neighbors.
- 2) Vinyl replacement windows are inferior in aesthetics and longevity. Wood-clad or metal windows are recommended.

ABR - NEW ITEM**D. 303 S SOLEDAD ST****R-3 Zone**

Assessor's Parcel Number: 017-292-018
Application Number: MST2013-00029
Owner: Juan J. Perez

(Proposal to demolish as-built alterations listed in ENF2012-00481 including the rear patio enclosure, breezeway between rear patio and adjacent dwelling, bathroom added inside garage, relocation of water heater to exterior enclosure, and removal of multiple awnings. In addition the project will abate additional zoning violations listed in ZIR2012-00566 including the removal of as-built storage room within setback, reduction over height fences and walls, permitting of door change to a slider and the removal of an interior closet in Unit A.)

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

Project Design Approval and Final Approval as submitted. (Comments as noted on the plans).

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

Assessor's Parcel Number: 033-083-019
Application Number: MST2013-00032
Owner: 121 Gray Avenue, LLC
Contractor: Cold Springs Irrigation & Landscapes

(Proposal to remove seven very large eucalyptus trees and other vegetation, and install a hedge surrounding a small break area located on a commercial property next to the railway. All existing palm trees will remain.)

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

Continued indefinitely to the Consent Calendar with comments:

- 1) Provide photos of existing landscaping on the site; especially the perimeter of property.
- 2) Examine whether upgrades should be provided for conformance with the landscape plan approved by the ABR in 1981.
- 3) Incorporate additional Queen Palms, all to be 24-inch box size.

The Consent Calendar items were reviewed by **Kirk Gradin**.