



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**630 Garden Street**

**1:00 P.M.**

**Monday, November 15, 2010**

**BOARD MEMBERS:**

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

**CITY COUNCIL LIAISON:** DALE FRANCISCO GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT STELLA LARSON (ALTERNATE)

**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 in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 so that the applicant can answer 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 extension 4539, or by email at [tboughman@santabarbaraca.gov](mailto: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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**POSTING:** On Wednesday, November 10, 2010, 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 Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

**ABR - CONTINUED ITEM**

**A. 330 W CANON PERDIDO ST R-4 Zone**

Assessor's Parcel Number: 039-302-024  
Application Number: MST2010-00278  
Owner: Stephen V. and Celeste E. Harrel Living Trust

(Proposal to demolish an existing one-story single-family residence and construct a new two-story duplex consisting of a 1,080 square foot unit, a 1,197 square foot unit, an attached 429 square foot two-car garage, an attached 495 square foot two car garage with a new driveway from Castillo Street, and fences, walkways, and landscaping. The proposed total development of 3,201 square feet is located on a 5,000 square foot lot.)

**(Comments only; project requires environmental assessment.)**

**ABR - NEW ITEM**

**B. 1623 CHINO ST R-2 Zone**

Assessor's Parcel Number: 043-212-005  
Application Number: MST2010-00344  
Owner: Florentina Castro  
Designer: Mark Morando

(Proposal to abate violations outlined in ENF2010-00499 by removing the unpermitted addition to Unit A, legalize the front bay window to Unit A, remove the unpermitted rear addition to Unit B, permit interior remodel to Unit B, remove the front 6 foot high front wooden fence and install a new 6 foot high rolling gate and provide two uncovered parking spaces. The property is currently developed with two detached dwelling units.)

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

**ABR - NEW ITEM**

**C. 212 W ARRELLAGA ST R-4 Zone**

Assessor's Parcel Number: 027-171-015  
Application Number: MST2010-00326  
Owner: NSM Miramesa LLC  
Architect: Bildsten and Sherwin Design Studio

(Proposal to construct a 226 square foot second story addition and convert the attic storage space to habitable space for an existing two-story single-family residence. There is an existing two-story duplex to remain unaltered at the rear of the 7,809 square foot lot.)

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

**ABR - FINAL REVIEW****D. 130 N CALLE CESAR CHAVEZ****M-1 Zone**

Assessor's Parcel Number: 017-030-005  
 Application Number: MST2010-00067  
 Owner: Kenneth James LLC  
 Agent: Roy Harthorn  
 Architect: Joseph Moticha

(Proposal to permit the as-built construction of 2,909 square feet of commercial buildings on an existing 1.88 acre lot which is currently developed with 21,355 square feet of commercial buildings. The as-built construction is composed of an addition of 250 square feet to building 1, a 575 square foot addition to building 17, a 720 square foot addition to building 18, a 520 square foot addition to building 19, a 133 square foot addition to building 20, a 1,186 square foot addition to building 28, and a 560 square foot canopy addition to building 15. The proposal includes permitting an as-built trellis and deck for the existing building 22, new accessible parking spaces, paths of travel, alterations to the site landscaping, and restriping the existing parking area. A total of 52 parking spaces are proposed on-site, which includes 12 parking spaces per an existing parking easement for the property at 208 N. Calle Cesar Chavez. The as-built additions require Development Plan Approval by the ABR for 2,909 square feet of non-residential square footage. The 2,909 square feet figure excludes the 560 square foot canopy and 475 square feet for a building demolished under a separate permit.)

**ABR - NEW ITEM****E. 401 OLD COAST HWY****C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-011  
 Application Number: MST2010-00267  
 Owner: David Joel Munoz  
 Applicant: Suzanne Elledge Planning and Permitting  
 Architect: Paul Zink

(Proposal for a Conditional Use Permit to allow an existing automobile repair business to operate in the C-P/R-2 zone and to permit the as-built alterations consisting of three auto lifts, 561 square foot interior mezzanine, roll-up door, to provide ADA accessibility, improve fire-rated construction, and modify site landscaping. The proposal addresses violations in ENF2009-01437. The project requires Planning Commission review of a Conditional Use Permit.)

**(Comments only; project requires Planning Commission review of a Conditional Use Permit.)**

**ABR - CONTINUED ITEM****F. 936 SAN PASCUAL ST BLD D****R-3 Zone**

Assessor's Parcel Number: 039-292-019  
 Application Number: MST2010-00319  
 Owner: Pini Dario  
 Agent: Catherine Dunbar

(Proposal to permit as-built window changes and paint color changes, and review of landscaping for an existing apartment complex. The proposal will address the violations outlined in ENF2010-00384.)