



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, April 11, 2011

**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 Thursday, April 7, 2011, the 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.

### **ATTENDANCE**

Members present: Gilliland and Rivera

Staff present: Boughman

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

**A. 436 CORONA DEL MAR DR R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-007  
Application Number: MST2008-00420  
Owner: Larry Agostino  
Architect: Pujo & Associates  
Designer: Design By Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construct a new three-story, 3,094 square foot, two-unit residential duplex and a 548 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,159 square feet and unit two at 934 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes a swimming pool, a pool equipment storage shed attached to the garage, and photovoltaic solar panels. A total of 220 cubic yards of grading is proposed to be balanced on site. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval, and Planning Commission approval on appeal, for a Coastal Development Permit and a zoning modification to allow the garage to be built within the interior setback (Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09).

**(Review After Final to add a new glass awning.)**

Approved the Review After Final as submitted.

### **ABR - NEW ITEM**

**B. 1270 COAST VILLAGE CIR C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-029  
Application Number: MST2011-00152  
Owner: Cycad Group, LLC  
Architect: Michael Holliday

(Proposal for an interior and exterior remodel of the existing 5,324 square foot office building, including electrical and mechanical system upgrades. Exterior alterations consist of new dual pane windows to replace and match existing windows, new windows to replace existing door openings in rear of building, a new fire backflow valve with landscape screening, new roof top skylights, and minor exterior entry modifications to the rear entry.)

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

Project Design and Final Approvals as submitted.

**ABR - NEW ITEM****C. 1014 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-043  
Application Number: MST2011-00149  
Owner: Conners Family Limited Partnership  
Owner: Al Winsor

(Proposal to replace mismatched exterior doors and glazing to return two existing multi-tenant buildings to the early 1960s style. The proposal includes permitting five doors previously installed without permits, adding three exterior doors, adding interior partition walls to create five new tenant spaces, and constructing a new structure to enclose the electrical transformer)

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

Project Design and Final Approvals with comments: 1) consideration of a color other than the white trim is encouraged; 2) confirm Zoning restrictions for the transformer enclosure and work with staff to revise if necessary.

**ABR - FINAL REVIEW****D. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-010  
Application Number: MST2009-00500  
Owner: William Pritchett  
Architect: Garcia Architects Inc

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review for a requested zoning modification to allow living space to be permitted in the required rear setback.)

Final Approval of the architecture and landscaping with conditions: 1) skylight to be smoked glass to match sample provided; 2) carport to be the approved lighter brown trim to match the fences.