



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR

**Monday, February 27, 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 4:00 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 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, February 23, 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. 2017 CHAPALA ST**

**R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007  
Application Number: MST2010-00036  
Owner: B.K. Rai  
Architect: Garcia Architects

(Proposal for the conversion of an existing two-story, 1,893 square foot commercial building into a single-family residence with parking below, and to provide a new accessible parking space for the existing 1,451 square foot commercial building in the front of the lot. The proposal will result in a 1,451 square foot commercial space and a 1,893 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single-family residence and six for the commercial building. The project received Staff Hearing Officer approval on 4/21/2010 for zoning modifications to allow encroachments into the required interior setbacks.)

**(Review After Final for alterations to site landscaping and hardscape.)**

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

#### **B. 422 - 448 SANTA FE PL**

**E-1 Zone**

Assessor's Parcel Number: 035-191-001  
Application Number: MST2003-00620  
Owner: King Heirs, LLC  
Owner: The Mesa at Santa Barbara, LLC  
Agent: L&P Consultants  
Architect: Zehren and Associates

(Proposal to construct fourteen (14) duplex condominiums located on an existing 7.66-acre lot in the Alta Mesa Neighborhood. Seven (7) of the fourteen (14) units will be market rate units and approximately 1,375 to 2,200 square feet in size and seven (7) will be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. The project includes nine (9) on-site guest parking spaces and each unit includes a two-car garage. The project received Planning Commission and City Council approval. Note the address of the project currently under construction is now recognized, per Public Works, as 1422 – 1488 Sante Fe Place.)

**(Review After Final for minor door and window alterations, to replace the stone base with stucco, and changes to the color scheme for the multi-family residential project.)**

**ABR - REVIEW AFTER FINAL****C. 1924 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-014  
Application Number: MST2009-00475  
Owner: Troy and Ken Jacobsen  
Architect: Cearnal Andrulaitis Architecture  
Architect: Garcia Architects Inc.

(Proposal to convert the existing, 2,225 square foot, two-story duplex into one residential unit, including the demolition of 43 square feet and a 642 square foot addition (130 square feet one-story addition and 512 square foot two-story addition), resulting in a 2,825 square foot two-story single-family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached 417 square foot two-car garage and one new uncovered space. Proposed is 134 cubic yards of grading. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project received Staff Hearing Officer approval for requested zoning modifications on 1/13/2010.)

**(Review After Final to replace a wood fence with a poured in place concrete wall with sandstone cap, a new ground-mounted air-conditioning unit, and an extension to the six-foot stonewall in the front yard. The eight-foot wood fence will remain where indicated on the plans. This project will address violations in ENF2012-00047.)**

**ABR - NEW ITEM****D. 1529 EUCALYPTUS HILL RD****R-2 Zone**

Assessor's Parcel Number: 015-242-010  
Application Number: MST2012-00041  
Owner: Falberg Family Trust  
Architect: Joseph Moticha

(Proposal to permit the as-built, 200 square foot, two-story terrace decks at the rear of an existing three-story, four-unit apartment building. The project includes replacing a window with sliding glass doors at the first floor deck, a new laundry room in the basement, converting the existing laundry on the first floor to a bedroom with new window.)

**(Action may be taken if sufficient information is provided. The project requires compliance with the High Fire Area requirements.)**

**ABR - NEW ITEM****E. 502 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-180-001  
Application Number: MST2012-00061  
Owner: Neil and Sue Williamson Trust  
Contractor: Skyline Construction

(Proposal for minor exterior alterations and interior remodel to an existing three unit, multi-residential building, located on a 5,000 square foot lot. The alterations include permitting an as-built stair and landing for unit C, lattice screens for units A, B, & C, and addition of new garage doors to the original existing carports. Proposal will abate violations listed in ZIR2011-00368 and ENF2011-00219.)

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

**ABR - NEW ITEM****F. 410 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-173-003  
Application Number: MST2012-00066  
Owner: Lynn M. Stadler  
Architect: Burnell, Branch & Pester

(Proposal for minor exterior alterations and an interior remodel to an existing master bathroom on an existing single-family residence on a multi-family residential lot. The exterior alterations include the replacement and repositioning of a portion of the existing roof at the master bath, replacement of existing deck railing and siding of the existing raised deck, and extending the new roof above the existing raised deck to create a covered deck. No other site alterations are proposed.)

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

**ABR - CONTINUED ITEM****G. 504 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-490-008  
Application Number: MST2012-00027  
Owner: Halling Family Trust  
Applicant: Richard Weinberg

(Proposal to remove an approximately 20-inch diameter oak tree at the rear of an existing two-story office building. The area will be replanted with shrubs and small plants.)

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

**ABR - NEW ITEM****H. 29 BROADMOOR PZ****R-3/SD-2 Zone**

Assessor's Parcel Number: 051-080-017  
Application Number: MST2012-00060  
Owner: Leslie Storr Trust  
Landscape Architect: Owen Dell & Associates

(Proposal to re-landscape and irrigate an existing approximately 715 square foot planter adjacent to the street for an existing multi-family residential project. The existing King palms and one existing Yucca tree will remain, all other existing landscaping is to be replaced with new trees and shrub materials. No changes are proposed to the existing parkway plantings.)

**(Action may be taken if sufficient information is provided. Project requires approval by the Parks Department for removal of trees located within the required front yard setback.)**