



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR

**Monday, June 4, 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, May 31, 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 - NEW ITEM**

**A. 1924 CLIFF DR C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-009  
Application Number: MST2012-00212  
Owner: Levon Investments LLC  
Architect: Garcia Architecture + Design

(Proposal to remove two sets of entry doors and replace with new storefront system. Also proposed is a new walk-up ATM in the front wall of the building.)

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

**ABR - CONTINUED ITEM**

**B. 320 & 322 W CANON PERDIDO STREET R-4 Zone**

Assessor's Parcel Number: 039-302-017  
Application Number: MST2012-00136  
Owner: Martin Peter and Maureen Connolly  
Designer: Wynn Landscape

(Proposal to replace existing landscaping, to resurface the parking lots, revise the trash locations, and provide two new accessible parking spaces for the existing apartment complex. The project will address violations in ENF2011-01050 and ENF2011-01051. A waiver is requested for the non-conforming property to have less than the required perimeter landscaping areas.)

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

**ABR - NEW ITEM**

**C. 628 W MICHELTORENA ST C-P Zone**

Assessor's Parcel Number: 043-251-029  
Application Number: MST2012-00208  
Owner: Santa Barbara Neighborhood Clinics  
Applicant: Terry Keller

(Proposal for a new ADA parking space. The project involves enlarging a paved area and removal of landscaping.)

**(Action may be taken if sufficient information is provided. Project requires Tier 2 Storm Water Management Program compliance.)**

**ABR - PROJECT DESIGN AND FINAL REVIEW****D. 122 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 017-022-002  
Application Number: MST2012-00021  
Owner: Stapelmann Community Property Trust  
Architect: Dennis Thompson

(Proposal to construct a new parking lot with nine spaces on a 5,208 square foot vacant lot. The project includes walls, gate, lighting, and landscaping. Planning Commission review of a Conditional Use Permit is requested.)

**(Project requires compliance with Planning Commission Resolution No. 007-12.)**

**ABR - CONTINUED ITEM****E. 2015 RED ROSE WAY****R-2 Zone**

Assessor's Parcel Number: 035-342-011  
Application Number: MST2012-00186  
Owner: Szerman Trust  
Contractor: Shaker Construction

(Proposal to install four new retaining walls constructed of stacked keystone blocks at the rear of an apartment property backing up to the rear of the Mesa Shopping Center. The walls are terraced with spacing of 6-8 feet, each four feet tall with a length of 50 feet. Existing trees are to remain, with new groundcover.)

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