



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR

**Monday, June 25, 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, June 21, 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. 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 City Council approved a zoning modification to allow living space to be permitted in the required rear setback.)

**(Review After Final for as-built field changes during construction including alterations to front porch, entry door and landing, walkways, landscaping, and relocation of a ground-mounted HVAC unit to the roof of the rear dwelling.)**

### **ABR - NEW ITEM**

**B. 150 S LA CUMBRE RD C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002  
Application Number: MST2011-00384  
Owner: Dansk Investment Group, Inc.  
Applicant: Permit Advisors  
Owner: Moller Investment

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building. The proposal includes elimination of the automobile service bays and expansion of the mini-market within the existing building, and new accessible parking and entry. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.)

**(Comments only; project requires environmental assessment and Planning Commission review of a CUP amendment.)**

**ABR - FINAL REVIEW****C. 900 CALLE DE LOS AMIGOS****A-1 Zone**

Assessor's Parcel Number: 049-040-050  
Application Number: MST2005-00742  
Owner: American Baptist Homes of the West  
Applicant: Tynan Group  
Agent: Cameron Carey  
Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet. Proposed are 83 new parking spaces for a total of 414 parking spaces. Proposed are 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils on the 59.75 acre site. The project received Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

**(Final approval of the commercial carports is requested.)**

**ABR - FINAL REVIEW****D. 2015 RED ROSE WAY****R-2 Zone**

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

(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 to remain, with new groundcover. The project must address violations in ZIR2011-00305 of conversion of two carports to garages and addition of skylights.)

**(Final review of landscaping.)**

**ABR - NEW ITEM****E. 3132 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-021  
Application Number: MST2012-00239  
Owner: Kioko Uchiyama Blanc  
Applicant: Michael Blanc  
Business Name: iGrill Korean BBQ

(Proposal for an exterior storefront alteration consisting of paint color change, stone veneer, new front door, new light fixtures.)

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