



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, August 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

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. 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. Office hours are 8:30 a.m. to 4:30 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, August 3, 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.

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. 301 S HOPE AVE E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00146
Owner: Richard A. and Nancy J. Graham Trustees
Architect: Cearnal Andrulaitis Architecture

Proposal to thicken and raise a portion of one arch at the front facade and paint it blue for the existing Chevrolet dealership.

Action may be taken if sufficient information is provided.

ABR - FINAL REVIEW

B. 130 S ALISOS ST R-3 Zone

Assessor's Parcel Number: 017-212-014
Application Number: MST2011-00194
Owner: Ed St George
Architect: Justin Van Mullem

Proposal for a new, two-story residential building with a 941 square foot four-car garage and one dwelling unit consisting of 312 square feet of habitable space on the first floor and 1,156 square feet of habitable space on the second floor. There are one single-family dwelling, one triplex, and a carport to remain on the property. A new driveway and two new uncovered parking spaces are also proposed.

ABR - FINAL REVIEW

C. 822 E CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 031-042-006
Application Number: MST2011-00182
Owner: Habitat for Humanity of Southern Santa Barbara County
Architect: Devicente & Mills

Proposal for construction of 12 new two- and three-story residential condominium units, restricted to affordable covenants. The units will vary in size between 691 square feet and 1,347 square feet, and includes 8 two-bedroom units, 2 three-bedroom units, and 2 one-bedroom unit. A total of 15 on-site parking spaces will be provided, which include 12 one-car garages and 3 guest parking spaces. The proposal involves the demolition of two existing residential units, two garages, and a carport, and a voluntary lot merger to merge two existing parcels into one approximately 19,303 square foot parcel. The Planning Commission approved a Tentative Subdivision Map and zoning modifications for lot area, interior setback encroachment, and number of parking spaces (PC Resolution No. 001-12).

Project was last reviewed on June 25, 2012. Project requires compliance with Planning Commission Resolution No. 001-12.

ABR - NEW ITEM**D. 121 GRAY AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-019
Application Number: MST2012-00311
Owner: 121 Gray Ave, LLC
Architect: Pete Ehlen

Proposal to install a new accessible entry ramp and railings, relocate the existing stairs, construct a new accessible trash enclosure, and replace an entry gate. An existing pepper tree and two pine trees are proposed to be removed in the location of the ramp and 18 new palm trees are proposed in new and existing planters. The project includes minor reconfiguration of some parking spaces with the existing 40 spaces reduced to 39 to add two new accessible parking spaces, loading aisle, and path of travel. The 25,900 square foot lot is developed with a mixed-use building.

Action may be taken if sufficient information is provided.