



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, October 29, 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
KIRK GRADIN (Consent Calendar Alternate)
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 boughman@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, October 25, 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. 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. 83 new parking spaces are proposed for a total of 414 parking spaces. 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils is proposed 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.)

(Review After Final to change approved color scheme of multiple buildings.)

ABR - REVIEW AFTER FINAL

B. 336 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-331-001
Application Number: MST2009-00450
Owner: Debra Corr Sanchez Family Trust
Applicant: Edward Corral
Designer: Home Designs

(New Description: Replace all existing windows and doors with new aluminum, remove existing roll-up door replace with new door and window, remove and replace all existing exterior stucco and replace like-for like, remove and replace all interior and exterior framing; roof to remain; and foundation to remain with new underpinning. Old Description: The proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

(Review After Final for increase in scope of repairs to replace damaged wall areas.)

ABR - NEW ITEM**C. 1905 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-007
Application Number: MST2012-00406
Owner: Debra and Darush Babai, Trustees

(Proposal for a six-foot tall 15-foot by 18-foot painted redwood fence enclosure and soil and groundwater remediation equipment.)

ABR - NEW ITEM**D. 1309 SAN ANDRES ST****R-2 Zone**

Assessor's Parcel Number: 039-092-010
Application Number: MST2012-00409
Designer: Mark Morando
Owner: Ronald Noe

(Proposal to convert utility rooms in two units to full baths and relocated water heaters to exterior, remove two exterior doors and add windows in the place of utility doors. Project also includes new exterior paint.)

ABR - NEW ITEM**E. 2700 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-011
Application Number: MST2012-00411
Owner: Pertsulakes Family Trust
Applicant: Sherry & Associates, Architects

(Remove and replace existing windows and canvas awnings for existing commercial building.)

ABR - NEW ITEM**F. 117 HARBOR WAY****HC/SD-3 Zone**

Assessor's Parcel Number: 045-250-004
Application Number: MST2012-00376
Owner: City of Santa Barbara
Architect: Dawn Sherry

(Proposal for a new 22 foot long canvas awning on the front of an existing commercial building.)

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