



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

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
 MICHELLE BEDARD, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ATTENDANCE:

Representatives present: Gilliland and Zink
Staff present: Bedard

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.)

Review After Final approved with the condition to maintain the box-size of the trees along the front of the building, per the originally approved landscape plan.

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.)

Continued to the March 5 Full Board meeting.

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 Architects
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.)

Postponed one-week at the applicant's request.

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.)

Project Design Approval as submitted and continued indefinitely for Final Approval.

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.)

Project Design Approval and Final Approval with conditions: 1) reduce all lattice to a maximum height of 5-feet above the deck; 2) remove the lattice from above the stair handrails.

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.)

Project Design Approval with the condition to use 2-piece tile for the new roof at the remodel and above the proposed covered deck to match existing roof material throughout the project, and continued indefinitely for Final Approval.

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.)

Project Design Approval and Final Approval as noted.

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.)

Project Design Approval and Final Approval as noted.