



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR MINUTES

**Monday, July 2, 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](http://www.SantaBarbaraCa.gov)**

**ATTENDANCE:**

Representatives present: Gilliland and Rivera

Staff present: Bedard

**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.)

**(Second review of the 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.)**

Public comment: Angie & David Munoz, expressed concerned with potential encroachment of parking space #3. Eustacchio Guadagnini expressed concerns regarding the HVAC unit.

Review After Final Approved with the following conditions: 1) HVAC will be removed from the roof and returned to the light well per the original approved plans. 2) Elimination of the pavers to be replaced with concrete material at pedestrian walkway is acceptable. 3) Relocation of fence for unit #3 at private outdoor living space is acceptable. 4) Front porch may remain as is IF parking space #3 will not encroach into the neighbors property; the planter in front of space #3 may be eliminated but retained in front of spaces 4 and 5.

### **ABR - CONTINUED 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.)**

Postponed one week at the applicant's request.

### **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 is 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.)**

Final Approval as submitted.