



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, January 7, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
KIRK GRADIN
STEPHANIE POOLE
WILLIAM H. WITTAUSCH
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
KATHLEEN GOO, 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 TBoughman@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 December 20, 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 - CONTINUED ITEM

A. 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.
Owner: Moller Investment
Applicant: Permit Advisors
Engineer: Mark Pascuine

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building & dedication of additional R/W. 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.)

(Request for Concept Review of revised site design. Comments only; project requires environmental assessment and Planning Commission review of a CUP amendment.)

ABR - REVIEW AFTER FINAL

B. 1198 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Dewayne Daniel and Kathleen M. Copus Trust
Designer: The Schmandt Group
Architect: Dawn Sherry
Business Name: Peabody's Restaurant

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this concrete patio in the same location, a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, replacing the concrete for the existing 950 square foot concrete patio with new and adding a new exterior oven and bar area, and the existing 484 square foot wood patio, new outdoor heaters and patio lighting, and replacing existing 6-7 foot tall wood fence, add a new planter area, and the removal of an existing 48-inch diameter cypress tree located within the existing concrete patio and interior remodeling. Seating for the restaurant is limited to 50 seats inside and 25 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final for the demolition of a 36 square-foot as-built storage enclosure, demolition of the as-built trash enclosure, a new relocated trash enclosure and restriping the parking lot, the reconstruction of access stairways located in the front setback, and permitting the as-built 181 square-foot addition to the restaurant's service and storage areas located in the front setback and right-of-way on Middle Road. An accessible lift might be required for pedestrians. The project requires Staff Hearing Officer review of a zoning modification and a Public Works encroachment permit.)

ABR - NEW ITEM**C. 208 W HALEY ST****R-3 Zone**

Assessor's Parcel Number: 037-161-014
Application Number: MST2012-00482
Owner: Maria Elena Solis Living Trust
Agent: Eduardo Esparza

(Proposal to permit the as-built enclosure of a 50 square foot front porch, and rebuild the front and rear stairs at 212 W. Haley; permit the as-built enclosure of a 39 square foot rear porch to create a bathroom with exterior access only at 210 W. Haley; and lower the pillars of the front site wall to 42 inches. The project will address violations in ENF2012-00453. There are three detached dwelling units on the 10,285 square foot lot.)

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

ABR - NEW ITEM**D. 351 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-004
Application Number: MST2012-00432
Owner: Plaza Del Oro Ltd.
Contractor: Gold West Construction

(Proposal to permit and enlarge an as-built trash enclosure, resulting in a reduction of existing parking lot planter landscaping area and removal of a parking lot tree. The project is located at an existing commercial complex.)

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