



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, January 14, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative, Alternate)
WM. HOWARD WITTAUSCH

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. 3310. 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, January 10, 2013, 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 - FINAL REVIEW

A. 418 N SALSIPUEDES ST

M-1 Zone

Assessor's Parcel Number: 031-293-019
Application Number: MST2012-00387
Owner: Andros Family Trust
Architect: Architecture J.A., Inc.

(Proposal for exterior alterations for the existing quonset hut commercial/manufacturing building consisting of a new translucent front facade with new windows and doors, two new windows on the side, and a parking canopy at the rear.)

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
Architect: Dawn Sherry
Designer: The Schmandt Group
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 950 square foot concrete patio in the same location, constructing a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, adding a new exterior oven and bar area and new outdoor heaters and patio lighting, replacing existing 6-7 foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will remain. 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.)

(Second review of a 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. 535 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-201-005
Application Number: MST2013-00004
Owner: Dawn Sherry and Paul Noury Living Trust
Architect: Dawn Sherry

(Proposal for a change of use of the existing single-family residence to commercial. The project includes unenclosing a rear porch, new ADA parking space, roof alterations, two new six foot high fences, and relocation of driveway and apron.)

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

ABR - CONTINUED 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.)

ABR - REVIEW AFTER FINAL**E. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal Andrulaitis, LLP
Landscape Architect: Katie O'Reilly-Rogers

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).)

(Review After Final to permit an as-built white picket fence along the top of the stone walls at Micheltorena Street.)

ABR - FINAL REVIEW**F. 1216 E MONTECITO ST****R-2 Zone**

Assessor's Parcel Number: 017-062-004
Application Number: MST2010-00378
Owner: José Luis Gonzales
Designer: José Esparza

(Proposal to demolish the existing 749 square foot single-family residence and construct two new detached units on a 5,300 square foot lot. Proposed is a 1,196 square foot two-story single family residence at the front of the lot and a detached two-story structure at the rear of the lot consisting of a 600 square foot accessory dwelling unit and a 557 square foot two-car garage. One uncovered parking space is also proposed. The project will address violations listed under enforcement case ENF2009-01426.)

ABR - NEW ITEM**G. 3891 STATE ST 24****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-035
Application Number: MST2013-00006
Owner: Watabun USA Inc.
Architect: Tai Yeh

(Proposal to construct a new outdoor dining patio at the front of the Galleria building. The project includes a 540 square foot trellis surrounded by a 7 foot garden wall with glass wind screen.)

(Action may be taken if sufficient information is provided. Project requires Tier 3 Storm Water Management Program compliance.)

ABR - PROJECT DESIGN AND FINAL REVIEW**H. 720 N VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 031-131-030
Application Number: MST2012-00407
Owners: Therese M. Cummings
Applicant: Tres Palmas Homeowner's Association
Architect: Howard Wittausch

(Proposal to replace a 300 square foot as-built wood deck and 75 linear foot wood fence with a new 400 square foot concrete deck and 85 linear foot wood fence in the same location. The project also includes a new storm drain line, new trash enclosure, and enclosing 50 square feet of a covered porch area for new floor area. Staff Hearing Officer review of a zoning modification is requested.)

(Project requires compliance with Staff Hearing Officer Resolution No. 004-13.)