



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Note: Tuesday meeting date due to the Monday holiday.

TUESDAY, January 22, 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. 3308. 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 17, 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. 3891 STATE ST 24 C-2/SD-2 Zone

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

(Proposal to construct a new trellis over an existing outdoor 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.)

ABR - NEW ITEM

B. 3820 STATE ST R-O/SD-2 Zone

Assessor's Parcel Number: 057-240-052
Application Number: MST2013-00023
Owner: Peaceful View Properties, LLC
Agent: Michael Cicileo

(Proposal to remove 18 existing large Eucalyptus trees in the raised planter in front of the building and in the rear parking lot, and replacing them with 18 Arbutus Marina trees (24-inch box size) on a 78,454 square foot commercial lot.)

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

ABR - NEW ITEM

C. 1022 E COTA ST R-2 Zone

Assessor's Parcel Number: 031-242-007
Application Number: MST2013-00021
Owner: Maria Gomez

(Proposal to permit the as-built re-roof of front portion of the duplex structure. The existing terracotta s-tile was replaced with green glazed s-tile and the green tile was added as a cap along the existing parapet walls. This proposal will abate violations in ENF2012-0000854.)

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

ABR - NEW ITEM**D. 115 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-111-012
Application Number: MST2007-00639
Owner: Anne Maxwell
Agent: Souter Land Use Consulting

(Proposal to convert three existing residential units to condominiums. The site is currently developed with a one-story, two-bedroom 1,113 square foot unit, and a two-story duplex with two-bedroom units at 1,493 and 1,468 square feet on a 12,500 square foot lot in the R-2 zone. No exterior alterations are proposed for the existing residential units. A Modification is being requested to permit and as-built garage window in Unit 1. There are currently two two-car garages on site. The proposal includes some site alterations to include landscaping alterations and the addition of three new uncovered parking spaces, for a total of six on-site parking spaces. A Design Review waiver is requested to not fence the private outdoor living space in the front yard for unit 1. The project requires Staff Hearing Officer review for Condominium Conversion, a Tentative Subdivision Map, and a Modification.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Condominium Conversion, Tentative Subdivision Map, and Zoning Modification.)

ABR - NEW ITEM**E. 1013 BATH ST****C-2 Zone**

Assessor's Parcel Number: 039-262-018
Application Number: MST2013-00026
Applicant Tom Ochsner
Owner Perera Laxman
Business Name: Sushi Teri

(Proposal to replace the existing front deck for accessibility, to permit the as-built 48 square foot walk-in cooler, to permit the as-built 93 square foot storage addition, and for a new van-accessible parking space for the existing Sushi Teri restaurant.)

(Action may be taken if sufficient information is provided. Tier 2 Storm Water Management Program compliance is required.)