



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, March 25, 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)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

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, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/ABR. If you have any questions or wish to review the plans, please contact Tony Boughman, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 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. **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 Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

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, March 21, 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 - REVIEW AFTER FINAL

A. 1924 EMERSON AVE

R-2 Zone

Assessor's Parcel Number: 025-401-014
Application Number: MST2009-00475
Owner: Troy & Ken Jacobsen
Architect: Cearnal Andrulaitis, LLP

(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. 134 cubic yards of grading is proposed. 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 for minor window and railing changes to the front residence.)

ABR - FINAL REVIEW

B. 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.)

ABR - NEW ITEM**C. 3000 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-342-018
Application Number: MST2013-00108
Owner: Paul Brombal Trust
Agent: Duffy Smith
Business Name: Brombal Coin & Jewelry

(Proposal to remodel an existing two-story commercial building with security upgrades for a new coin and jewelry store. The project includes door and window changes, remodeling the existing rear canopy, a new security enclosure at the rear, and removing a portion of the roof parapet, and interior remodeling.)

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

ABR - NEW ITEM – PUBLIC HEARING**D. 1806 & 1810 GILLESPIE STREET****R-2 Zone**

Assessor's Parcel Number: 043-151-023
Application Number: MST2012-00137
Owner: Robert Aker
Architect: Bryan Pollard

(Proposal to demolish the existing breezeway between two single-family residential units and in its place construct a new one-car carport with a roof deck. Also proposed is enclosing the existing second-story deck resulting in a 133 square foot addition at the rear of the rear unit, and an addition of 61square feet at the first floor of the rear unit.)

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