



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR

**Monday, April 29, 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](http://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](http://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](mailto:TBoughman@SantaBarbaraCA.gov). Office hours are 8:30 a. 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, April 25, 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](http://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. 3554 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 053-313-016  
Application Number: MST2013-00068  
Owner: Barbara Starlene Nergaard, Living Trust  
Designer: Lauri Vivatson  
Contractor: Karen Haskell  
Business Name: IM = X Pilates

(Proposal to install three new canvas awnings on the front of the existing commercial building. The existing building encroaches into the SD-2 front setback and the awnings would further encroach. Staff Hearing Officer review of a zoning modification for the awning encroachment is requested.)

**(Project requires conformance with Staff Hearing Officer Resolution 022-13.)**

### **ABR - NEW ITEM**

**B. 3562 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 053-313-016  
Application Number: MST2013-00154  
Owner: Barbara Starlene Nergaard, Living Trust  
Applicant: Rick's Heating & Air

(Proposal to replace the existing unscreened rooftop-mounted HVAC unit and ducting.)

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

### **ABR - FINAL REVIEW**

**C. 531 E COTA ST C-M Zone**

Assessor's Parcel Number: 031-171-014  
Application Number: MST2012-00491  
Owner: Automation Group, Inc.  
Architect: Karl Kras  
Applicant: Brent Daniels

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

**(Final review of landscaping details. Project requires conformance with Staff Hearing Officer Resolution 014-13.)**

**ABR - NEW ITEM****D. 733 W FIGUEROA ST****R-2 Zone**

Assessor's Parcel Number: 039-242-002  
Application Number: MST2013-00105  
Owner: Roberto Gonzales  
Architect: Steven Pen Hsu

(Proposal for a 310 square foot one-story addition and a 30 square foot deck at the rear of the existing one-story single-family residence. The project includes interior remodeling and demolition of as-built additions to address violations in ENF2013-00421. There is an existing duplex at rear of the site to remain unaltered.)

**(Comments only; project requires environmental assessment.)**

**ABR - REVIEW AFTER FINAL****E. 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.)

**(Review After Final to retain the existing landscaping along the driveway rather than install the approved landscaping.)**

**ABR - REVIEW AFTER FINAL****F. 131 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-082-010  
Application Number: MST2011-00339  
Owner: 131-137 Anacapa, LLC.  
Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

**(Review After Final to install rooftop equipment with screening on the roof of Building B. Referred from the Full Board on April 15, 2013.)**