



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**Monday, August 26, 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, August 22, 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 - CONTINUED ITEM**

**A. 2921 DE LA VINA ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-026  
Application Number: MST2013-00316  
Business Name: Santa Barbara Skin Institute  
Agent: Trish Allen, SEPPS, Inc.  
Owner: Montana Vista, LLC

(Proposed minor alterations to the rear of the existing medical office building. The alterations include two new windows, a new trellis, and changes to the landing.)

### **ABR - CONTINUED ITEM**

**B. 112 S CANADA ST R-2 Zone**

Assessor's Parcel Number: 017-222-004  
Application Number: MST2013-00310  
Owner: Mario Rodriguez  
Applicant: Misael Contreras

(Proposal to permit as-built alterations consisting of: redesign and reduce front fence to the maximum allowed 42-inch height, enclose front porch on rear unit and repair the façade, interior alterations of the rear unit, and demolish the as-built storage shed in the setback. The 6,534 square foot parcel is developed with two detached residential units. The project will address violations in ZIR2002-00027 and ENF2013-00470.)

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

### **ABR - PROJECT DESIGN AND FINAL REVIEW**

**C. 109 BATH ST R-4/SD-3 Zone**

Assessor's Parcel Number: 033-061-005  
Application Number: MST2013-00122  
Owner: Franciscan Motel Corporation  
Applicant: Cy Johnson  
Architect: Jeff Gorrell, LMA Architects

(Proposal to install a new air conditioning system in an existing hotel. The ground-mounted equipment is proposed to be located in the interior setback. Staff Hearing Officer review of a modification for the setback encroachment is requested.)

**(Project requires conformance with Staff Hearing Officer Resolution No. 034-13.)**

**ABR - NEW ITEM****D. 509 W VICTORIA ST****R-3 Zone**

Assessor's Parcel Number: 039-152-004  
Application Number: MST2013-00342  
Owner: Housing Authority/City of Santa Barbara  
Architect: Christine Pierron

(Proposal to replace asphalt paving in parking lot, new permeable pavers for walkways, and some new landscaping adjacent to walkways. The project is for an existing multi-family apartment complex.)

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

**ABR - PROJECT DESIGN AND FINAL REVIEW****E. 3122 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-018  
Application Number: MST2013-00247  
Owner: Chris and Cecilia Jensen, Trustees  
Agent: Lauri Vivatson  
Contractor: Superior Awnings

(Proposal to install two new canvas awnings above the front windows 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 No. 046-13.)**