



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**Note: Tuesday meeting date due to the Monday holiday.**

**TUESDAY, September 3, 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).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**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 Wednesday, September 28, 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 - REVIEW AFTER FINAL**

#### **A. 225 E HALEY ST**

**C-M Zone**

Assessor's Parcel Number: 031-202-012  
Application Number: MST2011-00310  
Owner: Iglesia Del Dios Vivo  
Architect: Jyl Ratkevich

(Proposed abatement of ENF2011-00287. This includes the "as-built" conversion of a restaurant and boarding home to a church and residence. The exterior alterations include minor alterations to the windows and doors, extending the second-story deck, and repaving portions of the driveway and parking areas. Four parking spaces are proposed.)

**(Second Review of Review After Final to revise rear stair and handicap ramp, relocate HVAC.)**

### **ABR - REVIEW AFTER FINAL**

#### **B. 709 E HALEY ST**

**C-2 Zone**

Assessor's Parcel Number: 031-232-017  
Application Number: MST2011-00077  
Owner: Corina A. Figueroa  
Owner: Jaime and Robin Melgoza  
Architect: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

**(Review After Final to raise the height of the carport and parapet, and eliminate the roof storage and access.)**

**ABR - FINAL REVIEW****C. 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 - PROJECT DESIGN REVIEW****D. 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.)**