



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, March 11, 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 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 so that the applicant can answer 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.

POSTING: On Thursday, March 7, 2013, the Agenda for this meeting 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 Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

ABR - FINAL REVIEW

A. 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.)

Postponed two weeks at the applicant's request.

ABR – PUBLIC HEARING

B. 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. The project includes permitting two as-built wood decks with railings at the rear of the building. Staff Hearing Officer review of a zoning modification for the awning encroachment is requested.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a modification.)

Continued indefinitely to Staff Hearing Officer with comments:

- 1) Provide accurate drawings that show the side view and eaves and awnings; show 7-foot dimension for the awnings above the sidewalk.
- 2) Provide sectional details of front door awning; show eaves, plate heights, front door height, and dimensions of awnings. The bottoms of all awnings should be the same height. If the round door awning does not fit, a shed awning is preferred using the same materials.
- 3) Show on plans that the decks will be removed as they are no longer in the scope of the project.
- 4) Show the required setbacks on the plans.

ABR - NEW ITEM**C. 500 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-201-031

Application Number: MST2013-00088

Owner: Louis and Leonila Sanchez

(Proposal to remove a 28 inch DBH, 35 foot tall Ficus tree removal from the back patio courtyard area of the one-story commercial building.)

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

Project Design Approval and Final Approval with conditions:

- 1) A replacement tree is not required.
- 2) The deck shall be expanded to cover the area where the tree was removed.
- 3) The unpermitted projecting sign projector must be removed, or an application to abate the sign violation must be submitted prior to issuance of the tree removal permit.