



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, March 25, 2013

630 Garden Street: David Gebhard Public Meeting Room

1:00 P.M.

BOARD MEMBERS:

PAUL ZINK, *Chair* – Present
KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative, Alternate)
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 – Present
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

Representatives present: Paul Zink.
Staff present: Tony Boughman.

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.)

Public comment: Jan Wiklund, neighbor, spoke with concerns about the height of the wall at the new residence and removal of the hedge. A letter of concern was received from Paula Westbury.

Approval of Review After Final as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, April 2, 2013.

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.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval with conditions:

- 1) Remove the former architect's name from plans, as he is no longer associated with the project.
- 2) If there are significant changes to the character of the deck to comply with Building Codes, the project is to return to the Consent Review Calendar for further review.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, April 2, 2013.

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.)

A letter of concern from Paula Westbury was acknowledged.

Project Design Approval with conditions:

- 1) Simplify the wrought iron security door at the main entrance, in keeping with the simplicity of the existing storefront.
- 2) Verify if the existing awnings are permitted.
- 3) Provide a color board.
- 4) Study adding mullions similar to windows at the Paseo Nuevo Mall.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, April 2, 2013.

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.)

An email of concern from Paula Westbury was acknowledged.

Postponed one week due to the Applicant's absence.