



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR

**Monday, December 5, 2011**      **630 Garden Street: David Gebhard Public Meeting Room**      **1:00 P.M.**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CHRISTOPHER GILLILAND (Consent Calendar Representative)  
GARY MOSEL  
KEITH RIVERA (Consent Calendar Representative)  
PAUL ZINK (Consent Calendar Representative)

**CITY COUNCIL LIAISON:**      DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 TONY BOUGHMAN, Planning Technician  
                 GLORIA SHAFER, 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 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](http://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 questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 ext. 4539, or by email at [toughman@SantaBarbaraCa.gov](mailto:toughman@SantaBarbaraCa.gov). Office hours are 8:30 a.m. to 4:00 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. 4577. 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, November 30, 2011, 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. 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.)

**(Continued review after final to eliminate the tree in the lightwell at the north/rear of the new dwelling unit and install a roof and operable skylight over the lightwell.)**

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

#### **B. 500 FOWLER RD**

**A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2007-00002  
Owner: Santa Barbara Airport  
Architect: Fred Sweeney  
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. Project received Planning Commission Approval on 9/20/2007 (Resolution No. 037-07). The project received Final Approval by the ABR on 5/19/08.)

**(Review After Final for a new 67 square foot parking lot kiosk structure at the short-term parking lot.)**

**ABR - NEW ITEM****C. 203 LADERA ST****R-4 Zone**

Assessor's Parcel Number: 037-260-013  
Application Number: MST2011-00429  
Owner: 203 Ladera Street, LLC  
Applicant: Matthew Platler  
Architect: A. David Walker

(Proposal for minor exterior alterations for an existing apartment building consisting of new paint colors, new windows and doors, courtyard railing, and new architectural facade details. The proposal includes replacing existing wood fences that enclose the private patios, installing a wood trellis on the existing office/laundry building, and constructing a new trash enclosure.)

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

**ABR - REVIEW AFTER FINAL****D. 2830 DE LA VINA ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-220-024  
Application Number: MST2011-00335  
Owner: Barbara Properties, LLC  
Business Name: Presto Pasta  
Applicant: Albert Baltieri

(Proposal for minor window and facade changes in converting retail space in shopping center to Presto Pasta restaurant.)

**(Review After Final to: 1. Add canvas awnings over storefront glass on north and west elevations. 2. Relocate the front door on the north elevation. 3. Add an exit door on the west elevation.)**

**ABR - REVIEW AFTER FINAL****E. 3759 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053  
Application Number: MST2009-00227  
Owner: Regency Realty Group, Inc.  
Architect: Cearnal, Andrulaitis  
Business Name: Citibank  
Landscape Architect: Guillermo Gonzalez

(Proposal for a façade remodel for three existing commercial buildings in the C-P/SD-2 Zone. The proposal includes the addition of an outdoor seating area, a new trellis and awnings, grading and restriping the existing 258-space parking lot, ADA improvements, 37 bicycle spaces, and landscape alterations, including the addition of bio-swales.)

**(Review After Final to eliminate stone pilasters at the four corners of the building and to substitute plaster at the soffit and roof eave for the tongue and groove siding and fascia. Colors will remain as approved.)**

**ABR - CONTINUED ITEM****F. 421 S MILPAS ST****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-012  
Application Number: MST2011-00423  
Owner: Sandra D. Gifford  
Architect: Michelle McToldridge  
Business: Blue Sands Motel

(Proposal to replace the existing pool fence enclosure with a new glass panel semi-frameless material, recoat the paving material around the pool with a textured material, and create a new 250 square foot patio area adjacent to the pool area including a small wall and bench.)