



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**Monday, January 28, 2013**      **630 Garden Street: David Gebhard Public Meeting Room**      **1:00 P.M.**

**BOARD MEMBERS:**      PAUL ZINK, *Chair*  
                                    KIRK GRADIN, *Vice-Chair*  
                                    THIEP CUNG  
                                    SCOTT HOPKINS  
                                    GARY MOSEL  
                                    STEPHANIE POOLE  
                                    WILLIAM H. WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                    TONY BOUGHMAN, Planning Technician  
                    GABRIELA FELICIANO, *Pro tempore* 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. 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 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 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](mailto: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. 3310. 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, January 24, 2012, 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 - NEW ITEM**

#### **A. 2927 DE LA VINA ST**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-026  
Application Number: MST2013-00025  
Owner: Montana Vista  
Architect: Raymond Fox & Associates

(Proposal to install an emergency generator with a 225 square foot enclosure which removes one surface parking space, a 104 square foot enclosure for a new vacuum pump in the existing parking garage, an 88 square foot exterior water heater and medical gas storage area on the first floor, and an interior remodel of the entire first floor for a new surgery center. The eight residential apartments on the second floor of the building will remain. Two parking spaces are proposed off site across De La Vina Street for a total of 56 spaces.)

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

### **ABR - NEW ITEM – PUBLIC HEARING**

#### **B. 115 E VALERIO ST**

**R-2 Zone**

Assessor's Parcel Number: 027-111-012  
Application Number: MST2007-00639  
Owner: Anne Maxwell  
Agent: Souter Land Use Consulting

(Proposal to convert three existing residential units to condominiums. The units are a one-story, two-bedroom 1,113 square foot unit, and a two-story duplex with two-bedroom units at 1,493 and 1,468 square feet on the 12,500 square foot lot. The proposal includes some site and landscaping alterations; no exterior alterations are proposed for the buildings. A Modification is being requested to permit the as-built garage window in Unit 1 located in the setback. There are currently two two-car garages on site with one space converted to storage. Three new uncovered spaces are proposed for a total of six parking spaces. A Design Review waiver is requested to not fence the private outdoor living space in the front yard for Unit 1. Staff Hearing Officer review is requested for a Condominium Conversion, Tentative Subdivision Map, and a Modification.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Condominium Conversion, Tentative Subdivision Map, and Zoning Modification.)**

**ABR - NEW ITEM****C. 303 LOMA ALTA DR****R-2 Zone**

Assessor's Parcel Number: 035-232-006  
Application Number: MST2013-00031  
Owner: Kent N. Lind  
Architect: Jose Luis Esparza

(Proposal to replace all aluminum windows and sliding doors with vinyl replacement windows and sliding doors for an existing 19 unit, three-story apartment building.)

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

**ABR - NEW ITEM****D. 303 S SOLEDAD ST****R-3 Zone**

Assessor's Parcel Number: 017-292-018  
Application Number: MST2013-00029  
Owner: Juan J. Perez

(Proposal to demolish as-built alterations listed in ENF2012-00481 including the rear patio enclosure, breezeway between rear patio and adjacent dwelling, bathroom added inside garage, relocation of water heater to exterior enclosure, and removal of multiple awnings. In addition the project will abate additional zoning violations listed in ZIR2012-00566 including the removal of as-built storage room within setback, reduction over height fences and walls, permitting of door change to a slider and the removal of an interior closet in Unit A.)

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

**ABR - NEW ITEM****E. 121 GRAY AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-019  
Application Number: MST2013-00032  
Owner: 121 Gray Avenue, LLC  
Contractor: Cold Springs Irrigation & Landscapes

(Proposal to remove seven very large eucalyptus trees and other vegetation, and install a hedge surrounding a small break area located on a commercial property next to the railway. All existing palm trees will remain.)

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