



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

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

**TUESDAY, February 19, 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).

**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. 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 Thursday, February 14, 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 - NEW ITEM**

**A. 811 SAN PASCUAL ST R-3 Zone**

Assessor's Parcel Number: 037-022-011  
Application Number: MST2013-00036  
Owner: Moore, Joseph Michael  
Agent: Robert Walters

(Proposal to permit as-built alterations to a two-story duplex and an as-built fence. The project consists of window replacement from wood to vinyl in the existing locations except one window behind the garage will be eliminated. The as-built windows that were altered in the setbacks will be removed and replaced with new window of the same size and configuration as the old, approved windows. The as-built wood fence will be lowered to comply with the height limit. This proposal will address violations in ENF2013-00071.)

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

### **ABR - FINAL REVIEW**

**B. 521 N LA CUMBRE RD R-2/S-H/SD-2 Zone**

Assessor's Parcel Number: 057-160-012  
Application Number: MST2013-00057  
Owner: Housing Authority of the City of Santa Barbara  
Architect: Pete Ehlen

(Proposal for exterior remodeling existing four-plex senior housing units. The project includes new windows, paint color change, exterior entry detail, and site work including new accessible curb cut, parking spaces, and trash enclosures.)

**(Final review of architectural and landscaping details.)**

### **ABR - NEW ITEM**

**C. 1080 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-212-012  
Application Number: MST2013-00065  
Owner: Hanna Family Trust  
Applicant: Jeff Menelli  
Architect: Tom Ochsner

(Proposal for an exploratory demolition permit to remove the dilapidated wood siding from the existing 1,250 square foot one-story commercial building to evaluate the underlying structure for future remodeling. Only the wood siding will be removed, the building underneath will not be demolished with this proposal.)

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

**ABR - REVIEW AFTER FINAL****D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010  
Application Number: MST2012-00231  
Owner: Dewayne Daniel Kathleen Copus, Trust  
Designer: The Schmandt Group  
Architect: Dawn Sherry  
Business Name: Peabody's Restaurant

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, constructing a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, adding a new exterior oven and bar area and new outdoor heaters and patio lighting, replacing existing 6-7 foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will remain. Seating for the restaurant is limited to 50 seats inside and 25 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Review After Final to demolish and rebuild the as-built 181 square-foot addition to the restaurant's service and storage areas located in the front setback and right-of-way on Middle Road to comply with building codes.)**