



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, June 10, 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. 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, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street. and agendas and minutes are posted online at www.SantaBarbaraCA.gov/ABR. If you have any questions or wish to review the plans, please contact Tony Boughman, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **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 Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

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, June 6, 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.

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 – PUBLIC HEARING

A. 1 N CALLE CESAR CHAVEZ 102 OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-012
Application Number: MST2012-00481
Owner: Jacques Ptrs
Agent: Carolyn Parks
Architect: J. Michael Holliday

(Proposal to reconfigure the existing parking lot on the Calle Cesar Chavez side of the building and a request for Development Plan Approval for the addition of 1,250 square feet of new commercial square footage at a mezzanine floor within the Vercal Building. The project would add five parking spaces, plus additional landscape planters, curbs, and a new one-way drive aisle.)

(Project requires Development Plan Approval findings for new non-residential square footage.)

ABR - REVIEW AFTER FINAL

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

Assessor's Parcel Number: 057-160-012
Application Number: MST2013-00043
Owner: Housing Authority of the City of Santa Barbara
Owner: Villa Santa Fe Apartments

(Proposal to add handrails at existing walk, remove a portion of the existing walk, and replace with new walk and handrails. Remove and replace existing stair railing and deck guardrails.

(Review After Final to change the administratively approved wrought iron railings to simpler pipe railings.)

ABR - NEW ITEM

C. 116, 120, 122 SANTA BARBARA ST OC/SD-3 Zone

Assessor's Parcel Number: 017-022-004
Application Number: MST2013-00232
Owner: Goodman Reed Holdings, LLC
Applicant: AB Design Studio

(Proposal to remove an existing overhead garage door and create a recessed pedestrian storefront entry with artwork and mural. Net floor area of the building will be reduced by 152 square feet.)

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

ABR - FINAL REVIEW**D. 1130 PUNTA GORDA ST****R-4 Zone**

Assessor's Parcel Number: 017-332-003
Application Number: MST2012-00233
Owner: Green Valley Corporation
Architect: Jan Hochhauser
Landscape Architect: David Black

(Proposal for the re-development of the prior mobile home park with 40 residential units, 40 parking spaces, a private community building for the residents, site improvements including a new driveway and landscaping. The State Department of Housing and Community Development is the official permitting agency for mobile home parks. The review by the ABR is based on recorded conditions as an agreement between the City and property owner. The review purview of the ABR is limited to the placement of up to 4 one-story mobile homes; standard mobile home materials siding, colors, roofing materials; all elements of the landscaping and permanent paving materials; the community building; and perimeter wall materials and covering surfaces.)

(Project requires Tier 3 Storm Water Management Program compliance.)