



# City of Santa Barbara

## Planning Division

### **ARCHITECTURAL BOARD OF REVIEW** **CONSENT CALENDAR MINUTES**

**630 Garden Street**

**1:00 P.M.**

**Monday, June 23, 2008**

**BOARD MEMBERS:**

MARK WIENKE, Chair  
CHRISTOPHER MANSON-HING, Vice-Chair, (Consent Calendar Representative)  
CLAY AURELL  
JIM BLAKELEY  
GARY MOSEL  
DAWN SHERRY, (Consent Calendar Representative)  
PAUL ZINK

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
MICHELE BEDARD, 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 in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 so that the applicant can answer 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). If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). 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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**POSTING:** That on at 4:00 p.m., 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 Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

### **REVIEW AFTER FINAL**

**A. 3341 CAMPANIL DR A-1 Zone**

Assessor's Parcel Number: 047-103-001  
Application Number: MST2006-00612  
Owner: Chad and Norean Drier Trustees  
Architect: Bill Wolf

(Proposal for a 2,032 square foot one-story addition to an existing 3,489 square foot one-story single-family residence with a 750 square foot attached garage on a 1.55 acre lot in the Hillside Design District. The proposal includes new entry gates, the replacement of an existing pool with a new patio, and a new relocated pool and patio.)

**(Review After Final to reduce the addition from 2,032 square feet to 724 square feet, addition of new site walls at driveway, window and door changes, and a revised pool deck.)**

Continued one week. Include details of the site wall and entry gate at 42 inches.

### **FINAL REVIEW**

**B. 222 W ALAMAR AVE R-3/SD-2 Zone**

Assessor's Parcel Number: 051-213-008  
Application Number: MST2006-00318  
Architect: On Design Architecture and Planning  
Owner: Alamar Partners, LLC  
Applicant: Justin Van Mullem

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 663 square foot single-family residence and detached 220 square foot garage and construct three two-story condominium units totaling 2,409 square feet on the 6,000 square foot lot. Four parking spaces will be provided in three attached garages totaling 1,070 square feet. The project has previously been reviewed by the HLC. The project received Staff Hearing Officer approval for a front-yard setback modification, a parking modification, and a Tentative Subdivision Map on 12/5/07 (Resolution No. 102-07).)

**(Preliminary Approval granted on 3/18/08. Final Approval is requested.)**

Final Approval with the following conditions: 1) Staff to verify landscape plan for tree sizes and locations to significantly address comment #2 from 3/18/08 Preliminary Approval: "The west and east sides shall use three 48-inch box trees to mitigate both elevations looking across the motor court, and replace the trees that were cut down." 2) Confirm all window and door trims shall be 2x (2 inch minimum).

**CONTINUED ITEM****C. 3747 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-590-028  
Application Number: MST2008-00215  
Owner: Horace Whittaker Jr. Et Al Trust  
Applicant: Lori Ellen Burnham  
Architect: Lyons Warrens

(Proposal to change the exterior color scheme of the existing Jack in the Box.)

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

Continued one week to Full Board. Study having a darker color at the store front and upper roof that is somewhat lighter than the original proposal and darker than the second proposal.

**CONTINUED ITEM****D. 501 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-234-021  
Application Number: MST2008-00214  
Owner: Jack in the Box, Inc.  
Applicant: Lori Ellen Burnham  
Architect: Lyons Warren

(Proposal to change the exterior color scheme of the existing Jack in the Box.)

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

Final Approval with the condition that the existing tile band below the windows are acceptable as existing, or red to match the facia.

**NEW ITEM****E. 800 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-051-023  
Application Number: MST2008-00284  
Owner: Blupac Investments III, LLC  
Owner: Ray Peppard  
Architect: Sam Maphis

(Proposal to abate violations outlined in ENF2007-01217 for topping of existing trees to include the removal of 4 eucalyptus trees and replacement with 4 fruitless olive trees.)

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

Final Approval as submitted.

**NEW ITEM****F. 1219 N SALSIPUEDES B****R-3 Zone**

Assessor's Parcel Number: 029-380-005  
Application Number: MST2008-00290  
Owner: Gennelle J. Linville Trust  
Owner: Charles M. Oxtan Revocable Trust  
Applicant: Roberto Najera

(Proposal for approximately 130 linear foot, 6 foot tall redwood fence at the rear of an existing condominium development. The fence will be installed in two locations, one in an "L" shape at the west end of the property to total approximately 96 linear feet, and an approximate 30 linear feet at the north side of the property. The proposal does not involve the removal of any existing trees or vegetation.)

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

Final Approval with the following conditions: 1) staff to clarify 6' maximum height is measured along the grade (per detail #1, sheet #2); 2) alternate supports on both sides of fence or all on interior side of subject property.

Items on Consent Calendar were reviewed by Dawn Sherry. Consent Calendar ended at 2:08 p.m.