



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, July 21, 2008

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair - PRESENT
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
DAWN SHERRY
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
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 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. 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 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. 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 July 18, 2008 at 4:00 p.m., the 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 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. 608 ANACAPA

C-M Zone

Assessor's Parcel Number: 031-151-017
Application Number: MST2008-00160
Owner: Jason D. Leggitt
Owner: Mark Harris
Architect: David Hiatt
Applicant: Jeb Wilson

(Proposal to reconfigure the existing entry way to the building to provide a more pedestrian and ADA friendly entrance. The proposal includes removing an existing step, raising the pathway to the building above the street level, removing the existing handicap ramp, and additional landscaping to match existing.)

(Review After Final to change an exterior rear door from a double to a single door and the addition of a new roof vent.)

Final Approval as submitted of Review After Final.

REFERRED BY FULL BOARD**B. 130 S HOPE AVE D-12C****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00281
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal for a facade remodel of tenant suites at Building D on the plaza elevation at La Cumbre Plaza. Work in anticipation of future tenants to consist of three bays with a new traditional Spanish-Colonial inspired façade. The windows, entry doors, and interior work to be completed by tenants and are not part of this project. The proposed Louis Vutton tenant space is under remodel review in MST2008-00020. The remaining two bays of Building D are not included in this project.)

(Preliminary Approval was granted on 06/30/08. Final Approval is requested.)

Final Approval as noted on Plan Sheets A2.0 and A2.1, with the following conditions:

1. Signage to be under a separate permit.
2. All moldings to be either true stone, cast stone or cement plaster.

REFERRED BY FULL BOARD**C. 3025 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-172-020
Application Number: MST2007-00592
Owner: SLO Trader's, LLC
Architect: Michael Holliday

(This is a revised Project. Proposal to reinforce an existing retaining wall which ranges from 8' 6" to 23' 6" at the rear property line for 3025-3045 De La Vina Street. The current design has been revised from the design approved on 04/11/05 (MST2005-00111). The proposed design will not affect the existing parking configuration.)

(Preliminary Approval was granted on 04/07/08. Final Approval is requested.)

Final Approval with the condition the wall color to be Frazee "stone crop" #CL2884D.

TIME EXTENSION HEARING**D. 1576 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Owner: Dave & Jane Geyer
Agent: Bob Goda

(Proposal to construct a new 3,210 square foot three-story residence with an attached 500 square foot two-car garage on a 10,890 square foot vacant lot located in the Hillside Design District. The project requires 1,515 cubic yards of grading of which 450 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access and grading for two adjacent parcels (APN 035-180-084 and -085).

(Request for a one-year time extension to extend the expiration date to 07/31/2009.)

Approval of one year time extension to extend Design Review Approval until 07/31/2009.

REFERRED BY FULL BOARD**E. 302 S VOLUNTARIO ST****R-3 Zone**

Assessor's Parcel Number: 017-281-010
Application Number: MST2007-00551
Owner: Mark Williams
Designer: Don Swann

(Proposal to demolish an existing 882 square foot single-family residence and 171 square foot garage and construct a two-story, three-unit apartment building consisting of a 1,287 square foot 2-bedroom unit, two 847 square foot 1-bedroom units, and three attached one-car garages totaling 667 square feet. The proposed development will consist of 2,981 residential square footage on a 6,250 square foot parcel.)

(Final Approval of architecture was granted on 05/12/08. Preliminary and Final Approval requested of Landscaping.)

Continued one week to return to Consent Calendar.

Items on Consent Calendar were reviewed by **Christopher Manson-Hing**. Consent Calendar ended at 1:45 p.m.