



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**630 Garden Street**

**1:00 P.M.**

**Monday, August 04, 2008**

**BOARD MEMBERS:**

MARK WIENKE, Chair  
CHRISTOPHER MANSON-HING, Vice-Chair (Consent Calendar Representative)  
CLAY AURELL  
JIM BLAKELEY  
CAROL GROSS  
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  
MICHELLE BEDARD, Planning Technician  
KATHY 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 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 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).

**NOTICE:**

1. **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 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.
2. **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.
3. **POSTING:** That on Friday, August 1, 2008, 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).
4. **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. 415 E DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 031-022-008  
Application Number: MST2004-00243  
Owner: Valentino & Edith Ziliotto, Trustees  
Designer: Gina Giannetto

(Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing 4,350 square foot mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.)

**(Review After Final for the removal of two windows, the addition of two new windows and three new skylights.)**

**Final Approval of Review After Final with the following conditions:** 1) The removal of the window on the east elevation is not acceptable. Applicant shall provide a solution in that location and return to Consent. 2) All other changes approved as submitted.

**REVIEW AFTER FINAL****B. 1205 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-010  
Application Number: MST2008-00165  
Owner: L. B. Benon Family, LP  
Architect: Dave Jones

(Proposal for a tenant improvement of an existing commercial building consisting of new entries and toilet rooms to meet ADA requirements. Addition of ADA parking space, accessible ramp, renovation to main entry, restripe parking lot, replace windows, and new skylights for an existing three-story building on an 8,800 square foot lot.)

**(Review After Final for replacement of existing railing with new railings, replacement of exterior doors, revised front entry facade, addition of cornice molding, review of new light fixtures, and the removal of the rainwater catchment system.)**

**Final Approval as submitted of Review After Final.**

**CONTINUED ITEM****C. 2541 MODOC RD****E-1 Zone**

Assessor's Parcel Number: 049-170-011  
Application Number: MST2008-00169  
Owner: MRP Santa Barbara, LLC  
Applicant: Shawn Mercer  
Architect: Rick Huang

(Proposal for an exterior remodel to an existing 37 unit apartment complex to include new exterior finishes, new roofing material, replacing all existing windows and doors, exterior lighting, adding balconies and patio areas, replacing the existing play structure and barbeque area, new landscaping and two three-foot high retaining walls. The lot is legal non-conforming to density and therefore no new additional square footage is allowed.)

**(Preliminary Approval is requested.)**

**Preliminary Approval and continued one week to Consent Calendar Review with the following conditions: 1) Provide a window detail showing window and plaster relationship. 2) Provide construction details for typical railing and details shall match 1/4 inch elevations. 3) Colors and material board approved as submitted.**

**REFERRED BY FULL BOARD****D. 1021 ALPHONSE ST****R-2 Zone**

Assessor's Parcel Number: 031-184-013  
Application Number: MST2008-00069  
Owner: Francisco Andrade  
Architect: Jose Esparza

(Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.)

**(Preliminary Approval granted June 2, 2008. Final Approval is requested.)**

**Final Approval as noted on Detail #9, Sheet #8.**

**NEW ITEM****E. 235 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-010  
Application Number: MST2008-00272  
Owner: Leon Allan Olsen

(Proposal to permit seven new metal storage containers for a proposed storage yard, the addition of one on-site parking space, replace an "as-built" chain-link fence with a new 6 foot black chain link fence along Haley and Garden Streets, an "as-built" 6 foot gate on Garden Street, and new landscape screening on the fence. The proposal will abate the violations of ENF2008-00655.)

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

**Final Approval with the following conditions: 1) No storage allowed on top of storage containers. 2) Storage containers not to exceed a 9 foot height. 3) Trumpet vines to be 5 gallon size. 4) New gate to match new fence. 5) No signage or exterior lighting was reviewed as part of this application.**

**NEW ITEM****F. 3761 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053  
Application Number: MST2008-00365  
Owner: Regency Centers, LP  
Architect: GKK Works

(Proposal to replace the existing swinging doors at the Circuit City store entry with new ultra-fold automatic folding doors and the addition of a second set of the new ultra-fold automatic folding doors adjacent to the existing entry to the store.)

**Final Approval as submitted.**