



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, April 13, 2009

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
JIM BLAKELEY
CHRISTOPHER GILLILAND
CAROL GROSS
GARY MOSEL (Consent Calendar Representative)
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, 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 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 Wednesday, April 08, 2009 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.

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. 1502 SAN ANDRES ST

C-P Zone

Assessor's Parcel Number: 043-251-017
Application Number: MST2008-00511
Owner: Moralez Property Enterprises, Inc.
Applicant: Joaquin Ornelas

(Proposal to remodel existing market / service station including a new Title 24 accessible bathroom and remodeling of the existing retail area (570 square feet). The existing two overhead doors are to be removed and framed in with a plaster finish. All existing windows are to be replaced with storefront windows.)

(Review After Final for revised trash enclosure location to accommodate the EVR Phase II canister approved under MST2009-00124.)

REFERRED BY FULL BOARD

B. 13 S SOLEDAD ST

R-2 Zone

Assessor's Parcel Number: 017-183-018
Application Number: MST2008-00474
Owner: City of Santa Barbara
Architect: Thomas Moore
Applicant: Housing Authority of Santa Barbara

(This is a revised project description: Proposal for site improvements to a 1.17 acre lot currently developed with 15 residential apartments. Site improvements include the removal of the existing covered carports and addition of a new masonry garden wall, replace wood curbs with concrete curbs, add new lighting in parking area, a new 147 square foot trash enclosure, and the addition of three new canopy trees in the parking area. No alterations are proposed for the existing residential units. The proposal will include 31 uncovered parking spaces. 33 parking spaces are currently provided and 19 spaces are required.)

(Preliminary Approval of Architecture and Landscaping was granted 3/23/09. Final Approval of Landscaping was granted 4/6/09. Final Approval of Architecture is requested.)

REFERRED BY FULL BOARD**C. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-019
Application Number: MST2007-00629
Owner: Werner Revocable Inter Vivos Trust
Architect: Rick Starnes

(Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental Unit B into a manager's office, storage area, laundry area, and common area and relocating Unit B as a second floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval for a Modification into the required front yard setback and a Coastal Development Permit (Resolution No. 076-08).)

(Preliminary Approval granted 12/1/08. Final Approval is requested.)

NEW ITEM**D. 120 N SALINAS ST****R-2 Zone**

Assessor's Parcel Number: 015-180-034
Application Number: MST2009-00165
Owner: Newby Family Exemption Trust
Architect: Dave Foote

(Proposal to demolish the existing exterior stairs and balconies and replace with new stairs, landings, and balconies at an existing duplex on a 5,000 square foot lot in the Hillside Design District. The proposal includes 3 uncovered parking spaces.)

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

NEW ITEM**E. 528 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-201-029
Application Number: MST2009-00178
Owner: James J. Doub
Agent: Pete Ehlen

(Proposal for minor exterior alterations at an existing 3,210 square foot commercial building. Alterations include the replacement of doors, windows, and exterior lighting with new, repaint the building exterior, upgrade the accessible parking space and accessible path of travel.)

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