



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**630 Garden Street**

**1:00 P.M.**

**Monday, August 24, 2009**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative)  
CHRISTOPHER GILLILAND  
CAROL GROSS (Consent Calendar Representative)  
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](http://www.SantaBarbaraCa.gov)**

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### 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). 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.

**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 Thursday, August 20, 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](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. 421 N MILPAS ST**

**C-2 Zone**

Assessor's Parcel Number: 031-303-021  
Application Number: MST2009-00321  
Owner: Steven Wells  
Architect: Burnell Branch & Pester

(Proposal for minor alterations to the existing two-story, 2,366 square foot mixed-use building, comprised of 1,528 square feet of commercial space and an 838 square foot second story residential unit. The proposed alterations include new doors and windows, new wrought iron railing, new awnings, improvements to the courtyard, a new plaster wall, new landscaping, and site improvements including the demolition of an existing shed and "as-built" canopy structure. The proposal includes a change of use from a restaurant/bakery to office. No new square footage is proposed. An existing, detached 515 square foot single-family residential unit will remain unaltered. The proposal will abate ENF2009-00253.)

**(Review After Final for the addition of new decorative window grills on two windows along the Milpas Street elevation.)**

### **REFERRED BY FULL BOARD**

#### **B. 1405 HARBOR VIEW DR**

**R-2/SD-3 Zone**

Assessor's Parcel Number: 015-292-005  
Application Number: MST2007-00278  
Owner: Carlos Villareal  
Architect: Tom Jacobs  
Landscape Architect: Charles McClure

(Proposal to demolish the existing 985 square foot single-family residence and 387 square foot detached garage and construct two, two-story, single-family residences with attached two-car garages. Unit one is a proposed three-bedroom, 1,475 square feet, with an attached 451 square foot garage. Unit two is a proposed three-bedroom, 1,409 square feet with an attached 400 square foot garage. The total proposed development includes 3,735 square feet on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer Approval of a Coastal Development Permit and modifications on 12/17/08 (Resolution No. 093-08).)

**(Preliminary Approval granted 1/26/09. Final Approval is requested.)**

**NEW ITEM****C. 2101 RIDGE LN****R-2/4.0 Zone**

Assessor's Parcel Number: 019-163-006  
Application Number: MST2009-00372  
Owner: Stephen and Diana Sloane  
Designer: Wade Davis Design

(Proposal to legalize an "as-built" conversion of an existing three-car carport to a three-car garage and change the existing roll-up garage doors to stable doors. The site is currently developed with two residential units on a 7,228 square foot lot. Other alterations include the addition of new glass front doors and new windows at stairwell halls to both units, to add a new window on the south wall and demolition of a wing wall at the north elevation of unit A, and to add an 18-panel ridge skylight on the garage.)

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

**REVIEW AFTER FINAL****D. 633 DE LA VINA ST****R-3 Zone**

Assessor's Parcel Number: 037-121-007  
Application Number: MST2008-00443  
Owner: Housing Authority of Santa Barbara  
Architect: Christine Pierron  
Landscape Architect: David Black

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42 inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

**(Review After Final for revised landscaping.)**