



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**PLEASE NOTE:**  
**DUE TO THE LABOR DAY HOLIDAY, THIS MEETING WILL TAKE PLACE TUESDAY AT THE REGULARLY SCHEDULED TIME.**

**630 Garden Street**

**1:00 P.M.**

**Tuesday, September 08, 2009**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative)  
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](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). 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, September 3, 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. 560 ARROYO AVE**

**E-1 Zone**

Assessor's Parcel Number: 035-241-020  
Application Number: MST2003-00822  
Owner: Eric & Eve-Martee Andresen  
Architect: William La Voie

(Proposal for additions to an existing two-story 1,774 square foot single-family residence on an 8,500 square foot lot in the Hillside Design District. The additions consist of enclosure of the existing 380 square foot porch, a 278 square foot basement addition, 152 square feet of deck additions, and improvements to retaining walls and a new 210 square foot carport.)

**(Review After Final for alterations to the retaining wall and elimination of landscaping at the northern side of the retaining wall on the east elevation.)**

### **REVIEW AFTER FINAL**

#### **B. 630 BATH ST**

**R-4 Zone**

Assessor's Parcel Number: 037-121-020  
Application Number: MST2008-00120  
Owner: Housing Authority/City of Santa Barbara  
Architect: Thomas Moore

(This is a revised project for a Review After Final for proposed alterations to include 595 cubic yards of grading (imported fill) to comply with the base flood elevation requirements, the addition of new retaining walls along Ortega Street, new stairs and ramps, and the relocation of the trash enclosure and accessible parking spaces. The original proposal, which received final approval by ABR on 5/4/09, includes the construction of two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet and include 6 existing uncovered parking spaces. No alterations are proposed for the existing units. This is a Housing Authority project and all units will be maintained as apartments in the affordable apartments housing stock.)

**(Review After Final to raise the building base flood elevation, the addition of new retaining walls, stairs, and ramps, and relocate the trash and accessible parking spaces.)**

**NEW ITEM****C. 710 OLIVE ST R-3 Zone**

Assessor's Parcel Number: 031-101-023  
Application Number: MST2009-00383  
Owner: Housing Authority/City of Santa Barbara  
Architect: Dwight Gregory, AIA  
Engineer: Kevin Vandervort

(Proposal to demolish two existing trash enclosures and construct two new trash enclosures with a trellis above each enclosure. The proposal also includes the removal and replacement of the sidewalk and the addition of a new light fixture at the trash enclosure accessed from Olive Street. The property is currently developed with affordable multi-family residential apartments on a 1.6 acre lot.)

**(Comments only; project requires Environmental Assessment.)**

**NEW ITEM****D. 825 OLIVE ST R-3 Zone**

Assessor's Parcel Number: 031-023-011  
Application Number: MST2009-00382  
Owner: Housing Authority/City of Santa Barbara  
Architect: Dwight Gregory, AIA  
Engineer: Kevin Vandervort

(Proposal to construct a new trellis over an existing trash enclosure located next to an existing four-plex. The property is currently developed with affordable multi-family residential apartments on a 28,674 square foot lot.)

**(Comments only; project requires Environmental Assessment.)**

**FINAL REVIEW****E. 29 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 017-123-014  
Application Number: MST2009-00259  
Owner: McDonald's Corporation  
Architect: George Sladek

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonald's Restaurant. The addition will result in a 4,497 square foot building (including the existing 1,305 square foot basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and all existing landscaping are to remain. Any proposed signage to be reviewed by the Sign Committee under a separate permit.)

**(Preliminary Approval granted 6/29/09. Final Approval is requested.)**