



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**PLEASE NOTE: THIS MEETING WAS HELD TUESDAY DUE TO THE MONDAY HOLIDAY.**

**630 Garden Street**

**1:00 P.M.**

**Tuesday, February 17, 2009**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL - PRESENT  
JIM BLAKELEY  
CAROL GROSS  
GARY MOSEL  
PAUL ZINK  
CHRISTOPHER GILLILAND  
KEITH RIVERA

**CITY COUNCIL LIAISON:** DALE FRANCISCO GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician - PRESENT  
KATHLEEN GOO, Commission Secretary - ABSENT

**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, February 12, 2009 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](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.

### **REFERRED BY FULL BOARD**

**A. 1604 LOMA ST**

**E-1/R-2 Zone**

Assessor's Parcel Number: 027-152-014  
Application Number: MST2006-00600  
Owner: Kieran and Amy Maloney  
Architect: Alex Ugrik

(Review After Final for "as-built" alterations to the front façade of an existing residence under construction. The project will result in a 3,181 square foot house on a 10,160 square foot lot in the E-1/R-2 Zones. The proposed total of 3,181 square feet is 77% of the maximum FAR. The project received ABR approval for a demolition and rebuild on 5/21/07. A zoning modification was approved by the Staff Hearing Officer on 2/11/09 (Resolution No. 009-09) for "as-built" alterations to the front façade located within the front setback.)

**(Review After Final for "as-built" alterations within the required front setback. Project requires compliance with Staff Hearing Officer Resolution No. 009-09.)**

A letter in opposition from Paula Westbury was acknowledged.

**Approval of Review After Final as noted on plan Sheet #L-1; the maximum turf may not exceed 1600 square feet for the entire site.**

**REVIEW AFTER FINAL****B. 1822 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 043-163-013  
Application Number: MST2004-00546  
Owner: San Pascual Cottages, LLC  
Architect: Peter Hunt

(Proposal to construct a seven unit condominium complex on a 15,341 square foot lot. Two existing single-family residences, a detached garage and shed currently located on site would be demolished. The project received Planning Commission Approval on 11/10/05 (Resolution No. 072-05) and Final Approval by ABR on 10/30/2006.)

**(Review After Final for the proposed elimination of 12 awnings on Building B and 11 awnings on Building C located on the east and west elevations.)**

**Approval of Review After Final as noted: 1) The removal of 18 of the 23 awnings; to include 8 awnings on Building B and 10 awnings on Building C; 2) Five awnings are to remain, as noted on plan Sheets #A3-2 and #A3-3, on the portion of the buildings with the two story massing.**

**Public Comment:**

- 1) Caroline Rice & Rod Edwards, owners of adjacent property, addressed concerns with the lack of built details as approved on the final approved ABR set.
- 2) Tim Dolce - neighbor, address concerns with exterior lighting on the property, including the car port lighting which is too bright and not directed downward.
- 3) Paula Westbury - a letter in opposition was received and acknowledged.

**NEW ITEM****C. 1818 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-150-007  
Application Number: MST2009-00018  
Owner: G. B. & C. A. Eckert, Exemption Trust  
Contractor: Kevin Hoffman

(Proposal for a 160 square foot addition to the existing 1,875 square foot Mesa Liquor Store. The addition is proposed at the rear of the building and will result in a 2,035 square foot commercial space. The proposed addition will match the architecture of the adjacent Rose Cafe tenant.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as noted on plan Sheet #A-2; exterior door to be hollow metal and painted to match the wall.**

**NEW ITEM****D. 175 S LA CUMBRE LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-031-002

Application Number: MST2009-00077

Owner: City of Santa Barbara, Housing Authority

(Proposal to remove the existing wood shingle siding and replace with Hardie Shingle siding, with straight edge notched panel, to the existing 36 unit multi-family complex. Proposed siding color proposed to be James Hardie Cobble Stone (JH40-10) and is similar to the existing color. The proposal also includes matching the existing corner details and replacing the existing trim as needed to match existing (trim color Artic White).)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as submitted.**

Items on Consent Calendar were reviewed by **Clay Aurell**.