



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, March 16, 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

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 Thursday, March 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.

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. 617 GARDEN ST

C-M Zone

Assessor's Parcel Number: 031-152-030
Application Number: MST2002-00257
Owner: SB Mental Health Assoc.
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Planning and Permitting Services, Inc.
Applicant: Carl Steinberg

(the proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification. The project received Planning Commission Approval on 1/27/05 (Resolution No. 006-05).)

(Review After Final to replace the pavers with asphalt at the Cota Street horseshoe alley. Approval is subject to a letter from the arborist regarding permeability and impacts to adjacent redwood tree per a condition of the Planning Commission Resolution No. 006-05.)

A letter in opposition from Paula Westbury was acknowledged.

Approval of Review After Final with conditions:

1. Revise the plan to correct proposed condition to remove the pavers and replace with asphalt paving.
2. Under-tree plantings and irrigation are to comply with the arborist letter from Randy Mudge, dated December 3, 2003, and letter received from the landscape architect, Randy Mudge, dated March 16, 2009.
3. Provide irrigation specifications and plantings on the site plan.

NEW ITEM**B. 25 S CALLE CESAR CHAVEZ M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-027
Application Number: MST2009-00103
Owner: D. M. Ortega Hill Partnership
Applicant: Lash Construction

(Proposal for minor site improvements to an existing industrial site to include the addition of a new curb cut, driveway, and a 7 foot operable rolled chain-link gate to secure the new opening. The proposed gate will match the existing gates on site in materials and height.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval with the condition that if the existing tree that is proposed to be relocated should not survive relocation, a new tree of the same size and species shall be added.

NEW ITEM**C. 4021 VIA DIEGO B R-2/SD-2 Zone**

Assessor's Parcel Number: 057-440-007
Application Number: MST2009-00125
Owner: Milad and Gi Maida
Applicant: Joaquin Ornelas

(Proposal to construct a new 350 square foot trellis at the rear of an existing condominium. The proposed trellis will encroach up to 20 percent of the required open yard area as permitted. The proposal includes the abatement of violations of ZIR2007-00019 to permit an "as-built" air conditioner unit on the west elevation.)

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

A letter in opposition from Paula Westbury was acknowledged by staff.

Postponed indefinitely at the applicant's request.

NEW ITEM**D. 1502 SAN ANDRES ST C-P Zone**

Assessor's Parcel Number: 043-251-017
Application Number: MST2009-00124
Owner: Morales Property Enterprises, Inc.
Contractor: B&T Contractor

(Proposal for a new EVR Phase II Upgrade Horizontal Healy Clean Air Separator Tank (approximately 6 feet long by 4 feet tall) to be located at the north east corner of the property at the rear of the building. The upgrade is required by the Santa Barbara County Air Pollution Control District.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval with the conditions:

1. Submit revised drawings with the specific location and dimensions of the existing equipment and proposed EVR tank.
2. Note: Add note on the plans that the trash enclosure is under permit MST2008-00511.

NEW ITEM

E. 3820 STATE ST

R-O/SD-2 Zone

Assessor's Parcel Number: 057-240-052

Application Number: MST2009-00131

Owner: Peaceful View Properties, LLC

Architect: Doug Reeves

(Proposal to add 120 square feet of new roof top equipment and new screening wall around the proposed roof top equipment on an existing commercial building. The new roof top screening wall will match the existing roof top screening material in size and style.)

(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**.