



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, August 3, 2009

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL – PRESENT
CAROL GROSS – PRESENT
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, July 30, 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.

REFERRED BY FULL BOARD

A. 3855 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-010
Application Number: MST2009-00210
Owner: Grace Lutheran Church of Santa Barbara
Owner: Macerich La Cumbre, LLC
Applicant: The Vons Companies Inc.
Architect: Courtney & Le Architects
Agent: Little Div Architectural Consulting

(Proposal for an exterior facade remodel at the Vons in the La Cumbre Plaza. The proposal includes restriping parking stalls, the addition of accessible stalls and pathways per city requirements, new roof top equipment, exterior lighting, and landscaping.)

(Preliminary Approval granted 7/13/09. Final Approval is requested.)

Continued one week with the following comments:

1. Carry forward all previous landscape comments and applicant to provide a complete landscape plan for final approval which incorporates all of the previous landscape comments, and reproduces the completed landscape compliance statement on the landscape plans.
2. On Elevation No. 4 (the right elevation), if the vine pocket is not possible then plaster the existing CMU wall and paint "Dunn Edwards DEW-311."
3. On Elevation No. 2 - paint new door and door frame to match the wall.
4. Provide a light fixture cut sheet for the proposed lighting.
5. Add mesh to the back side of the iron gate between the pickets and the brace.
6. All stone is to be sandstone.
7. All details are to be provided in the plan set which is submitted for Final Review by the ABR.

FINAL REVIEW**B. 911 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-312-006
Application Number: MST2009-00312
Owner: Aguadulce Limited II, LP
Architect: Lenvik & Minor

(Proposal for alterations to the existing commercial buildings at 911 and 913 De La Vina Street to include revising the existing storefronts, a new stucco exterior veneer, and replacement of the rear door at 913 De La Vina Street. Site improvements proposed include re-paving and re-stripping the four existing parking spaces, with the addition of one accessible space, the construction of a new trash enclosure, and new landscaping.)

(Preliminary and Final Approval are requested.)

Final Approval as submitted of Architecture. Landscaping continued one week with the following comments:

1. Substitute the "iris" for more of an all season foundation shrub.
2. Substitute the "canna" for an all season foundation shrub.
3. Note the "canna" is acceptable as an occasional accent.

NEW ITEM**C. 428 E HALEY ST****C-M/M-1 Zone**

Assessor's Parcel Number: 031-283-015
Application Number: MST2009-00330
Owner: Philip C. Petre, LLC
Architect: Jose Luis Esparza

(Proposal to add a new 407 square foot second floor within the 1,578 square foot structure, which is currently under construction (BLD2006-02449). The proposal includes the demolition of an existing 580 square foot storage building, an increase of the proposed building height from 15 feet to 18 feet to accommodate the interior second floor addition, the replacement and addition of windows, and two new doors. The site includes 8 legal non-conforming parking spaces including one accessible space. The proposal will result in a 173 square foot credit of Measure E floor area on this 15,400 square foot parcel.)

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

Final Approval as submitted.

NEW ITEM**D. 631 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-160-005
Application Number: MST2008-00577
Owner: Carl and Constance Lindberg
Applicant: Graham Sefton

(The project consists of a change of use of an existing 1,091 square foot one-story, single-family residence into a mixed-use building comprised of 629 commercial square feet, with the remaining 462 square feet to remain a residential unit. No exterior alterations are proposed to the existing building. The proposal involves various site improvements including new driveway paving materials, four uncovered parking spaces, including one accessible parking space, and additional site landscaping. The project was reviewed by the Staff Hearing Officer on 7/29/09 for a Medical Cannabis Dispensary Permit and requires compliance with Staff Hearing Officer Resolution No. 065-09.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 065-09.)

Continued one week to Consent with the following comments:

1. Provide a street tree (minimum 15-gallon).
2. Provide succulents in the parkway planter.
3. Add one vine on the front fence.
4. Substitute lavender for a screening shrub at the front of the building.
5. Substitute the decomposed granite for a ground cover in the ribbon driveway.

Items on Consent Calendar were reviewed by **Clay Aurell** and **Carol Gross**.