



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, June 21, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
CHRISTOPHER GILLILAND
CAROL GROSS – PRESENT
GARY MOSEL (Consent Calendar Representative) – PRESENT
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
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, June 17, 2010, 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.

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.

CONTINUED ITEM

A. 817 W SOLA ST

R-2 Zone

Assessor's Parcel Number: 039-091-005
Application Number: MST2010-00174
Owner: David Dahan
Designer: Mark Morando

(Proposal to abate violations of ENF2010-00056, to include the removal of the "as-built" stone barbeque pit and the "as-built" storage shed at the rear of the property, removal of the "as-built" trellis and wood deck at the rear of the front house, to permit the "as-built" conversion of the 301 square feet garage to an accessory storage area, permit the "as-built" covered balcony at the front of unit B, convert existing covered patio to a one-car carport, to relocate the one uncovered parking space, and reduce all hedges, walls, screens, and fences to the maximum allowed heights. The 11,250 square foot lot is currently developed with three residential units, one single family house and one duplex. No new additions are proposed to the existing units. A total of 5 parking spaces will be provided, with four covered and one uncovered space.)

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

Final Approval with the following conditions:

- 1) Add agapanthus landscaping along the east side of the carport wall.
- 2) Add landscaping along the relocated fence line and in the existing planters along the fence, on the driveway side, at the rear of unit A.
- 3) Repair, reseed, and maintain the existing lawn and shrubs landscaping, which are in current neglected status, as noted on the original landscape plans, in the required 1,250 square feet of open yard area, to maintain and encourage use of the sites required useable open space.

NEW ITEM

B. 1036 CALLE SASTRE B

A-1/E-1 Zone

Assessor's Parcel Number: 049-440-016
Application Number: MST2010-00182
Owner: American Baptist Homes of the West
Architect: Craig Burdick

(Proposal for a 75 square foot addition, a new entry patio, and an interior remodel to an existing 1,460 square foot two-bedroom residence to result in a 1,535 square foot residence located at the Valle Verde Retirement Community.)

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

Final Approval as noted (on Sheet A-05) for the windows to be solid wood pane panel windows.

REFERRED BY FULL BOARD**C. 535 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-351-010
Application Number: MST2006-00530
Owner: Housing Authority of the City of Santa Barbara
Applicant: John Campanella
Architect: William Hezmalhalch Architects Inc
Applicant: Bill McReynolds
Landscape Architect: O'Reilly Rogers

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in four, two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 994 and 2,086 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with a mix of side by side configuration and tandem configuration. Four guest parking spaces would be provided, resulting in a total of 100 on-site parking spaces. Vehicle access would be provided from both East Montecito Street and Calle Cesar Chavez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project received a Substantial Conformance Determination at the Planning Commission on 11/19/2009.)

(Preliminary and Final Approval of landscaping is requested.)

Preliminary Approval and continued one week to Consent for Final Approval, with the following comments:

- 1) On Sheet L-6, along Montecito Street:
 - a) Shift the second from the left street tree further to the left to line up with the building.
 - b) Shift the far right street tree further to the right to line up with the building.
 - c) Add an additional street tree on the right side.
 - d) The two street trees are to be centered on either side of the driveway
- 2) On Sheet L-4 & L-6, verify and re-center the two street trees.
- 3) On Sheet L-7, along Montecito Street:
 - a) Introduce large shrubs into planting area in front of the stairs.
 - b) On the left side, change Armeria plant spacing to 10-inches on center instead of 12-inches on center.
 - c) Add a Prunus planting in front of the blank plaster wall on the right side.
 - d) On the right side, address the architectural dome detail with landscaping.
 - e) Recheck the exact location of the Prunus planting.
- 4) On Sheet L-7, along Calle Cesar Chavez:
 - a) Add an accent shrub in front of the wall near corner of Calle Cesar Chavez.
 - b) Verify the symmetry of shrubs between the two architectural features of the blank wall.

NEW ITEM**D. 1330 CLIFTON ST****R-2 Zone**

Assessor's Parcel Number: 017-154-013

Application Number: MST2010-00184

Owner: Horst Gatz

(Proposal to permit two 8'-0" tall as-built walls at the rear of an existing, legal carport. No other work is being proposed. The carport will remain unenclosed. Approval of this application will abate enforcement case ENF2009-00691.)

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

Final Approval as noted:

- 1) The "as-built" rear carport wall proposed to remain shall be 1x8 board and bat to match the existing house.
- 2) Remove the lattice in the carport gable and replace with 1x8 board and bat to match the existing house.

Items on Consent Calendar were reviewed by **Gary Mosel**, with additional landscape review for Item C by **Carol Gross**.