



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, January 25, 2010

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

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 Wednesday, January 20, 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. 506 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-291-002
Application Number: MST2009-00572
Owner: WHG Haley, LLC
Designer: Alejo Barragan

(Proposal for a 591 square foot one-story "as-built" addition to an existing commercial building. The lot is currently developed with a 3,666 square foot building which includes two tenant spaces. The addition is for a proposed tire shop. No alterations are proposed to the other tenant space. The proposal will result in a 4,257 square foot building on a 5,000 square foot lot.)

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

FINAL REVIEW

B. 30 S QUARANTINA ST

M-1/SD-3 Zone

Assessor's Parcel Number: 017-113-031
Application Number: MST2009-00513
Owner: Pegseven, LLC
Architect: Lenvik & Minor

(Proposal for a new compressed natural gas (CNG) fueling facility for MarBorg Industries. The proposal includes the construction of a new 8 foot tall concrete masonry unit (cmu) wall and two 7 foot tall chain link gates to enclose the new 2,040 square foot fueling facility. The project is located on a 29,555 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Preliminary and Final Approval are requested.)

NEW ITEM**C. 3558 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-313-016
Application Number: MST2010-00012
Owner: Barbara Starlene Nergaard
Designer: Freedom Signs

(Proposal to permit an "as-built" awning at an existing retail business. The proposed material will be a sunbrella fabric and Persian Tweed (4647) color. Proposed signage will be reviewed by the Sign Committee under a separate application. The project will abate violations outlined in ENF2009-00527.)

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

NEW ITEM**D. 3888 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 057-240-035
Application Number: MST2010-00010
Owner: Sumida Family, Limited Partnership
Architect: Lenvik and Minor, Architects

(Proposal to relocate the existing unscreened trash and recycling bins and construct a new trash enclosure at the rear of the property. The proposal includes new landscaping at the location of the existing trash and recycling bins, resurfacing and restriping the parking lot, the elimination of two parking spaces, and compliance with ADA requirements to include the addition of accessible parking spaces and ADA compliant pathways. The site work is to be completed on two parcels. Parcel No. 057-240-035 involves the new trash enclosure, landscaping, alterations to the parking lot and ADA accessibility. Parcel No. 057-240-046 includes alterations to existing parking lot and ADA accessibility. Between the two parcels a total of 101 parking spaces are proposed; 95 parking spaces are required. Parcel No. 057-240-035 provides 36 of the 101 parking spaces.)

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

FINAL REVIEW**E. 336 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-371-021
Application Number: MST2006-00236
Owner: Unterman, E. R. Family Trust
Architect: Perkowitz & Ruth Architects

(A revised proposal for a new one-story 11,468 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

(Final Approval is requested.)

REVIEW AFTER FINAL**F. 165 CANON DR****P-R Zone**

Assessor's Parcel Number: 053-241-001
Application Number: MST2008-00355
Owner: City of Santa Barbara
Applicant: Arcadia Studio

(Proposal for site improvements to the San Roque well-head facility to include a new 6 foot Sheppard's Hook security fence, two new 6 foot rail gates, new landscaping and irrigation.)

(Review After Final for proposed revisions to the landscape plan to include, install Pittosporum 'Marjorie Channon' / Variegated Kohuhu hedges for enhanced fence screening. Replace plantings with a simplified and hardy groundcover of Agapanthus 'Rancho White'. Revise irrigation plan to meet new water efficiency requirements.)