



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, February 08, 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, February 3, 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.

REVIEW AFTER FINAL

A. 633 DE LA VINA ST

R-3 Zone

Assessor's Parcel Number: 037-121-007
Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron
Landscape Architect: David Black

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42-inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Review After Final for new exterior lighting and new exterior electrical equipment boxes.)

REFERRED BY FULL BOARD

B. 403 E MONTECITO ST

M-1 Zone

Assessor's Parcel Number: 031-343-010
Application Number: MST2009-00557
Owner: A. R. Spann
Agent: Nick Gonzalez

(Proposal for an upgrade to an existing Sprint/Nextel wireless facility to include the addition of four new antennas (3 new panel antennas and 1 new parabolic antenna), 1 new radio equipment rack, and the replacement of 1 existing panel antenna. The proposed antennas will be located on the roof of an existing commercial building. The proposal involves the construction of one new 12 square foot faux chimney to match an existing faux chimney. The proposed 2 panel antennas and 1 parabolic antenna will be located within the new faux chimney and 1 new panel antenna and the replacement antenna will be located within the existing faux chimney. The site is currently developed with 6 panel antennas and the proposal will result in a total of 10 antennas. The project requires Findings of No Visual Impacts.)

(Preliminary Approval granted on 1/11/2010. Final Approval is requested.)

REFERRED BY FULL BOARD**C. 949 VERONICA SPRINGS RD****E-1 Zone**

Assessor's Parcel Number: 049-040-022
Application Number: MST2009-00561
Owner: First Baptist Church of Santa Barb
Agent: Nick Gonzalez
Applicant: Sprint/Clearwire

(Proposal for the installation of a new radio telecommunications facility provided by Sprint/Clearwire Wireless, to consist of 3 panel antennas, 3 parabolic antennas, and a small radio equipment cabinet located at an existing church. The proposal also includes an exterior alteration to the existing building to replace the existing wood siding with stucco. The proposed antennas will be located behind a transparent screening element attached to the existing rooftop cupola. The proposed radio equipment cabinet will be located on the ground and screened by a new 27 linear foot, 5 foot tall cmu wall. This proposal is aesthetically the same as the MST2007-00150 case and which subsequently expired on 9/4/09. The project requires Findings of No Visual Impacts.)

(Preliminary Approval was granted on 1/25/2010. Final Approval is requested.)

NEW ITEM**D. 3999 VIA LUCERO****R-3/SD-2 Zone**

Assessor's Parcel Number: 057-233-025
Application Number: MST2010-00028
Owner: Essex Portfolio, LP
Applicant: Joe Yokofich
Engineer: Frankie Chiu

(Proposal to replace all existing stair cases, repair existing second floor decks and the existing stairs from the street to the units, like for like in material and size, and replace an existing 3.5 foot tall wood fence along Via Lucero at an existing 70-unit apartment complex. The proposal will abate zoning violations listed under ZIR2003-00723.)

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

NEW ITEM**E. 420 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Lenvik and Minor, Architects

(Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums, Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered, Unit B a proposed 1,158 square foot two-story unit, and Unit C a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy and therefore the project was concurrently reviewed by the Historic Landmarks Commission. The project received preliminary approvals in March 2007 and which subsequently expired in March 2008. The applicant is requesting a new preliminary approval.)

(Preliminary Approval is requested. The project received Preliminary Approval on 3/12/2007, which subsequently expired on 3/12/2008. The project requires compliance with the Staff Hearing Officer Resolution No. 008-07.)

FINAL REVIEW**F. 3888 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 057-240-035
Application Number: MST2010-00010
Owner: Sumida Family, LP
Architect: Lenvik and Minor, Architects
Landscape Architect: Bob Cunningham, Arcadia Studio

(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.)

(Final Approval of landscaping is requested.)