



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, November 1, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
CHRISTOPHER GILLILAND
GARY MOSEL (Consent Calendar Representative)
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
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, 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 Tony Boughman, at (805) 564-5470 extension 4539, or by email at toughman@santabarbaraca.gov. Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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: On Thursday, October 28, 2010, 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.

ABR - CONTINUED ITEM

A. 434 OLIVE ST C-M Zone

Assessor's Parcel Number: 031-291-015
Application Number: MST2010-00303
Owner: WHG Olive LLC
Designer: Alejo Barragan

(Proposal for a new 593 square foot three-car carport and a new trash and recycling enclosure located on a 5,000 square foot commercial parcel. The parcel is currently utilized by an existing tire shop and coffee shop located at 506 E. Haley and includes four existing parking spaces utilized by Muddy Waters. The proposed carport is proposed to be utilized for the existing tire shop.)

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

ABR - NEW ITEM

B. 904 N MILPAS ST C-2 Zone

Assessor's Parcel Number: 029-314-019
Application Number: MST2010-00314
Owner: Martin F. and Kathryn L. Morales
Architect: Tom Smith

(Proposed to convert an existing 567 square foot two-car garage to a 567 square foot two-car carport on a site with an existing one-story duplex. Staff Hearing Officer review is required for a zoning modification for an alteration to a structure in the required interior setbacks.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Modification.)

ABR - CONTINUED ITEM

C. 219 SYCAMORE LN R-2 Zone

Assessor's Parcel Number: 017-073-046
Application Number: MST2009-00482
Owner: Housing Authority of the City of Santa Barbara
Architect: Design ARC

(Proposal to construct 20 new private laundry rooms, totaling 692 square feet, for 20 units at an existing multi-family duplex development. The proposal also includes exterior alterations to the existing structures including new balconies and conversion of the existing commons building to a multi-purpose room for the residents. Zoning modifications are being requested to allow minor architectural projections into the interior and front yard setbacks and for distance between buildings at three locations for the additional laundry facilities.)

(Project requires compliance with Staff Hearing Officer Resolution No. 007-10.)

ABR - FINAL REVIEW**D. 224 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 027-221-017
Application Number: MST2010-00194
Owner: Mstislav W. and Frances Kostruba Survivors Trust
Architect: Pujo and Associates

(Proposal to construct a 366 square foot, second story addition to an existing 849 square foot single story residence located at 228 W Micheltorena Street. The existing 7,000 square foot lot is currently developed with two single family residences. The existing 1,097 square foot, single story residence at 224 W Micheltorena Street and the 287 square foot storage building are to remain unaltered. The parcel is currently legal non-conforming to parking with two existing uncovered parking spaces. The project requires Staff Hearing Officer review for a building separation modification.)

(Project requires compliance with Staff Hearing Officer Resolution No. 044-10.)

ABR - NEW ITEM**E. 120 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2010-00325
Owner: Patricia S. Nettleship Trustee
Applicant: Miguel Castillo

(Proposed alterations to an existing congregation area in La Cumbre Plaza. The synthetic grass is proposed to be removed and new hardscape and landscaping is proposed.)

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

ABR - NEW ITEM**F. 822 E YANONALI ST****M-1 Zone**

Assessor's Parcel Number: 017-083-006
Application Number: MST2010-00331
Owner: Christopher P. Scott

(Proposal to demolish 105 square feet of front building, 435 square feet of covered storage area in rear of lot; construct a 658 square foot pool with pool deck, remove 4,591 square feet of paving, and install 5,059 square feet of permeable surfaces, increase existing landscaping by 78 square feet, and remodel existing buildings on a 11,860 square feet lot.)