



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, December 5, 2011 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CHRISTOPHER GILLILAND (Consent Calendar Representative)
 GARY MOSEL
 KEITH RIVERA (Consent Calendar Representative)
 PAUL ZINK (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ATTENDANCE

Representatives present: Gilliland and Mosel
 Staff present: Boughman

ABR - REVIEW AFTER FINAL

A. 401 1/2 OLD COAST HWY C-P/R-2 Zone

Assessor's Parcel Number: 015-291-010
 Application Number: MST2009-00500
 Owner: William Pritchett
 Architect: Garcia Architects, Inc.

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot, three-bedroom residential unit. The proposal will demolish 194 square feet from Unit 2, which is located in the required interior setback. The site is currently developed with two residential units and one commercial space, and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The City Council approved a zoning modification to allow living space to be permitted in the required rear setback.)

(Continued review after final to eliminate the tree in the lightwell at the north/rear of the new dwelling unit and install a roof and operable skylight over the lightwell.)

Present: Everett Woody, Architect

Installing a roof and skylight over the light well is denied. Elimination of the approved tree in the light well is approved. Ground cover planting will be installed in the light well.

ABR - REVIEW AFTER FINAL**B. 500 FOWLER RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
 Application Number: MST2007-00002
 Owner: Santa Barbara Airport
 Architect: Fred Sweeney
 Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. Project received Planning Commission Approval on 9/20/2007 (Resolution No. 037-07). The project received Final Approval by the ABR on 5/19/08.)

(Review After Final for a new 67 square foot parking lot kiosk structure at the short-term parking lot.)

Present: Thea Van Loggerenberg, Architect; Leif Reynolds and Andrew Bermond, City Airport Staff

Kiosk approved as submitted.

ABR - NEW ITEM**C. 203 LADERA ST****R-4 Zone**

Assessor's Parcel Number: 037-260-013
 Application Number: MST2011-00429
 Owner: 203 Ladera Street, LLC
 Applicant: Matthew Platler
 Architect: A. David Walker

(Proposal for minor exterior alterations for an existing apartment building consisting of new paint colors, new windows and doors, courtyard railing, and new architectural facade details. The proposal includes replacing existing wood fences that enclose the private patios, installing a wood trellis on the existing office/laundry building, and constructing a new trash enclosure.)

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

Present: A. David Walker, Architect

Continued one week with the following comments: 1) remove the foam window trim; windows are to be flush or provide wood trim; 2) blue is acceptable for the doors; 3) provide light detail and cut sheet; 4) the wrought iron pot shelves are to be black or brown; 5) the curves at the electric panels and water table are not compatible, simplify.

ABR - REVIEW AFTER FINAL**D. 2830 DE LA VINA ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-220-024
Application Number: MST2011-00335
Owner: Barbara Properties, LLC
Business Name: Presto Pasta
Applicant: Albert Baltieri

(Proposal for minor window and facade changes in converting retail space in shopping center to Presto Pasta restaurant.)

(Review After Final to: 1. Add canvas awnings over storefront glass on north and west elevations. 2. Relocate the front door on the north elevation. 3. Add an exit door on the west elevation.)

Present: Albert Baltieri, Applicant

Review After Final Approved with the condition that the applicant is to work with staff for a solution to the existing canopy lighting; lighting should not conflict with the new awnings.

ABR - REVIEW AFTER FINAL**E. 3759 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053
Application Number: MST2009-00227
Owner: Regency Realty Group, Inc.
Architect: Cearnal, Andrulaitis
Business Name: Citibank
Landscape Architect: Guillermo Gonzalez

(Proposal for a façade remodel for three existing commercial buildings in the C-P/SD-2 Zone. The proposal includes the addition of an outdoor seating area, a new trellis and awnings, grading and restriping the existing 258-space parking lot, ADA improvements, 37 bicycle spaces, and landscape alterations, including the addition of bio-swales.)

(Review After Final to eliminate stone pilasters at the four corners of the building and to substitute plaster at the soffit and roof eave for the tongue and groove siding and fascia. Colors will remain as approved.)

Present: Brian Cearnal

Review After Final Approved as submitted.

ABR - CONTINUED ITEM**F. 421 S MILPAS ST****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-012
Application Number: MST2011-00423
Owner: Sandra D. Gifford
Architect: Michelle McToldridge
Business: Blue Sands Motel

(Proposal to replace the existing pool fence enclosure with a new glass panel semi-frameless material, recoat the paving material around the pool with a textured material, and create a new 250 square foot patio area adjacent to the pool area including a small wall and bench.)

Present: Michelle McToldridge, Architect

Final approval with condition that standard archaeological discovery conditions be reproduced on the plans.