



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, August 13, 2012

630 Garden Street: David Gebhard Public Meeting Room

1:00 P.M.

BOARD MEMBERS:

DAWN SHERRY, *Chair*

PAUL ZINK, *Vice Chair* (Consent Calendar Representative)

CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)

GARY MOSEL

KEITH RIVERA (Consent Calendar Representative)

KIRK GRADIN

STEPHANIE POOLE

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

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Calendar Agenda. 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 in order to respond to 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 ext. 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 ext. 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, August 9, 2012, 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 Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion.

ABR - NEW ITEM

A. 302 - 306 MEIGS ROAD C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-005
Application Number: MST2012-00287
Owner: Jeffrey B. Panosian
Engineer: John Maloney
Landscape Architect: Rob Fowler

(Proposal to replace existing pole-mounted and building-mounted parking lot lighting with energy efficient LED lighting. Proposed are six new replacement poles with nine fixtures, and nine new wall-mounted fixtures. The project includes removal of two large Eucalyptus trees on the west side of the building, to be replaced with a large specimen Coast Live Oak tree.)

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

ABR - REVIEW AFTER FINAL

B. 301 S HOPE AVE E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00146
Owner: Graham Family Trust
Architect: Cearnal Andrulaitis Architects

(Proposal to thicken and raise a portion of one arch at the front facade and paint it blue for the existing Chevrolet dealership.)

(Review after final to change the approved facade color for the Chevrolet dealership.)

ABR - NEW ITEM

C. 740 MIRAMONTE DR E-1 Zone

Assessor's Parcel Number: 035-050-030
Application Number: MST2012-00286
Owner: Southern California Edison Company
Agent: John Gilhoun

(Proposal to replace antennas and tower-mounted equipment, and replace ground-mounted equipment cabinets at the existing T-Mobile wireless facility.)

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

ABR - FINAL REVIEW**D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Copus Family Trust
Designer: The Schmandt Group

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 1200 square foot hardscape patio with a 530 square foot cover, replacement of this concrete patio in the same location, adding a 170 square foot roof trellis over an existing deck, staining the existing shingle siding of the building, replacing the concrete for the existing 950 square foot concrete patio with new and adding a new exterior oven and bar area, new outdoor heaters and patio lighting, and replacing existing 6-7 foot tall wood fence, add a new planter area, removal of an existing 48-inch diameter Cypress tree located within the existing concrete patio, interior remodel, and new landscaping including new trees. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

ABR - REVIEW AFTER FINAL**E. 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
Architect: Thea Van Loggernberg

(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 of details of the emergency generator for the terminal building. The generator was last reviewed on June 25, 2012.)

ABR - REVIEW AFTER FINAL**F. 825 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-041-024
Application Number: MST2007-00400
Owner: 825 De La Vina LLC
Architect: Keith Rivera

(Proposal for two new, three-story, mixed-use buildings to include a total of seven residential condominiums and three commercial condominiums on an existing 14,750 square foot lot. The proposal includes four, one-bedroom and three, two-bedroom residential units, varying in size from 699 to 1,649 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 7,877 square feet of residential area and 686 square feet of commercial area for a total of 8,563 square feet. A total of 19 parking spaces will be provided on site (14 covered and 5 uncovered). The project received Planning Commission approval for a Tentative Subdivision Map on 3/18/10 (Resolution No. 002-10). The project received City Council approval on 5/11/10.)

(Review After Final to request removal of an existing Eucalyptus tree that was shown to remain on the approved landscape plan.)

ABR - NEW ITEM**G. 2912 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029
Application Number: MST2012-00293
Owner: SBCG Properties LLC
Designer: Sohpie Calvin

(Proposal for exterior tenant improvements to the previous Taco Bell restaurant building. The project consists of removing the exterior roof parapet arch, a new entry and custom door, new exterior lighting, and an enlarged trash enclosure.)

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

ABR - FINAL REVIEW**H. 2550 TREASURE DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
Application Number: MST2012-00284
Owner: Covenant Retirement Communities West
Landscape Architect: Arcadia Studio

(Proposal for Phase 2 landscape renovations for the Samarkand Retirement Community. The project includes removal of 80 trees and replacement of 67 trees; replacement of lawn areas with shrubs and groundcovers; improvements to decomposed granite paths; a new concrete patio with pergola, garden wall, and gate at the health center; conversion of spray irrigation to drip irrigation and conversion to recycled water.)

ABR - REVIEW AFTER FINAL**I. 409 ORILLA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-013
Application Number: MST2012-00271
Owner: Story Family Trust

(Proposal for minor exterior alterations to an existing one-story duplex consisting of removal of eight windows and relocating one existing window. The project includes replacement of a courtyard fence with a CMU wall and interior remodeling, and addresses violations in ZIR2012-00174.)

(Review After Final for revisions to courtyards consisting of replacement of fences with concrete block walls, new gates, new spas, new fire pits; and revisions to building consisting of adding a window and removing a door on the street elevation.)