



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, October 29, 2007

**BOARD MEMBERS:**

MARK WIENKE, Chair  
CHRISTOPHER MANSON-HING, Vice-Chair (Consent Calendar Representative)  
CLAY AURELL  
JIM BLAKELEY  
GARY MOSEL  
RANDY MUDGE (Consent Calendar Representative)  
DAWN SHERRY (Consent Calendar Representative)  
PAUL ZINK

**CITY COUNCIL LIAISON:** GRANT HOUSE

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician  
GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**Actions on the Consent Calendar agenda are reported to the Full Board at the next regular Full Board meeting. The Full Board has the discretion to ratify or not ratify the Consent actions.**

**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 their item is announced, the item will be moved to the end of the calendar agenda.**

**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](http://www.SantaBarbaraCa.gov/abr).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

**REVIEW AFTER FINAL****A. 1317 SANTA TERESITA DR A-1 Zone**

Assessor's Parcel Number: 055-141-048  
Application Number: MST2005-00762  
Owner: Ian Wood  
Architect: Doug Reeves

(Proposal to construct a 541 square foot one-story addition to an existing 2,500 square foot one-story residence, with attached 490 square foot two-car garage on a 70,764 square foot lot located in the Hillside Design District.)

**(Review After Final for the addition of a four foot retaining wall in the front yard.)**

Final Approval with the condition that the applicant return with an elevation of the guard rail and post at stairs for Staff's review and approval.

**REVIEW AFTER FINAL****B. 1022 CARPINTERIA ST R-2 Zone**

Assessor's Parcel Number: 017-213-005  
Application Number: MST2006-00216  
Owner: Joseph G. and Mary F. Chumbrek Trustees  
Applicant: Thomas Beaudette

(Proposal to convert an existing 477 square foot detached accessory structure to a second residential unit on a 11,250 square foot lot, with an existing 1,409 square foot single-family residence. The proposal also includes a new detached 1,196 square foot two-story structure, which consists of a two-car garage with a workshop on the first floor and a storage loft above and a new one-car carport. Also proposed is one uncovered parking space and 115 cubic yards of grading outside the main building footprint.)

**(Review After Final for additional window on the east elevation and modified shear panels.)**

Final Approval as submitted of the Review After Final.

**REVIEW AFTER FINAL****C. 1960 MISSION RIDGE RD A-1 Zone**

Assessor's Parcel Number: 019-083-018  
Application Number: MST2007-00204  
Owner: Kirk and Cecilia Borchardt  
Architect: Kirk Gradin

(Proposal to construct additions to an existing 1,550 square foot, single-story residence on a 23,159 square foot lot located in the Hillside Design District, consisting of a 490 square foot basement, 960 square foot first story, and an 850 square foot second story. The existing 406 square foot attached garage is to be demolished and replaced by a 600 square foot garage.)

**(Review After Final for details of front entry gate.)**

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 049-07.)**

Final Approval of the Review After Final.

**FINAL REVIEW**

**D. 25 S CALLE CESAR CHAVEZ**

**M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-027  
Application Number: MST2006-00341  
Owner: D. M. Ortega Hill Partnership  
Applicant: Vulcan Materials Company  
Contractor: B. K. Nelson  
Agent: Jerry Bohannan

(Proposal to downsize the existing ready mix concrete plant to minimize the lease area from 2.5 acres to 0.7 acres for the downsized plant capacity. The project includes removal of the existing material storage system and wash-out system and modification of the on-site traffic pattern and conveyors. The project would require approval of a Coastal Development Permit.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 012-07.)**

Continued indefinitely to Consent Calendar with the following comments: 1) provide screening of the walkway and AC unit (full height); 2) provide new light fixtures that comply with the City Outdoor Lighting Ordinance; 3) show eave element (i.e. a shading eave) for depth and dimensions; 4) provide new color and trim, preferably dark gray with complimentary trim color.

**NEW ITEM**

**E. 3835 STATE ST**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007  
Application Number: MST2007-00464  
Owner: Riviera Dairy Products  
Applicant: Conceptual Motion Company

(Proposal for a retail tenant improvement and expansion of the existing Williams Sonoma store in La Cumbre Plaza. The proposal includes combining tenant spaces C-150 and C-152 and an exterior facade remodel.)

**(Comments only. In progress review.)**

Postponed at applicant's request.

**NEW ITEM****F. 50 E ALAMAR AVE****R-4 Zone**

Assessor's Parcel Number: 051-143-001  
Application Number: MST2007-00540  
Owner: International Foursquare Gospel Church  
Applicant: Will Rivera  
Architect: Paul Beigh

(Proposal to construct a new handicap ramp at the east elevation of the existing building.)

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

Continued indefinitely with the comment that the applicant is to submit elevations and details of the ramp, guard rails and supports.

**NEW ITEM****G. 1739 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-142-016  
Application Number: MST2007-00528  
Owner: Clough Family Limited Partnership  
Designer: Patrick Pouler

(Proposal for exterior and interior renovations to an existing 1,180 square foot single story duplex. The project includes new exterior windows and doors. There are no proposed changes to the existing 800 square foot carport and no new floor area is proposed.)

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

Final Approval with the condition for the applicant to return with window details and photographs of the existing detail.

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All items on Consent Calendar were reviewed by Christopher Manson-Hing.

Consent calendar ended at 1:55 p.m.