



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, November 12, 2007

1:00 P.M.

630 Garden Street

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

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. 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.

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.

Posting Notice: On Wednesday, November 7, 2007 at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.

REVIEW AFTER FINAL**A. 2010 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-009
Application Number: MST2007-00501
Owner: Levon Investments, LLC
Architect: Craig and Grant Architects
Architect: Cearnal, Andrulaitis, LLP

(Proposal for a facade remodel and change of use of a previously approved storage space to be converted to a 709 square foot retail space in the Mesa Shopping Center. The addition of a storefront, entry door, windows, restroom, and changes in the electrical system are proposed in the facade remodel.)

(Review After Final for improvements to the existing mechanical storage area and lighting fixtures on the rear elevation.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 602 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Contractor: Campanelli and Associates
Architect: Christian Robert

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building, two new exterior doors, and sound control mitigation measures.)

(Review After Final for a proposed vent shaft on the exterior of the existing building.)

(Project Requires compliance with Noise Study.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 817 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-231-021
Application Number: MST2006-00194
Owner: Frederick M. and Jane Paulson Trustees
Architect: Peter Becker

(Proposal for 32 square feet of "as-built" first-floor additions and 165 square feet of "as-built" second-floor additions, demolition of 635 square feet at the first-floor family room which includes converting it to an open terrace, and demolishing 35 square feet on the second floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

(Review After Final for remodel of an existing 60 square foot uncovered balcony to a 48 square foot covered balcony on the south elevation.)

Continued indefinitely to the Staff Hearing Officer with the comment that the covered balcony is more appropriate than the existing.

FINAL REVIEW**D. 56 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-121-007
Application Number: MST2007-00284
Owner: Gheza Family Trust
Architect: Tony Xiques

(Proposal for a 119 square foot addition to the front of an existing 2,254 square foot two-story residence with and attached 564 square foot two-car garage on a 35,719 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

Continued one week. Applicant to provide accurate elevations, beam and column details, and connection to existing cantilevered floor joists for proposed trellis.

FINAL REVIEW**E. 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 for downsizing the existing readymix 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.)

Final Approval as noted.

NEW ITEM**F. 4 W CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-121-017
Application Number: MST2007-00508
Owner: Trust Agreement
Business Name: Zenspa
Applicant: Audrey Swanson

(Proposal for a new storefront awning. Awning signage to be reviewed under separate permit.)

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

Continued one week. Applicant to either decrease depth of awning, change color to other than black, or provide open sides. The combination of depth, color, and mass (with closed sides) are too imposing on the street.

REFERRED BY FULL BOARD**G. 204 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-221-009
Application Number: MST2006-00604
Owner: Douglas K. Moore
Architect: Thompson Naylor Architects

(Proposal to construct a new 1,968 square foot two-story single-family residence and attached 410 square foot two-car garage on a 6,526 net square foot lot. The proposal includes demolition of the existing 767 square foot one-story single-family residence and attached 220 square foot one-car garage. Modifications are requested for encroachments into two front setbacks and to provide less than the required open yard area. Staff Hearing officer approval of a Modification is requested.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 073-07.)

Preliminary Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

Consent Calendar ended at 2:15 p.m. Consent Calendar items were reviewed by Dawn Sherry.