



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, November 26, 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. Consent Calendar begins at 11:00 a.m. 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 28, 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. 1011 SAN ROQUE RD****A-1 Zone**

Assessor's Parcel Number: 055-171-010
Application Number: MST2006-00676
Owner: David J. and Louise M. Borgatello Trustee
Architect: Jim Zimmerman

(Proposal for a 1,048 square foot second-story addition for an existing 4,530 square foot one-story single-family residence on a 2.1 acre lot in the Hillside Design District. The proposal includes an addition above the existing attached garage, a stair tower, a 257 square foot covered patio at the second-story, and a trellis over an existing patio.)

(Review After Final for an overall reduction in square footage. The originally approved project proposed a second-floor addition of 1,070 square feet, now proposed at 826 square feet; with a new covered patio at 205 square feet, now proposed at 176 square feet; and a new stair tower at 106 square feet, now proposed at 54 square feet.)

Final Approval of the Review After Final with the condition to add a small vertical wall at the base of the curve under the stairs.

REVIEW AFTER FINAL**B. 6 LANGLO TERR****E-2/SD-2 Zone**

Assessor's Parcel Number: 053-040-015
Application Number: MST2006-00452
Owner: David C. Dougherty
Architect: Jim Zimmerman

(Proposal to construct a 3,233 square foot two-story single-family residence and attached 495 square foot two-car garage. The existing one-story 1,137 square foot residence and attached 328 square foot garage will be demolished. The proposal includes approximately 250 cubic yards of grading.)

(Review After Final to raise the finish grade and floor elevation by 12 inches to accommodate adequate site drainage.)

Final Approval as noted on sheet A-3.

FINAL REVIEW**C. 1811 LOMA ST****R-2 Zone**

Assessor's Parcel Number: 027-072-006
Application Number: MST2007-00477
Owner: Charles Crail
Architect: Joseph Moticha

(Proposal to demolish the existing back decks and stairways and replace with new decks and a circular stairway. The proposal also includes replacing the existing garbage enclosures, resurfacing the back wall of the building where the stairways and decks are being removed, and the replacement of four rear single doors with four new double French doors.)

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

Continued indefinitely with the following comments: 1) Provide architectural details to match the existing condition (ie: windows and guardrail) for new eyebrow roof, roof brackets, and knee bracing.

FINAL REVIEW**D. 517 W JUNIPERO ST****C-O Zone**

Assessor's Parcel Number: 025-090-009
Application Number: MST2007-00465
Applicant: Karen Engberg
Architect: Lenvik and Minor Architects
Owner: Jackson Engberg Family Trust

(Proposal to convert an existing six-unit apartment building to a mixed-use building. The three existing residential units on the ground floor are proposed to be converted to a 1,800 square foot medical office. The existing three upstairs residential are proposed to be remodeled but will remain as 2 one-bedroom units and 1 two-bedroom unit. Also proposed is to demo the existing carport and create seven uncovered parking spaces. Development Plan Approval is required for new commercial square footage over 1,000 square feet in size.)

(Final Approval is requested for Architecture and Landscaping. Preliminary Approval was received on 11/05/07.)

Final Approval of the architecture and landscaping.

CONTINUED ITEM**E. MODOC RD****DUMMY Zone**

Assessor's Parcel Number: 025-090-0RW
Application Number: MST2007-00535
Owner: City of Santa Barbara
Applicant: Brian D'amour

(Proposal to enhance pedestrian safety by installing 16 lighting fixtures and 5 light poles on the pedestrian bridge that spans US 101 near Oak Park and along the pedestrian path that connects the bridge from Calle Real to Modoc Road.)

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

Preliminary Approval and continued one week with the condition that the applicant provide plans showing proposed meter and appropriate landscape screening for the meter (include size, species, and number of proposed plants).

CONTINUED ITEM**F. 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.)

Final Approval of the project as submitted.

NEW ITEM**G. 614 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-293-004
Application Number: MST2006-00459
Owner: Claveria Bertha, Trustee
Owner: Russ Banko

(Proposal for site improvements and minor exterior alterations to an existing commercial space on two adjacent parcels. Tenant improvements include new exterior doors and windows, new skylights and new exterior paint. Proposed site improvements include a new 680 square foot shed roof structure over open space, new gates and fences, a new parking design, and landscaping. Also proposed is a temporary 332 square foot commercial office to be relocated on site while alterations and improvements take place. Interior alterations are proposed under a separate building permit.)

(Review of exterior alterations and landscaping plans. Action may be taken if sufficient information is provided.)

Continued one week with the following comments: 1) Landscaping: a) provide drought tolerant ground cover; b) provide canopy trees between the parking lot and street. 2) Architecture: a) Provide more detail drawings of the proposed tortilla fence; b) east elevation: provide detailing of the proposed false doors and windows; provide either all shutters or trompe l'oeil. 3) Carport shall be either all wood or if combo of wood and pilasters is preferred, then provide a minimum 18 inch square plaster columns.

NEW ITEM

H. 3025 DE LA VINA ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-172-020
Application Number: MST2007-00592
Owner: SLO Trader's, LLC
Architect: Michael Holliday

(Proposal to reinforce an existing retaining wall which ranges from 8' 6" to 23' 6" at the rear property line for 3025-3045 De La Vina Street. The proposed design will not affect the existing parking configuration.)

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

Continued indefinitely with the comment that applicant restudy a more traditional detailing for the proposed columns.

Items on Consent Calendar reviewed by Dawn Sherry, with the exception of Item C, and D also reviewed by and Christopher Manson-Hing; and landscaping for items D, G and H reviewed by Randy Mudge. Consent Calendar ended at 2:42 p.m.