



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**630 Garden Street**

**1:00 P.M.**

**Monday, April 28, 2008**

**BOARD MEMBERS:**

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

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**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)

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### PLEASE BE ADVISED

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. 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 so that the applicant can answer 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

**NOTICE:**

- A. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/abr](http://www.SantaBarbaraCa.gov/abr). If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Thursday, and every other Friday, or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). Please check our website under City Calendar to verify closure dates.
- B. **AMERICANS WITH DISABILITIES ACT:** 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.
- C. **POSTING:** On Thursday, April 24, 2008, at 4:00 p.m., 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](http://www.SantaBarbaraCa.gov/abr).

**REVIEW AFTER FINAL**

- A. **1585 LA VISTA DEL OCEANO** **E-1 Zone**  
Assessor's Parcel Number: 035-170-024  
Application Number: MST2000-00224  
Owner: Matthew Edwards  
(Proposal for a new 4,423 square foot, multi-level, single-family residence with a terrace, pool, and attached two-car garage on a 16,373 square foot lot located in the Hillside Design District. There are 468 cubic yards of grading proposed within the building footprint.)

**(Review After Final for minor change in windows and doors material; change the basement bedroom window to French doors, change pool equipment vault location and access door; and a minor change to the spa configuration.)**

**REFERRED BY FULL BOARD**

- B. **1929 CLIFF DR** **C-P/R-2/SD-3 Zone**  
Assessor's Parcel Number: 045-015-016  
Application Number: MST2004-00492  
Owner: Jemesa Properties, LLC  
Architect: Jeff Gorrell  
Landscape Architect: Jeff Yardy  
(Proposal to demolish an existing gas station, service bays, canopy, underground storage tanks and to construct a 2,534 square foot mini-mart with a gas station and attached drive-thru car wash on a 20,755 square foot lot. A Zoning Modification is requested to allow the car wash to encroach into the rear yard setback. The project requires Coastal Development Permit approval.)

**(Original Preliminary Approval granted on March 26, 2007, expired. Preliminary and Final Approval are requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 051-06)**

**NEW ITEM****C. 1205 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-010  
Application Number: MST2008-00165  
Owner: L. B. Benon Family Limited Partnership  
Architect: Dave Jones

(Proposal for a tenant improvement of an existing commercial building consisting of new entries and toilet rooms to meet ADA requirements. Addition of ADA parking space, accessible ramp, renovation to main entry, restripe parking lot, replace windows, and new skylights for an existing three story building on an 8,800 square foot lot.)

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

**NEW ITEM****D. 900 BLOCK OF FELLOWSHIP RD E-1 Zone**

Assessor's Parcel Number: 041-156-001  
Application Number: MST2008-00185  
Owner: City of Santa Barbara

(Proposal to replace the existing chain link fence with a shepherds hook fence at the La Mesa Reservoir.)

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

**NEW ITEM****E. 830 CENTINELA LN A-1 Zone**

Assessor's Parcel Number: 047-102-017  
Application Number: MST2008-00184  
Owner: City of Santa Barbara Water Department

(Proposal to replace the existing chain link fence with a shepherds hook fence at the Hope Reservoir.)

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

**NEW ITEM****F. 314 W MICHELTORENA ST R-4 Zone**

Assessor's Parcel Number: 027-212-014  
Application Number: MST2008-00035  
Owner: Rene M. Lehne

(Proposal to remove as-built illegal parking area and replace with new patio area to include landscaping planters, fountain, and benches in order to abate ENF2006-00333.)

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

**FINAL REVIEW****G. 632 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-152-020  
Application Number: MST2008-00087  
Owner: John G. Shalhoob  
Applicant: Sherry & Associates

(Proposal to alter the exterior storefront of an existing commercial building to include relocating the front entry door from the existing left side to the middle of the storefront and replacing the existing storefront window with two storefront windows on both sides of the new entry. The proposal includes a new wood clad material for the door and windows. The remodel involves the net loss of 6 square feet of existing commercial space.)

**(Preliminary Approval granted March 3, 2008. Final Approval is requested.)**

**NEW ITEM****H. 2201 CASTILLO ST****C-O Zone**

Assessor's Parcel Number: 025-171-013  
Application Number: MST2007-00636  
Owner: Santa Barbara Cottage Hospital  
Applicant: Isaac Romero  
Contractor: McCarthy Construction

(Proposal for a new temporary construction office trailer, access ramp, and landscaping. ABR to review the access ramp and landscaping. The project received Staff Hearing Officer Approval on February 13, 2008, (Resolution No. 008-08) for modifications to encroach into the front yard setback. The project includes a time limit approval of December 31, 2013.)

**(Review of access ramp and landscaping.)**

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 008-08.)**