



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, August 11, 2008

**BOARD MEMBERS:**

MARK WIENKE, Chair  
CHRISTOPHER MANSON-HING, Vice-Chair (Consent Calendar Representative)  
CLAY AURELL  
JIM BLAKELEY  
CAROL GROSS  
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  
KATHY GOO, Commission Secretary

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

### 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, 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).

**NOTICE:**

- A. **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). 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 Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. **POSTING:** That on Thursday, August 7, 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).
- D. **PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

**REVIEW AFTER FINAL**

- A. **826 W PEDREGOSA ST** **R-2 Zone**  
Assessor's Parcel Number: 043-121-020  
Application Number: MST2008-00011  
Owner: Juan and Theresa Escobar  
Architect: Scott Branch  
(Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.)  
  
(Review After Final for a reduced roof pitch, revised chimney cap, and removal of the bay window on the west elevation.)

**FINAL REVIEW****B. 900 BLK FELLOWSHIP RD****E-1 Zone**

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

(Proposal for an "as-built" fence replacement of the existing eight (8) foot chain link fence with a new eight (8) foot Sheppard's Hook fence surrounding the La Mesa Reservoir. The project received Staff Hearing Officer Approval on July 30, 2008, for a fence to exceed 3 ½ feet along the front property line and within the first twenty (20) feet of a driveway. The proposal involves abatement of the violations in ENF2008-00769.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 065-08.)**

**NEW ITEM****C. 730 MIRAMONTE DR****A-1/E-1 Zone**

Assessor's Parcel Number: 035-050-060  
Application Number: MST2008-00363  
Owner: Driscoll-Roche, LLC  
Designer: Western Exterminator Company  
Business Name: KEYT TV Station

(Minor exterior alteration including replacement of 13 windows at the rear of an existing commercial building in the Hillside Design District.)

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

**NEW ITEM****D. 1699 FIRESTONE ROAD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2008-00368  
Owner: City of Santa Barbara  
Applicant: B & T Contractors

(Proposal for an EVR Phase II Fuel System upgrade to install a Healy clean air separator at an existing fueling facility at the airport. The proposal also includes the placement of 8 bollards, to be located a total of 42 inches below grade and 36 inches above grade, around the Healy clean air system.)

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

**NEW ITEM****E. 423 W VICTORIA ST****P-R Zone**

Assessor's Parcel Number: 039-161-014  
Application Number: MST2008-00374  
Owner: City of Santa Barbara  
Applicant: Kevin Strasburg

(Proposal for improvements to the Westside Community Center to include a new concrete path, fencing, new benches, and the addition of new security lights. The proposal also includes a revised parking configuration which relocates six existing parking spaces and maintains the existing 43 parking spaces, revised landscaping, including the removal of 6 trees and the addition of 12 trees, and an irrigation system. No exterior alterations are proposed of the existing building.)

**(Comments only; project requires environmental assessment.)**

**NEW ITEM****F. 740 DOLORES DR****E-1 Zone**

Assessor's Parcel Number: 035-033-013  
Application Number: MST2008-00375  
Owner: City of Santa Barbara  
Architect: Campbell & Campbell  
Applicant: Santa Barbara Amateur Radio Club, Inc.

(Proposal to add a 220 square foot block wall building to the existing sheds at the telecommunications facility located at the Vic Trace Reservoir.)

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

**FINAL REVIEW****G. 2541 MODOC RD****E-1 Zone**

Assessor's Parcel Number: 049-170-011  
Application Number: MST2008-00169  
Owner: MRP Santa Barbara, LLC  
Applicant: Shawn Mercer  
Architect: Rick Huang

(Proposal for an exterior remodel to an existing 37 unit apartment complex to include new exterior finishes, new roofing material, replacing all existing windows and doors, exterior lighting, adding balconies and patio areas, replacing the existing play structure and barbeque area, new landscaping and two three-foot high retaining walls. The lot is legal non-conforming to density and therefore no new additional square footage is allowed.)

**(Preliminary Approval granted August 4, 2008. Final Approval of Architecture and Landscaping is requested.)**

**CONTINUED ITEM****H. 100 BARRANCA AVE COMMON****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018  
Application Number: MST2008-00153  
Owner: Sandoval Family Trust  
Applicant: Shoreline Homeowners Association  
Architect: CSA Architects  
Landscape Architect: Bob Cunningham

(Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone (SD-3). The project includes the removal of rooftop parapets and new roofing, replace existing exterior wood siding with stucco, replacement of all windows, existing railings, and the existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Drive. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. The project requires review by the Staff Hearing Officer for a modification for the as-built trash enclosure to be located in the front yard setbacks.)

**(Preliminary and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 051-08.)**