



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, August 25, 2008

BOARD MEMBERS: MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair
CLAY AURELL
JIM BLAKELEY
CAROL GROSS
GARY MOSEL
DAWN SHERRY
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: 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. 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 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).

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. 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. Please check our website under City Calendar to verify closure dates.

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.

POSTING: That on August 21, 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.

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. 3880 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 057-240-046
Application Number: MST2006-00185
Owner: Sumida Family LTD Partnership
Architect: Edwards Pitman Architects
Business Name: La Sumida Nursery

(Proposal to construct a new two-story, 12,340 square foot, mixed-use building. This building on the portion of the lot facing Via Lucero would consist of 8,051 square feet of residential and 4,289 square feet of commercial square footage. The proposal includes eight residential units, four one-bedroom units, and four two-bedroom units, ranging from 729 to 1301 square feet. The project includes 118 uncovered parking spaces and 100 cubic yards of cut and fill grading under the building footprint. The proposal involves the demolishing of an existing non-residential building totaling 2,556 square feet. Development Plan Approval findings are required at ABR for 1,733 square feet of new commercial square footage.)

(Review After Final for review of proposed building colors.)

FINAL REVIEW

B. 605 E DE LA GUERRA ST A

R-3 Zone

Assessor's Parcel Number: 031-032-013
Application Number: MST2008-00260
Owner: Bolton David Andrew
Architect: Y. S. Kim

(Proposal for exterior window and door alterations related to the proposed interior remodel to Unit A of a 2,815 square foot, two-story triplex on a 7,545 square foot lot.)

(Preliminary Approval granted 7/28/2008. Final Approval is requested.)

NEW ITEM**C. 3804 STATE ST C-P/SD-2 Zone**

Assessor's Parcel Number: 057-240-055
Application Number: MST2008-00391
Owner: HILF Company, LLC
Applicant: Marchi Brett

(Proposal for improvements to accessibility to an existing bank. Add asphalt overlay to surface of existing parking stalls to correct existing slope from 3% grade to 2% or less. Paint required accessible path of travel from parking to building. Install egress left at State St. Building exit. Screen lift from State St. with new stone wall, stone veneer wall to match existing stone walls.)

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

NEW ITEM**D. 115 W CANON PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 037-042-022
Application Number: MST2008-00399
Owner: General Telephone Company/California
Applicant: Pacific Painting

(Proposal to change the exterior colors of the existing commercial building.)

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

CONTINUED ITEM**E. 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.)

CONTINUED ITEM**F. 130 S HOPE AVE D-13****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00388
Owner: Macerich Company
Applicant: Conceptual Motion Co.
Architect: Architectural Design Guild
Business Name: Peek Aren't You Curious

(Proposal for a new storefront entry to an existing tenant space at the La Cumbre Plaza (Building D, Suite 108). No new additional square footage is proposed. The project received approval for an exterior façade remodel under MST2008-00281 on 7/21/08 acknowledging that the windows and entry doors would be reviewed by the individual tenant in a separate case.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

REFERRED BY FULL BOARD**G. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
Application Number: MST2007-00613
Owner: Clayton, Troutt & Co. III, LL
Owner: Ralph Horowitz
Landscape Architect: Bob Cunningham, Arcadia Studio
Architect: Stantec Consulting, Inc
Business Name: DCH Lexus of Santa Barbara

(Proposal to remodel interior and exterior tenant improvements of an existing automobile dealership building to include the construction of a 2,100 square foot canopy on the south elevation, enclose 2,008 square feet of the existing covered northwest and southwest corners of Building A, adding rolling garage doors to the existing service bays (Building B) and to demolish 1,000 square feet of Building B. The project scope includes ADA requirements, a new trash enclosure, and increase landscape areas. Development Plan Approval findings are required at ABR for the new addition of 1,008 square feet.)

(Preliminary Approval granted 4/21/08. Final Approval is requested.)

FINAL REVIEW**H. 100 BARRANCA AVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018
Application Number: MST2008-00153
Owner: Sandoval Family Trust 7/30/03
Applicant: Shoreline HOA
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; replacement of existing exterior wood siding with stucco; and replacement of all windows, existing railings, and 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.)

(Project received Preliminary Approval on 8/11/2008. Final Approval is requested of the Landscaping.)

NEW ITEM**I. 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**J. 3883 LA CUMBRE PLAZA LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-036
Application Number: MST2008-00231
Owner: Daketta LaCumbre, LLC

(Proposal for the "as-built" removal of three tipuana trees and the "as-built" replacement of three magnolia grandiflora trees in the parking lot of an existing commercial site. Proposal will abate the violations of ENF2008-00207.)

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