



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, October 06, 2008

BOARD MEMBERS:

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

REFERRED BY FULL BOARD

A. 1727 PROSPECT AVE

R-2 Zone

Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00333
Owner: Phillip Larson
Designer: Eric Swenumson

(Proposal to demolish and reconstruct the existing unit B, a two-bedroom 898 square foot, one-story residential unit, located at the rear of the property. The proposal includes slightly relocating the new unit to conform to the required setbacks. The site is currently developed with a three-bedroom 1,408 square foot, two-story, single-family residence (Unit A), the existing two-bedroom 898 square foot unit (Unit B) and a 307 square foot legal non-conforming garage on a 11,109 square foot lot in the R-2 Zone. No changes are proposed to the existing garage or the existing 1,408 square foot residence. A total of 16 cubic yards of grading is proposed.)

(Preliminary Approval granted 7/28/08. Final Approval is requested.)

CONTINUED ITEM

B. 722 N MILPAS

C-2/R-2 Zone

Assessor's Parcel Number: 031-122-033
Application Number: MST2008-00445
Owner: Luigi Moscardi Revocable Trust
Contractor: Action Roofing

(Proposal to replace the existing flat clay tile with a new s-tile roof to an existing eyebrow roof on an existing commercial building.)

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

NEW ITEM**C. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010
Application Number: MST2008-00453
Owner: Transition House
Applicant: Gina Comin

(Proposal to permit an "as-built" color change of an existing commercial building from Benjamin Moore Desert Orange 78YR 39/593 and California Lilac 2068-40 to Salmonberry 98YR 65/333 and Purple Lace 2068-60. This proposal will abate the violation in ENF2008-00836.)

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

REFERRED BY FULL BOARD**D. 336 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-371-021
Application Number: MST2006-00236
Owner: EHE Realty Company
Architect: Paul Poirier
Business Name: Longs Drugs

(Proposal for a new one-story 12,121 square foot commercial building and a 49 space parking lot for Long's Drugs at the northwest corner of Milpas and Gutierrez streets. The proposal includes the voluntary merger of three lots totaling 39,130 square feet and demolition of three existing non-residential buildings totaling 12,919 square feet.)

(Preliminary Approval granted 10/9/2006. A one year time extension was granted on 10/8/2007. Final Approval is requested of Architecture and Landscaping.)

FINAL REVIEW**E. 3804 STATE ST****C-P/SD-2 Zone**

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

(Proposal for tenant improvements to the existing Wells Fargo Bank to include alterations to the existing accessible rampway at the rear and provide a new accessible egress lift and guardrail at the State Street entrance. A new stone veneer wall is proposed to match the existing stone wall and to screen the new lift. The proposal also includes a new asphalt overlay to surface existing parking stalls to reduce the existing slope from 3% grade to 2% or less; restripe parking stalls and paint an accessible path of travel from the parking lot to the building. The proposal to repainting the parking stalls will maintain the existing 91 parking spaces; and of the 91 spaces, 4 are accessible spaces.)

(Final Approval of Landscaping requested.)