



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW REVISED CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, November 10, 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 Thursday, November 6, 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. 415 E DE LA GUERRA ST C-2 Zone

Assessor's Parcel Number: 031-022-008
 Application Number: MST2004-00243
 Owner: Valentino & Edith Ziliotto, Trustees
 Designer: Gina Giannetto

(Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing 4,350 square foot mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.)

(Review After Final for removal of an arch window and the addition of an awning on the east elevation.)

REVIEW AFTER FINAL

B. 1515 ALAMEDA PADRE SERRA E-1 Zone

Assessor's Parcel Number: 029-060-005
 Application Number: MST2004-00861
 Owner: Amalia Alcantar Castelo, 2000 Family Trust
 Architect: Gil Garcia
 Designer: Ubaldo Diaz

(Proposal to add 133 square feet to the basement level, add 215 square feet to the first floor, and add a 276 square foot loft to the main level of the existing 4,902 square foot single family residence with a 648 square foot attached garage. Proposal will also include a remodeled and re-finished exterior finish. The project will result in a three-story 5,525 square foot single family residence with an attached 648 square foot two-car garage on a 28,781 square foot lot located in the Hillside Design District.)

(Review After Final for color change to stucco walls and window sash; remove existing garage doors and posts and replace with a new 18 foot garage door; new windows; and new 8x8 posts with top corbel detail at main level deck to replace previously approved round columns.)

REFERRED BY FULL BOARD**C. 1335 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-005
Application Number: MST2006-00285
Owner: Dario L. Pini
Architect: Bryan Murphy

(Proposal for new approvals of expired permits and for as-built additions to an existing three-story single-family residence. Additions previously approved under expired permits include 171 square feet on the first floor and 517 square feet on the second floor. The as-built additions include 94 square feet on the first floor and 314 square feet of basement additions. An encroachment permit is required for additions to the front of the house which encroaches into the public right-of-way (PBW2006-00949). The proposed project would result in a 5,490 square foot single-family residence located on a 17,043 square foot lot in the Hillside Design District. The project received Staff Hearing Officer approval on 10/10/07 and 3/12/08 (Resolution Nos. 086-07 and 018-08).)

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

CONTINUED ITEM**D. 329 W CANON PERDIDO ST****R-4 Zone**

Assessor's Parcel Number: 037-032-001
Application Number: MST2008-00140
Owner: Church of the Open Bible
Designer: Joaquin Ornelas

(Proposal to abate violations in ENF2008-00165 to include the removal of deteriorated wood stairs and landing and replace with concrete; and to permit an as-built garden wall and new retaining wall along the south side of the parcel.)

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

CONTINUED ITEM**E. 1921 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-352-009
Application Number: MST2008-00460
Owner: Joan Chapin Robertson, Trustee
Applicant: Kenneth Kruger

(Proposal for a 273 square foot second-story addition to an existing 548 square foot one-story residential unit to result in a two-story 821 square foot unit. The 7,500 square foot parcel is currently developed with two residential units, a one-story 1,524 square foot unit and the existing one-story 548 square foot unit. An existing attached two-car garage will remain. No alterations or additions are proposed for the existing 1,524 square foot unit.)

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

FINAL REVIEW**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 Company
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.)

(Preliminary Approval granted 8/25/08. Final Approval is requested.)

FINAL REVIEW**G. 130 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00451
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal to remodel 273 linear feet of facade alterations at La Cumbre Plaza Building D, Suites D100, D102, and D115. The proposal will not alter the existing tenant spaces.)

(Preliminary Approval granted 10/27/08. Final Approval is requested.)

NEW ITEM**H. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-281-003
Application Number: MST2008-00500
Owner: Chevron U S A, Inc.
Applicant: Liddy McKenzie
Architect: Liddy McKenzie

(Proposal to install a Healy EVR Phase II CAS installation, relocation of the existing islands to include new gas pump dispensers, color change to existing building and demolition of the existing kiosk. All proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

NEW ITEM**I. 614 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 031-183-023
Application Number: MST2008-00481
Owner: Donald and Mary Lou Sherwin, Revocable Trust
Architect: Dave Jones

(Proposal to restripe existing parking lot adding an accessible parking space and landscape planters. Remove 2 doors on the rear of the building and install 2 new doors, remove existing downspouts and install new downspouts. Repaint the back building wall to match existing. New accessible toilet. Combine two retail spaces into one by opening common party wall on a 4,492 square foot lot.)

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

NEW ITEM**J. 211 W GUTIERREZ ST 15 C-2 Zone**

Assessor's Parcel Number: 037-420-015
Application Number: MST2008-00513
Owner: Jeffrey W. Skyles

(Proposal for an exterior color change to an existing 17-unit residential condominium complex to include all stucco, wood, metal, stairways and trim.)

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

CONTINUED ITEM**K. 221 HITCHCOCK WAY R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-010
Application Number: MST2008-00482
Owner: Pacific Oaks, Ltd.
Agent: Craig Minus

(Proposal to remove six (6) existing eucalyptus trees which are too close to the buildings. The proposal will abate violations in ENF2008-00241. The property is currently developed with a 111 unit apartment complex.)

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

REVIEW AFTER FINAL**L. 909 DE LA VINA ST C-2 Zone**

Assessor's Parcel Number: 039-312-007
Application Number: MST2008-00155
Owner: Alan E. Moss, Trustee
Architect: Chris Dentzel
Applicant: Spencer Simcik

(Proposal for an exterior façade remodel to include new windows and doors, remodel paving at parking area, new planters and outdoor terrace, and the addition of an ADA accessible restroom.)

Review After Final review for changes to window storefront details and entry doors.