



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, November 17, 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 13, 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. 1819 CLIFF DR C

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-002
Application Number: MST2005-00426
Owner: Ernest J. Panosian, Trust
Applicant: Kip Bradley

(Proposal to install an unmanned wireless telecommunication facility in an existing commercial building with an existing wireless facility. Six new antennas are proposed for the new facility. Four of the antennas are proposed to be mounted to the wall inside an existing cupola, and two antennas are proposed to be located inside the existing mansard roof. The proposed antennas will not be visible to the public. This project received Final ABR Approval on 9/10/2007.)

(Review After Final to relocate two panel antennas to a new location. The antennas will not be visible as the proposal includes mounting the antennas to an existing cupola behind a new screen wall. The new screen wall will be painted to match the existing building color and texture.)

CONTINUED ITEM

B. 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**C. 1906 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2008-00493
Owner: McDonalds Corporation
Architect: Cearnal Andrulaitis
Owner: Levon Investments/Investec

(Proposal to abate violations of ENF2008-01014 and permit "as-built" roof top equipment, including the replacement of duct work, exhaust ventilator, restroom exhaust fan and platforms for existing roof top mechanical equipment. Proposal includes painting the visible mechanical rooftop equipment.)

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

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, Inc.
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.)

NEW ITEM**E. 608 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-009
Application Number: MST2008-00526
Owner: Jason Leggit & Mark Harris
Applicant: Jeb Wilson
Business Name: Melting Pot

(Proposal for a color and material change for three existing blue awnings to be replaced with a new black awning material. The existing awning hardware is to remain. Repaint the existing blue store front trim and doors black to match new awning color. New logo to be added to awning valance to be reviewed by the Sign Committee under a separate permit.)

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

NEW ITEM**F. 27 E COTA ST C-M Zone**

Assessor's Parcel Number: 037-132-033
Application Number: MST2008-00514
Owner: Lyon Building
Architect: Kirk Gradin

(Proposal for tenant improvements to the fifth floor of the existing Lyon's Building to include new skylights and lightwells, and new roof top equipment.)

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

REFERRED BY FULL BOARD**G. 303 ROSARIO DR R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-009
Application Number: MST2008-00397
Owner: Frederick and Esther A. Milstein
Architect: Bob Easton

(Proposal for a two-story addition of 1,254 square feet to an existing 1,612 square foot duplex. The existing, nonconforming 375 square foot two-car garage will be demolished and a new 400 square foot garage will be constructed in its place. One additional uncovered parking space is proposed for a total of two covered and two uncovered parking spaces.)

(Preliminary Approval of architecture granted 9/22/08. Preliminary and Final Approval of landscaping is requested and Final Approval of architecture is requested.)

REFERRED BY FULL BOARD**H. 201 W MONTECITO ST C-2/R-4/SD-3 Zone**

Assessor's Parcel Number: 033-032-006
Application Number: MST2008-00233
Owner: 201 W. Montecito St., LLC
Architect: Design Arc

(This is a revised project. Proposal for interior and exterior alterations to an existing 12,700 square foot one-story commercial building on a 20,337 square foot lot in the C-2/R-4/SD-3 Zones. Exterior alterations include the removal and relocation of existing windows and doors, new window and doors, exterior lighting, reconfigure the existing parking lot, add planter areas, site walls and a trash enclosure. A total of 10 parking spaces are proposed.)

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

REFERRED BY FULL BOARD**I. 1800 - 2300 CLIFF, LIGHTHOUSE, MEIGS, ETC**

Assessor's Parcel Number: 035-142-RW
Application Number: MST2007-00473
Owner: City of Santa Barbara
Applicant: Lisa Arroyo, Project Engineer

(Proposal to underground existing overhead utility lines along Cliff Drive between Salida Del Sol and Mesa Lane and portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive. The project includes 20 new street lights on 27 foot, type "A" poles, and installation of 3 new electric meter pedestals for connection of the new street lights.)

(Preliminary Approval granted on 6/16/08. Final Approval is requested.)

CONTINUED ITEM**J. 1000 BLK W CARRILLO ST 2106 SEG ID**

Assessor's Parcel Number: ROW-002-106
Application Number: MST2008-00350
Owner: City of Santa Barbara, Public Works Department
Applicant: Lisa Arroyo, Project Engineer

(Proposed project on the north side of Carrillo Street to include the installation of new sidewalk installation grading and formwork, sidewalk access ramps, curb and gutter, retaining structures (as needed) and landscaping.)

(Landscaping Review.)

NEW ITEM**K. 1405 HARBOR VIEW DR****R-2/SD-3 Zone**

Assessor's Parcel Number: 015-292-005
Application Number: MST2007-00278
Owner: Carlos Villareal
Architect: Tom Jacobs

(Proposal to demolish an existing 985 square foot single-family residence and 337 square foot detached garage and construct two new two-story, single-family residences with attached two-car garages. Unit one is proposed to be 1,900 square feet and the second unit is proposed to be 1,834 square feet, including the two-car garage. Total proposed development includes 3,734 square feet on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The project requires Planning Commission review of a Coastal Development Permit.)

(Conceptual comments received at ABR on 11/19/07. Review of Landscape Plan prior Staff Hearing Officer review.)

FINAL REVIEW**L. 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.)