



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, December 01, 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 Wednesday, November 26, 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. 1515 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 029-060-005
Application Number: MST2004-00861
Owner: Amalia Alcantar Castelo
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.)

FINAL REVIEW

B. 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.
Architect: Liddy McKenzie

(Proposal to install a new Veeder-Root Carbon Canister Vapor Polisher (CCVP) on the existing vent risers. The proposal also includes the relocation of the existing islands to include new gas pump dispensers, color change to existing building, and demolition of the existing 56 square foot 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**C. 1502 SAN ANDRES ST****C-P Zone**

Assessor's Parcel Number: 043-251-017
Application Number: MST2008-00511
Owner: Moralez Property Enterprises, Inc.
Applicant: Joaquin Ornelas

(Proposal to remodel existing market / service station including a new Title 24 accessible bathroom and remodeling of the existing retail area (570 square feet). The existing two overhead doors are to be removed and framed in with a plaster finish. All existing windows are to be replaced with storefront windows.)

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

NEW ITEM**D. 115 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-111-012
Application Number: MST2007-00639
Owner: Anne Maxwell
Agent: Souter Land Use Consulting

(Proposal to convert three existing residential units to condominiums. The site is currently developed with a one-story, two-bedroom 1,113 square foot unit, and a two-story, two-bedroom duplex at 1,493 and 1,468 square feet on a 12,500 square foot lot in the R-2 zone. No exterior alterations are proposed for the existing residential units. There are currently two two-car garages on site. The proposal includes some site alterations to include landscaping alterations and the addition of two new uncovered parking spaces, for a total of six on-site parking spaces. The project requires Staff Hearing Officer review for Condominium Conversion and a Tentative Subdivision Map.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer Review for Condominium Conversion and a Tentative Subdivision Map.)

NEW ITEM**E. 803-B SENDA VERDE****E-3 Zone**

Assessor's Parcel Number: 049-040-054
Application Number: MST2008-00542
Owner: American Baptist Homes of the West
Architect: Craig Burdick

(Proposal for a 230 square foot addition, a new entry trellis, and a 70 square foot interior kitchen remodel to an existing unit of the Valle Verde Retirement Community.)

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

NEW ITEM**F. 1107-B SENDA VERDE****E-3 Zone**

Assessor's Parcel Number: 049-040-054
Application Number: MST2008-00543
Owner: American Baptist Homes of the West
Architect: Craig Burdick

(Proposal for a 75 square foot addition, a new entry trellis, and a 125 square foot interior kitchen remodel resulting in an entrance relocation to a unit of the Valle Verde Retirement Community.)

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

REFERRED BY FULL BOARD**G. 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**H. 0-300 W CABRILLO BLVD.****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018
Application Number: MST2006-00122
Owner: City of Santa Barbara
Applicant: Jeannette Candau, Redevelopment Specialist
Architect: Conceptual Motion
Landscape Architect: Earthform Design

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, modifications to seawalls, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The Sign Program and Flag Program are subject to review by the Sign Committee. Project was concurrently reviewed by the Historic Landmarks Commission and received Preliminary Approval on 11/12/08.)

(Review of landscaping and flag poles for the West Beach Pedestrian Improvement Project.)

NEW ITEM**I. 220 NOGALES AVE****C-O Zone**

Assessor's Parcel Number: 025-111-006

Application Number: MST2008-00540

Owner: Santa Barbara Bank & Trust

Applicant: Martha Degasis

Landscape Architect: Arcadia Studio

(Proposal to remove two existing eucalyptus trees and replace with three Pyrus Kawakamii (Evergreen Pear) trees and eight Raphiolepis (India Hawthorn) shrubs.)

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