



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, December 15, 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, December 11, 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. 2541 MODOC RD

E-1 Zone

Assessor's Parcel Number: 049-170-011
Application Number: MST2008-00169
Owner: MRP Santa Barbara, LLC
Applicant: Shawn Mercer
Architect: Rick Huang

(Proposal for an exterior remodel to an existing 37 unit apartment complex to include new exterior finishes, new roofing material, replacing all existing windows and doors, exterior lighting, adding balconies and patio areas, replacing the existing play structure and barbeque area, new landscaping and two three-foot high retaining walls. The lot is legal non-conforming to density and therefore no new additional square footage is allowed.)

(Comments for review of balcony details, as approved on 9/2/08, for a pending modification.)

NEW ITEM

B. 2222 BATH ST

C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2008-00565
Owner: MSB Properties, Inc.
Architect: Patrick Marr

(Proposal for a 74 square foot addition to the existing 1,452 square foot commercial structure. Proposal includes new handrail and guardrails at the front porch, extending the rear entry accessible ramp, addition of accessible path of travel from public way, demolition of the existing fire place, restriping the parking lot with the accessible loading aisle, and landscaping alterations to conform to the 100% waterwise compliance requirements. There are seven existing on site parking spaces to remain.)

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

NEW ITEM**C. 121 W MISSION ST B****C-2 Zone**

Assessor's Parcel Number: 025-363-003
Application Number: MST2008-00571
Business Name: Water Store
Owner: Martin Morales, Trustee
Designer: Paul Henderson

(Proposal to permit an "as-built" storefront alteration to include a three unit water vending machine. The proposal includes relocating three existing windows and repainting the panel to match the color of the existing stucco. Proposal will abate ENF2008-00585. Signage reviewed by the Sign Committee under a separate permit.)

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

REFERRED BY FULL BOARD**D. 1115 QUINIENTOS ST****R-2 Zone**

Assessor's Parcel Number: 017-141-014
Application Number: MST2005-00609
Owner: Melgoza Jaime And Robin
Agent: Justin Van Mullem
Architect: Keith Nolan

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(Preliminary Approval of architecture granted 11/17/08. Final Approval of architecture and Preliminary and Final Approval of landscaping is requested.)

REFERRED BY FULL BOARD**E. 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.)

REFERRED BY FULL BOARD**F. 730 MIRAMONTE DR****A-1/E-1 Zone**

Assessor's Parcel Number: 035-050-060
Application Number: MST2006-00234
Owner: Driscoll-Roche, LLC
Architect: Vadim Hsu

(Proposal for approval of as-built work for KEYT consisting of two antennas, a fence, and exterior lighting. The proposal also includes the removal two antennas and a concrete ramp, and the relocating of one antenna and two air conditioning units. The antenna facility is located on the 97,574 square foot parcel and the project requires compliance with Planning Commission Resolution No. 019-08.)

(Final Approval of architecture granted 12/1/08. Final Approval of landscaping is requested.)

REFERRED BY FULL BOARD**G. 1102 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-006
Application Number: MST2006-00664
Owner: Anthony M. Turchi
Applicant: Design Arc

(Proposal for a 2,376 square foot three-story single-family residence and attached 400 square foot two-car garage and the partial demolition of an existing 2,097 square foot residence to be remodeled into an accessory structure. The project, located on an 11,550 square foot lot in the Hillside Design District, includes 381 cubic yards total of cut and fill grading. Modifications are requested for the following: encroachment of the main building into the front yard setback on Roble Lane; encroachment of the accessory structure into the front yard setback on Alameda Padre Serra; encroachment of the main building into the side yard setback; location of the proposed accessory building in the front yard; and to provide non-conforming open yard area. Project received Staff Hearing officer Approval on 5/23/07 (Resolution No. 042-07).)

(Final Approval of architecture granted 12/8/2008. Final Approval of landscaping is requested.)