



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, March 31, 2008

1:00 P.M.

630 Garden Street

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair (Consent Calendar Representative)
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
RANDY MUDGE (Consent Calendar Representative)
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
GLORIA SHAFER, 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. 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 to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

NOTICE: On Thursday, March 27, 2008, at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.

REVIEW AFTER FINAL

A. 819 N SALSIPUEDES ST

R-3 Zone

Assessor's Parcel Number: 031-031-008
Application Number: MST2006-00013
Owner: Elaine Webster
Architect: Ron Sorgman

(Proposal to construct two new detached residential units on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification was approved on April 26, 2006 Staff Hearing Officer Resolution No. 019-06.)

(Review After Final for minor changes to door and entry stairs location for unit A; and stair rail, roof, and two windows for Unit B.)

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Final Approval as noted on sheet A.2 and A.3 with the following comments: 1) Lower the mid-landing at entry steps (Unit A) off of sidewalk to be 6" above grade; 2) Reduce street facing vents to 12" by 24" and relocate under floor areas to the north side of entry deck.

REVIEW AFTER FINAL

B. 1211 BATH ST

R-4 Zone

Assessor's Parcel Number: 039-162-014
Application Number: MST2002-00336
Owner: Patricia Draghi
Architect: Peikert Group Architects

(Proposal to construct a 5,978 square foot, three-unit, two-story triplex with three attached two-car garages and a two-car carport on an 11,250 square foot lot with an existing 2,300 square foot, two-story triplex. The proposal includes the reconfiguration of a triplex to a duplex; and the demolition of a 713 square foot single-family residence, one-car garage, and 120 square foot storage shed at the rear of the lot. The project includes eight covered and one uncovered parking spaces.)

(Review After Final for as-built changes to the two-car carport from a flat roof to a pitched roof and the construction of a back wall on the carport.)

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted.

REVIEW AFTER FINAL**C. 2506 STATE ST****E-3/PUD 4.6 Zone**

Assessor's Parcel Number: 025-430-013
Application Number: MST2006-00720
Owner: Julie Lopp, Revocable Living Trust
Applicant: Peter Hale
Contractor: Jason Beitan

(Proposal to convert an existing attached two-car garage to a bedroom and construct a new detached two-car carport at the front of a 13,273 square foot lot currently developed with a single-family residence.)

(Final Approval was granted on March 26, 2007.)

(Review After Final for proposed material change on the carport from El Dorado Stone to stucco.)

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Final Approval of the Review After Final with the condition that applicant is to comply with hedge height required per Zoning and Transportation requirements.

REFERRED BY FULL BOARD**D. 204 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-221-009
Application Number: MST2006-00604
Owner: Douglas K. Moore
Architect: Thompson Naylor Architects

(Proposal to construct a new 1,968 square foot two-story single-family residence and attached 410 square foot two-car garage on a 6,526 net square foot lot. The proposal includes demolition of the existing 767 square foot one-story single-family residence and attached 220 square foot one-car garage. Modifications are requested for encroachments into two front setbacks and to provide less than the required open yard area. Staff Hearing Officer approval of a Modification is requested.)

(Preliminary Approval was granted on November 12, 2007. Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 073-07.)

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted.

NEW ITEM**E. 2780 STATE ST 1 R-O Zone**

Assessor's Parcel Number: 051-600-001
Application Number: MST2008-00110
Owner: Robertson 2002 Family Trust
Architect: Peter Ehlen

(Proposal to add 920 square feet of asphalt shingle roofing, to match existing, over the existing exposed roof well between the existing commercial buildings C and D.)

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

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Preliminary Approval as submitted and continued one week for applicant to provide photo of interior court yard and color sample.

NEW ITEM**F. 2780 STATE ST 1 R-O Zone**

Assessor's Parcel Number: 051-600-001
Application Number: MST2008-00111
Owner: Robertson 2002 Family Trust
Architect: Peter Ehlen

(Proposal for a new 280 square foot trash enclosure for existing commercial condominium units. The trash enclosure will replace the existing planter/paved area. No changes will occur to the existing 83 uncovered parking spaces (77 spaces required). A modification is requested for an encroachment into the front yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES REVIEW BY STAFF HEARING OFFICER FOR A MODIFICATION.)

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Continued one week and referred to the Full Board meeting on April 7, 2008.

Items on Consent Calendar were reviewed by Christopher Manson-Hing. Consent Calendar ended at 2:30 p.m.