



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, April 14, 2008

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
MICHELE 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).

NOTICE:

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 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 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.

POSTING: That on April 10, 2008, at 4:00 p.m., the 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.

CONTINUED ITEM**A. 232 COTTAGE GROVE AVE C-P Zone**

Assessor's Parcel Number: 037-201-021
Application Number: MST2008-00113
Owner: Spann Rick Incorporated
Architect: Harrison Design Associates

(A proposal to enclose two existing parking spaces with new two-car garage for a property currently developed with an existing single-family residence in the front and a four-car garage with office above at the rear.)

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

Public comment: a letter from Paula Westbury was acknowledged.

Final Approval as noted on page C1-0: provide two 5-gallon vines and a trellis.

FINAL REVIEW**B. 1701 LOMA ST R-2 Zone**

Assessor's Parcel Number: 027-153-011
Application Number: MST2008-00146
Owner: Paulette Bermant

(Proposal to replace two existing windows with french doors and construct two new second-story French Juliette balconies on the rear of an existing duplex. Each balcony would be 2 feet by 6 feet, resulting in a total of 24 square feet of new balcony space. Proposal abates the violation noted in ZIR2007-00407 as the garage is now accessible.)

(Preliminary Approval granted 4/7/08. Final Approval is requested.)

Final Approval as noted. 1) Reduce post from 6x6 to 4x4. 2) Rail cap extends over post.

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

Assessor's Parcel Number: 031-151-017
Application Number: MST2008-00160
Owner: Jason D. Leggitt
Owner: Mark Harris
Architect: David Hiatt
Applicant: Jeb Wilson

(Proposal to reconfigure the existing entry way to the building to provide a more pedestrian and ADA friendly entrance. The proposal includes removing an existing step, raising the pathway to the building above the street level, removing the existing handicap ramp, and additional landscaping to match existing.)

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

Preliminary Approval with the following comments: 1) Provide enhanced paving; 2) Provide a Landscaping plan; 3) Provide cut sheet for exterior lighting.

REVIEW AFTER FINAL**D. 632 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-152-020
Application Number: MST2006-00566
Owner: John and Jill Shalhoob
Architect: David Winitzky
Business Name: Shalhoob

(Proposal for a 74 square foot addition and 69 linear feet of courtyard walls with a gate, new trellis, planters and lighting for outdoor dining courtyard on a 2,697 square foot commercial lot. The proposal also includes one 66 square foot "as-built" storage structure and one 64 square foot "as-built" storage structure located at the rear of the lot.)

(Review After Final for removal of side lights on both sides of front door.)

Final Approval as submitted of the Review After Final for removal of exterior lighting. Apply for Final Approval of concurrent MST2008-00087 for exterior storefront improvements.

REFERRED BY FULL BOARD**E. 226 W DE LA GUERRA ST****R-3/R-4 Zone**

Assessor's Parcel Number: 037-041-015
Application Number: MST2004-00675
Owner: Steve Harrel
Applicant: Steve Harrel

(Proposal for a two-story, 3,231 square foot triplex residential condominium. The proposal would add 138 square feet to an existing 978 square foot single-family residence, construct a second-story with two attached residential units. Parking is provided in a new attached 236 square foot one-car garage and existing four-car garage on the 6,250 square foot lot. Project received Staff Hearing Officer Approval on 12/19/2007 [Resolution No. 107-07].)

(Preliminary Approval granted 2/25/2008. Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 107-07.)

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

Continued one week to the Consent Calendar.

Items on Consent Calendar were reviewed by Randy Mudge. Consent Calendar ended at 2:30 p.m.