



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, April 28, 2008

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair (Consent Calendar Representative)
CLAY AURELL
JIM BLAKELEY
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
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. 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

NOTICE:

- A. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden Street 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. and 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.
- B. **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.
- C. **POSTING:** On Thursday, April 24, 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.

REVIEW AFTER FINAL**A. 1585 LA VISTA DEL OCEANO E-1 Zone**

Assessor's Parcel Number: 035-170-024
 Application Number: MST2000-00224
 Owner: Matthew Edwards

(Proposal for a new 4,423 square foot, multi-level, single-family residence with a terrace, pool, and attached two-car garage on a 16,373 square foot lot located in the Hillside Design District. There are 468 cubic yards of grading proposed within the building footprint.)

(Review After Final for minor change in windows and doors material; change the basement bedroom window to French doors, change pool equipment vault location and access door; and a minor change to the spa configuration.)

(tm x x)

Final Approval of the Review After Final as noted on sheet A-4. 1) All doors to remain wood cedar, natural stained; 2) Windows shall be lower Bronze clad type.

REFERRED BY FULL BOARD**B. 1929 CLIFF DR C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-016
 Application Number: MST2004-00492
 Owner: Jemesa Properties, LLC
 Architect: Jeff Gorrell
 Landscape Architect: Jeff Yardy

(Proposal to demolish an existing gas station, service bays, canopy, underground storage tanks and to construct a 2,534 square foot mini-mart with a gas station and attached drive-thru car wash on a 20,755 square foot lot. A Zoning Modification is requested to allow the car wash to encroach into the rear yard setback. The project requires Coastal Development Permit approval.)

(Original Preliminary Approval granted on March 26, 2007, expired. Preliminary and Final Approval are requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 051-06)

(tm x x)

Preliminary Approval and Final Approval s noted on pages A3.0 and A6.1. 1) With korbel flipped horizontally with small dimension on the vertical. 2) The plaster COP detail at the tope of the parapet wall at mechanical well shall be higher than the adjacent tile shed roof. 3) Verify with the City Arborist the type of street trees in the easement.

NEW ITEM**C. 1205 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-010
 Application Number: MST2008-00165
 Owner: L. B. Benon Family Limited Partnership
 Architect: Dave Jones

(Proposal for a tenant improvement of an existing commercial building consisting of new entries and toilet rooms to meet ADA requirements. Addition of ADA parking space, accessible ramp, renovation to main entry, restripe parking lot, replace windows, and new skylights for an existing three story building on an 8,800 square foot lot.)

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

(tm x x)

Preliminary Approval as noted on page A3.0. 1) Raise door height and eliminate plaster transom.

NEW ITEM**D. 900 BLOCK OF FELLOWSHIP RD E-1 Zone**

Assessor's Parcel Number: 041-156-001
 Application Number: MST2008-00185
 Owner: City of Santa Barbara

(Proposal to replace the existing chain link fence with a shepherds hook fence at the La Mesa Reservoir.)

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

Continued indefinitely to the Staff Hearing Officer. The project poses no adverse aesthetic impacts for full height fence on property line, for security.

NEW ITEM**E. 830 CENTINELA LN A-1 Zone**

Assessor's Parcel Number: 047-102-017
 Application Number: MST2008-00184
 Owner: City of Santa Barbara Water Department

(Proposal to replace the existing chain link fence with a shepherds hook fence at the Hope Reservoir.)

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

(tm x x)

Final Approval as submitted. 1) Fence may not exceed 8 feet on property line; 2) No Modification fence pushed back out of "front yard".

NEW ITEM**F. 314 W MICHELTORENA ST R-4 Zone**

Assessor's Parcel Number: 027-212-014
 Application Number: MST2008-00035
 Owner: Rene M. Lehne

(Proposal to remove as-built illegal parking area and replace with new patio area to include landscaping planters, fountain, and benches in order to abate ENF2006-00333.)

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

(tm x)

Continued two weeks with the following comments: 1) Graphically depict proposed locations and materials of raised planters along the driveway and specify plant species. 2) Breakup concrete paving in court yard with flagstone, add landscaping to court yard floor, and specify plant species to be used in court yard. 3) Study a simple bench and fountain to compliment the simplicity of the architecture.

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

Assessor's Parcel Number: 031-152-020
 Application Number: MST2008-00087
 Owner: John G. Shalhoob
 Applicant: Sherry & Associates

(Proposal to alter the exterior storefront of an existing commercial building to include relocating the front entry door from the existing left side to the middle of the storefront and replacing the existing storefront window with two storefront windows on both sides of the new entry. The proposal includes a new wood clad material for the door and windows. The remodel involves the net loss of 6 square feet of existing commercial space.)

(Preliminary Approval granted March 3, 2008. Final Approval is requested.)

(tm x x)

Final Approval with the following conditions: Applicant to return with 1) traditional wrought iron light

fixture to be reviewed by Staff; 2) High electrical box with exposed conduit to be removed; 3) Existing gutter and downspout to remain; 4) Floor finish at exterior covered entry shall be brick.

NEW ITEM

H. 2201 CASTILLO ST

C-O Zone

Assessor's Parcel Number: 025-171-013
Application Number: MST2007-00636
Owner: Santa Barbara Cottage Hospital
Applicant: Isaac Romero
Contractor: McCarthy Construction

(Proposal for a new temporary construction office trailer, access ramp, and landscaping. ABR to review the access ramp and landscaping. The project received Staff Hearing Officer Approval on February 13, 2008, (Resolution No. 008-08) for modifications to encroach into the front yard setback. The project includes a time limit approval of December 31, 2013.)

(Review of access ramp and landscaping.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 008-08.)

(tm x x)

Final Approval as submitted.

Items on Consent Calendar were reviewed by Dawn Sherry, with the exception of Item G, reviewed by Christopher Manson-Hing. Consent Calendar ended at 2:45p.m.