



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**630 Garden Street**

**1:00 P.M.**

**Monday, May 12, 2008**

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**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  
MICHELE BEDARD, Planning Technician  
GLORIA SHAFER, Commission Secretary

**Website:** [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

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### **PLEASE BE ADVISED**

Consent Items were reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants were advised to approximate when their item would be heard and were asked to arrive 15 minutes prior to the item being announced. If applicants were not in attendance when the item was announced for hearing the item, the item would have been moved to the end of the calendar agenda.

The applicant's presence was suggested so that the applicant could answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not have been 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](http://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](mailto: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 Friday, May 9, 2008 at 1:00 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](http://www.SantaBarbaraCa.gov/abr).

**REVIEW AFTER FINAL****A. 626 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-122-015  
 Application Number: MST2007-00169  
 Owner: Savage, John Eric  
 Designer: YS Kim  
 Business Name: C.S. Catering

(As built proposal to convert 470 square feet of an existing single family residence to a commercial kitchen to be used for an off-site catering service, "C.S. Catering", as built brick paving and hedge for The front yard, and as built fence removal. To comply with commercial kitchen standards, also proposed is construction of a handicap ramp, uncovered handicap parking space and rear exterior fire exit spiral staircase for this mixed-use project. Also, a rear spiral staircase and a new walkway lined with a one-foot high landscape planter which will act as a parking barrier for the front yard are proposed.)

**(Review After Final for the addition of a spiral stair case, changes to the handicap access ramp, landscaping, and as-built pavers in the driveway and front yard.)**

Public comment: a letter from Paula Westbury was acknowledged.

**Continued one week with the following comments:** 1) The landscape compliance document should be reproduced on the plans. 2) The spiral staircase should be moved inward to be closer to the building. 3) Add a planter to the south of the staircase with a species to be taller than a man standing on the staircase landing, which will serve as a visual barrier to protect the privacy of the neighbors to the south. 4) Front yard pavers and landscaping should be designed as noted on drawing dated May 12, 2008.

**REFERRED BY FULL BOARD****B. 302 S VOLUNTARIO ST****R-3 Zone**

Assessor's Parcel Number: 017-281-010  
Application Number: MST2007-00551  
Owner: Mark Williams  
Designer: Don Swann

(Proposal to demolish an existing 882 square foot single-family residence and 171 square foot garage and construct a two-story, three-unit apartment building consisting of a 1,287 square foot 2-bedroom unit, two 847 square foot 1-bedroom units, and three attached one-car garages totaling 667 square feet. The proposed development will consist of 2,981 residential square footage on a 6,250 square foot parcel.)

**(Preliminary Approval granted on February 25, 2008. Final Approval is requested.)**

Public comment: a letter from Paula Westbury was acknowledged.

**Final approval of architecture with the following conditions:** 1) Submit color sample to be 200% darker than the base color on file. 2) The landscape is indefinitely continued to the Consent Calendar to return with a landscaping proposal that is 80% water wise.

**FINAL REVIEW****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, re-stripe parking lot, replace windows, and new skylights for an existing three story building on an 8,800 square foot lot.)

**(Preliminary Approval granted April 28, 2008. Final Approval is requested.)**

Public comment: a letter from Paula Westbury was acknowledged.

**Final Approval with the following conditions:** 1) As noted on plans (Sheet A5.0), steel shall be very small and even. 2) The Landscape Compliance Statement shall be reproduced on plans.

**REFERRED BY FULL BOARD****D. 826 W PEDREGOSA ST****R-2 Zone**

Assessor's Parcel Number: 043-121-020  
Application Number: MST2008-00011  
Owner: Juan and Theresa Escobar  
Architect: Scott Branch

(Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.)

**(Preliminary Approval granted on April 21, 2008. Final Approval is requested.)**

Public comment: a letter from Paula Westbury was acknowledged.

**Final Approval with the following conditions:** 1) The landscaping shall be as noted on Sheet L.1 on the plans: **a)** There shall be a Rosemary or Eugenia shrub on either side of trash enclosure. **b)** Add a canopy tree southwest of the second residence entry porch. **c)** The Landscape Compliance Statement shall be reproduced on the plans. 2) The architecture shall be as noted on Sheet A.3: the top course of the chimney shall be slightly wider than chimney width.

**FINAL REVIEW****E. 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.)

**(Preliminary Approval granted April 14, 2008. Final Approval is requested.)**

Public comment: a letter from Paula Westbury was acknowledged.

Final Approval as submitted.

**REFERRED BY FULL BOARD****F. 1030 CACIQUE ST****R-3 Zone**

Assessor's Parcel Number: 017-252-006  
 Application Number: MST2007-00128  
 Owner: Jose L. Gutierrez

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

**(Preliminary Approval granted on July 16, 2007. Final Approval is requested.)**

Public comment: a letter from Paula Westbury was acknowledged.

**This item was postponed one week at the applicant's request.**

**CONTINUED ITEM****G. 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. Proposal to abate ENF2006-00333.)

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

**Final Approval as noted on plans.**

**NEW ITEM****H. 3889 LA CUMBRE PLAZA LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-034  
 Application Number: MST2008-00206  
 Owner: KGS Santa Barbara LLC  
 Business Name: AT&T  
 Agent: AT&T

(Proposal to permit an "as-built" painted blue stripe on an existing AT&T commercial building.)

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

Public comment: a letter from Paula Westbury was acknowledged.

**Final Approval with the condition that the painted blue stripe shall be removed and repainted with the original stucco/plaster color.**

Items on the Consent Calendar were reviewed by Christopher Manson-Hing. Consent Calendar ended at 2:59 p.m.