



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Tuesday, May 27, 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).

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 Thursday, May 22, 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.

GENERAL BUSINESS

Public Comment: Any member of the public may address the Architectural Board of Review 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. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

REVIEW AFTER FINAL**A. 3303 STATE ST A C-L/C-P/SD-2 Zone**

Assessor's Parcel Number: 051-100-001
Application Number: MST2006-00077
Owner: James De Loreto
Architect: Lenvik and Minor

(Proposal for a front facade remodel and parking landscape alterations for Loreto Plaza.)

(Comments only; proposal requires review by the Staff Hearing Officer Approval of a Zoning Modification for parking. Review After Final for proposed alterations to Harry's Plaza Cafe to include an 18 square foot addition for double doors and a projecting vestibule to reduce congestion at inside entry.)

Postponed indefinitely at the applicant's request.

REVIEW AFTER FINAL**B. 3451 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-061-021
Application Number: MST2007-00565
Owner: Richard Family Trust
Architect: Garcia Architects

(Proposal to replace the existing entry doors, two existing store front windows, and three exterior light fixtures. One exterior light fixture to be replaced with new. Two of the three existing wall mounted exterior light fixtures to be replaced and relocated to front entry facade.)

(Review After Final for replacement of four parking lot light fixtures. Lighting to comply with Outdoor Lighting Design Guidelines.)

Approved as submitted with the following conditions: 1) the project scope does not include any tree removals; 2) applicant/owner to verify the status of tree as shown on the plans in the photograph of existing and proposed conditions.

REVIEW AFTER FINAL**C. 623 WENTWORTH AVE****R-3 Zone**

Assessor's Parcel Number: 037-102-008
Application Number: MST2007-00616
Owner: Baltazar S. Moreno Living Trust
Owner: DLP Properties
Architect: Bryan Murphy

(This is a revised proposal to abate the violations in ENF2007-00551 case and to legalize an as-built 154 square foot second-story addition above the garage of the rear unit. The site is currently developed with two residential units on a 6,205 square foot lot in the R-3 zone. The project recently received approvals for other violations in the ENF2007-00551 case which included an as-built addition of 16 square feet to the existing front unit and an as-built addition of 126 square feet to the second-story of the rear unit. The proposal also included changing the roof to a pitched roof, the demolition of an as-built porch on the front unit and demolition of as-built exterior stairs.)

(Review After Final to permit an as-built addition on the rear unit above the garage.)

Continued indefinitely due to applicant's absence.

REFERRED BY FULL BOARD**D. 714 W PEDREGOSA ST****R-2 Zone**

Assessor's Parcel Number: 043-122-015
Application Number: MST2008-00077
Owner: Kenneth Collier and Anne F. Anderson
Applicant: Marv Gustafson
Architect: Peikert Group Architects

(Proposal to demolish an existing 476 square foot one-story residence, to remove 6 square feet from the existing two-car garage, and to construct a new 563 square foot one-story residence attached to the existing two-car garage. A total of 60 cubic yards of grading is proposed. A total of 3,477 square feet of landscaping is provided. The project will result in two residential units with the proposed new 563 square foot one-story unit and the existing two-story 1,475 square foot residence on a 9,600 square foot parcel in the R-2 Zone. A total of four parking spaces will be provided by two covered and two uncovered spaces.)

(Preliminary and Final Approval are requested.)

"Heather Baker, AICP Project Planner, provided a summary presentation of suggestions from Robert Adams, Landscape Architect, for consideration by the ABR regarding landscape plan components."

Preliminary and Final Approval of the architecture. Applicant to return to Consent for review of Landscaping Plans.

CONTINUED ITEM**E. 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.)

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

"Heather Baker, AICP Project Planner, provided a summary presentation of suggestions from Robert Adams, Landscape Architect, for consideration by the ABR regarding landscape plan components."

Continued indefinitely with the following comments based on a partial review: 1) incorporate landscape comments; 2) revise color board to include new roof (finished choice); 3) provide more contrast in colors.

NEW ITEM**F. 35 N CALLE CESAR CHAVEZ OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-004
Application Number: MST2008-00227
Owner: Ruby Love
Contractor: Tower Roofing Inc.

(Proposed roof replacement of two existing commercial buildings in the OM-1/SD-3 Zones, of an existing metal roof with white coating to be replaced with a 50 mil. PVC, Title 24 compliant cool-roof.)

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

Final Approval as submitted of the 50-mil reinforced SF-PVC Gray Sure-flex roofing material, with comment that the white color (Title 24 compliant) proposal is not acceptable for the neighborhood and amount of exposure.

NEW ITEM**G. 3969 VIA LUCERO R-3/SD-2 Zone**

Assessor's Parcel Number: 057-233-026
Application Number: MST2008-00209
Owner: Worden W. and Betty M. Steele
Architect: Salvador Melendez
Contractor: Arlington Construction

(Proposal to replace an existing walkway and two steps with a new ramp, at the front entry of an existing apartment building.)

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

Final Approval with the following conditions: 1) powder coat to be finished to the metal guard rail; 2) color to be similar to other building guardrail elements.

NEW ITEM**H. 501 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 031-234-021
Application Number: MST2008-00214
Owner: Jack in the Box, Inc.
Applicant: Lori Ellen Burnham
Architect: Lyons Warren

(Proposal to change the exterior color scheme of the existing Jack in the Box.)

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

Continued indefinitely with the following comments: 1) too high contrast and visually loud, tone down contrast image; 2) base color all beige with single red tile band could be acceptable.

NEW ITEM**I. 3747 STATE ST C-P/SD-2 Zone**

Assessor's Parcel Number: 051-590-028
Application Number: MST2008-00215
Owner: Horace Whittaker Jr. Et Al Trust
Applicant: Lori Ellen Burnham
Architect: Lyons Warrens

(Proposal to change the exterior color scheme of the existing Jack in the Box.)

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

Continued indefinitely with the following comment: provide an alternate color change to the upper shingle finished roof similar to the clay tile color.

NEW ITEM**J. 1327 BATH ST R-4 Zone**

Assessor's Parcel Number: 039-112-009
Application Number: MST2008-00220
Owner: Marlies Marburg
Architect: Lawrence Thompson, Architects

(Proposal for a minor expansion and restriping of an existing parking lot at the rear of the project site. Project includes two parking spaces for 1316 Bath St. per parking agreement, restripe existing parking and add 2 feet of paving to parking stall 5, replace south garage door with a new one-car garage door, and add a new entry door. Project received Staff Hearing Officer Approval on 3/26/08 [Resolution No. 024-08; MST2001-00822].)

(Project requires compliance with Staff Hearing Officer Resolution No. 024-08.)

Final Approval as submitted with the comment that the option of permeable paving in the added driveway is acceptable should the owner chose to install in the future.

NEW ITEM**K. 1225 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-034
Application Number: MST2008-00230
Owner: Orfalea Family Foundation
Architect: Rex Ruskauff

(Proposal to replace an existing exterior stair case from an L - shape pattern to a straight vertical pattern on an existing commercial building. Details to match existing conditions.)

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

Final Approval as submitted.

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