



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, June 09, 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
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).

Any member of the public may address the Architectural Board of Review Consent Representative 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.

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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING: On Wednesday, June 04, 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.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representative 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.

REVIEW AFTER FINAL**A. 216 E CALLE LAURELES****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-091-011
Application Number: MST2006-00322
Owner: Paula S. Schaefer
Architect: Paul Poirier

(Proposal for a 1,080 square foot, two-story addition to an existing 743 square foot, one-story, single-family residence on a 6,352 square foot lot. Proposed are a 487 square foot first-floor addition, a 593 square foot second-floor addition, a second-story deck, and a 184 square foot addition to the existing attached 210 square foot garage.)

(Review After Final to replace exterior siding with stucco and an exterior color scheme change.)

Approved as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 1906 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Inc.
Architect: Cearnal Andrulaitis
Landscape Architect: Bob Cunningham

(Proposal for exterior renovations to the Mesa Shopping Center.)

(Review After Final for changes to the landscape plan around McDonalds.)

Continued one week with the following comments: 1) tree removal plan and scope of work to include listing of tree removals; 2) The applicant's proposal to replace the potentially invasive Mexican Fan Palms at the corner of Cliff Drive and Meigs Road with alternative non-invasive palm species is acceptable.

REVIEW AFTER FINAL**C. 617 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-152-030
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser and Blatter
Agent: Suzanne Elledge Permit Processing
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(Review After Final for revisions to the residential balcony design and garage entry gate designs at the basement and main level.)

Approval as submitted of the Review After Final. Approval of walls and balcony details and approval of four new garage entry gates to be located in the previously approved garage openings.

REVIEW AFTER FINAL**D. 614 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-293-004
Application Number: MST2006-00459
Owner: Claveria Bertha Trustee
Owner: Russ Banko

(Proposal for site improvements and minor exterior alterations to an existing commercial space on two adjacent parcels. Tenant improvements include new exterior doors and windows, new skylights and new exterior paint. Proposed site improvements include a new 680 square foot shed roof structure over open space, new gates and fences, a new parking design, and landscaping. Also proposed is a temporary 332 square foot commercial office to be relocated on site while alterations and improvements take place. Interior alterations are proposed under a separate building permit.)

(Review After Final to permit a 320 square foot storage structure. The structure is currently located on-site in the proposed permanent location and was previously approved as a temporary commercial office which was to be removed after the on-site alterations and improvements were completed.)

Continued two weeks with the following comments: 1) wood on all sides of the building should be of quality materials and match the front of the building; 2) provide base skirt detail; 3) high profile clad casement windows would be acceptable and all windows and doors must match in style and materials, aluminum is not acceptable; 4) provide base skirt detail; 5) remove signs or apply for sign permits through the Sign Committee; 6) provide detail of proposed railing; 7) return with a proposed quality design for the landscape planter. 8) color palette for paint and exterior finishes will be required for final plan review.

REVIEW AFTER FINAL**E. 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. A waiver is requested for the fence requirement for the front units private outdoor living space.)

Approval of the Review After Final with the following conditions: 1) the applicant is to call the City for final landscape plan inspection within 45 days of this approval (by July 24, 2008); 2) bark mulch to be added to planting beds 2 inches deep.

FINAL REVIEW**F. 121 S HOPE F123****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2008-00020
Owner: Patricia S. Nettleship Trustee
Business Name: Louis Vuitton
Agent: Express Permits
Architect: Elizabeth Valerio

(Proposal for a tenant improvements and a facade remodel for a new Louis Vuitton retail store at La Cumbre Plaza. The proposal will consolidate two existing retail stores (F123 and F125) into one tenant space and the addition of 62 square feet.)

(Preliminary Approval granted 5/5/2008. Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**G. 1022 E CANON PERDIDO ST****R-2 Zone**

Assessor's Parcel Number: 031-053-005
Application Number: MST2008-00243
Owner: Sara Ferris
Designer: Michael Vining

(Proposal for minor residential alterations to include replacing an existing window on south elevation with French Doors, new exterior light fixtures, and a new deck with an above-grade spa. The project also includes a new wrought iron railing at the existing French Doors on the east elevation and to reduce the height of the rear hedge to 8 feet to abate the zoning violation as noted in ZIR2008-00138.)

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

Final Approval as submitted.

Items on Consent Calendar were reviewed by Dawn Sherry. Consent Calendar ended at 2:55 p.m.