



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, August 18, 2008

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
DAWN SHERRY - PRESENT
PAUL ZINK

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, 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).

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. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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: That on Thursday, August 14, 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. 1200 VISCAINO RD

E-1 Zone

Assessor's Parcel Number: 019-210-018
Application Number MST2006-00686
Owner: SGC Revocable Trust
Applicant: David Ferrin

(Proposal for a 329 square foot first-floor addition and a 41 square foot loft addition to an existing 1,980 square foot multi-story single-family residence with a detached 292 square foot accessory building on a 14,750 square foot lot located in the Hillside Design District. Project proposes a modification to provide less than the required 1,250 square foot open yard.)

(Review After Final to remove the existing masonry chimney above the roof level, add a new low-profile copper chimney cap and raise the roof four inches to the new chimney pipe flash, glass guardrail extensions, and changes to the glazing configuration on the south elevation.)

Approval as submitted of Review After Final.

REFERRED BY FULL BOARD

B. 3880 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 057-240-046
Application Number: MST2006-00185
Owner: Sumida Family LTD Partnership
Architect: Edwards Pitman Architects
Business Name: La Sumida Nursery

(Proposal to construct a new two-story, 12,340 square foot, mixed-use building. This building on the portion of the lot facing Via Lucero would consist of 8,051 square feet of residential and 4,289 square feet of commercial square footage. The proposal includes eight residential units, four one-bedroom units, and four two-bedroom units, ranging from 729 to 1301 square feet. The project includes 118 uncovered parking spaces and 100 cubic yards of cut and fill grading under the building footprint. The proposal involves the demolishing of an existing non-residential building totaling 2,556 square feet. Development Plan Approval findings are required at ABR for 1,733 square feet of new commercial square footage.)

(Project was granted Preliminary Approval on 4/7/2008. Final Approval is requested.)

Final Approval with condition to return in one week with a proposed color schedule.

REFERRED BY FULL BOARD

C. 1335 MISSION RIDGE RD

E-1 Zone

Assessor's Parcel Number: 019-210-005
Application Number: MST2006-00285
Owner: Dario L. Pini
Architect: Bryan Murphy

(Proposal for new approvals of expired permits and for as-built additions to an existing three-story single-family residence. Additions previously approved under expired permits include 171 square feet on the first floor and 517 square feet on the second floor. The as-built additions include 94 square feet on the first floor and 314 square feet of basement additions. An encroachment permit is required for additions to the front of the house which encroach into the public right-of-way [PBW2006-00949]. The proposed project would result in a 5,490 square foot single-family residence located on a 17,043 square foot lot in the Hillside Design District. The project received Staff Hearing Officer Approval on 10/10/07 and 3/12/08 [Resolution No. 086-07 and 018-08].)

(Preliminary Approval granted 4/21/2008. Final Approval is requested.)

Continued indefinitely with the following comments: 1) Carry forward Preliminary Approval conditions of 4/21/08; **2)** The revision to eliminate the diagonal wall and reduce the as-built addition by 19 square feet is acceptable; and **3)** The revision to modify the addition at the basement and add a total of 21 square feet is acceptable.

FINAL REVIEW

D. 100 BARRANCA AVE COMMON

R-2/SD-3 Zone

Assessor's Parcel Number: 045-270-018
Application Number: MST2008-00153
Owner: Sandoval Family Trust 7/30/03
Applicant: Shoreline HOA
Architect: CSA Architects
Landscape Architect: Bob Cunningham

(Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone [SD-3]. The project includes the removal of rooftop parapets and new roofing, replace existing exterior wood siding with stucco, replacement of all windows, existing railings, and the existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Dr. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. The project requires review by the Staff Hearing Officer for a modification for the as-built trash enclosure to be located in the front yard setbacks.)

(Project received Preliminary Approval on 8/11/2008. Final Approval is requested of the architecture.)

Final Approval as submitted of Architecture with the comment that the hardscape details as presented are acceptable.

CONTINUED ITEM**E. 730 MIRAMONTE DR****A-1/E-1 Zone**

Assessor's Parcel Number: 035-050-060
Application Number: MST2008-00363
Owner: Driscoll-Roche LLC
Designer: Western Exterminator Company
Business Name: KEYT TV Station

(Minor exterior alteration including replacement of 13 windows at the rear of an existing commercial building in the Hillside Design District.)

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

Item postponed one week at the Applicant's request.

NEW ITEM**F. 1823 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-061-004
Application Number: MST2008-00381
Owner: John Luca
Architect: Ken Kruger

(Proposal for alterations to the plans to demolish and rebuild a bedroom of an existing duplex. Alterations include an increase to the roof pitch to meet energy requirements, a new non-combustible siding material to meet high fire standards, and the removal of a door on the west elevation to be replaced with a new window.)

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

Final Approval with condition that all detailing and colors are to match existing.

NEW ITEM**G. 130 S HOPE AVE D-13****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00388
Owner: Macerich Company
Applicant: Conceptual Motion Co.
Architect: Architectural Design Guild

(Proposal for a new storefront entry to an existing tenant space at the La Cumbre Plaza [Building D, Suite 108]. No new additional square footage is proposed. The project received approval for an exterior façade remodel under MST2008-00281 on 7/21/08 acknowledging that the windows and entry doors would be reviewed by the individual tenant in a separate case.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

Continued one week due to applicant's absence.

Items on Consent Calendar were reviewed by Dawn Sherry.